

# Investment Profile International – 2022

## Investment Strategy

- Sustainable buildings in A and B cities with excellent overall socio-economic conditions. For logistics, consolidated locations with excellent connectivity via highways to main ports, airports and cities.
- Established locations; prepared to take letting risk up to 15% of the total potential income.
- Multi-tenant buildings on long leases preferred. Minimum WAULT 5 years (office/mixed) and 10 years (logistics).
- Preference for new or newly refurbished buildings. Prepared to acquire buildings in need for refurbishment with obvious value creation potential, only.
- Project developments with completion less than 18 months away. Forward purchase and forward-funding structures are feasible. No development risk. Rental guarantees are preferred.
- CREAG has 4 funds with available capital to invest internationally in year 2022. Total investments of ca. 400 Mio. are expected for this year.



**Type of Use:** Logistics  
**Tenant:** Adezz B.V.  
**Location:** Uden, Netherlands



**Type of Use:** Residential  
**Tenant:** Multi-Tenant  
**Location:** Copenhagen, Denmark



**Type of Use:** Mix-Use (office, residential, retail)  
**Tenant:** Multi-Tenant  
**Location:** Brussels, Belgium



**Type of Use:** Office  
**Tenant:** Multi-Tenant  
**Location:** Howald, Luxembourg

OBS: These four acquisitions were completed by CREAG in 2021.

## Requirements at a Glance

<b>Target markets</b>	BeNeLux, France, Spain, Portugal, Ireland, Denmark, Austria
<b>Asset Class</b>	Logistics / Residential / Mixed-Use. Office selectively, core, excellent locations, long WAULTs, low leasing risk.
<b>Risk class</b>	Core / Core+. For Logistics, Value-Add could also be considered.
<b>Investment volume</b>	EUR 15 m – EUR 50 m (net)
<b>Lease length (weighted average)</b>	Office: >5 years; Logistics: >10 years; Residential: no minimum term
<b>Vacancy</b>	< 15% of total potential income

## Minimum Property Information

- Address
- Year of construction, maintenance and refurbishment history
- Rent roll
- NOI calculation
- Energy rating
- Price indication
- Pictures

OBS: Ideally please send a complete Investment Memorandum for internal review.

## Contact

**Catella Real Estate AG**  
 Alter Hof 5  
 80331 München

T + 49 89 189 16 65 - 0  
 F + 49 89 189 16 65 - 466  
 W [www.catella.com/immobilienfonds](http://www.catella.com/immobilienfonds)

### Contact Persons:

**Nicolas Hartel**  
 Head of International Transactions | [nicolas.hartel@catella-investment.com](mailto:nicolas.hartel@catella-investment.com) | + 49 89 189 16 65 – 226

**Anita Pudane**  
 Investment Manager | [anita.pudane@catella-investment.com](mailto:anita.pudane@catella-investment.com) | + 49 89 189 16 65 – 269

**Jaime Sarra**  
 Investment Manager | [jaime.sarra@catella-investment.com](mailto:jaime.sarra@catella-investment.com) | + 49 89 189 16 65 – 283

In case of distribution of property information please refer to the indicated contact persons and to: [akquisition@catella-investment.com](mailto:akquisition@catella-investment.com)

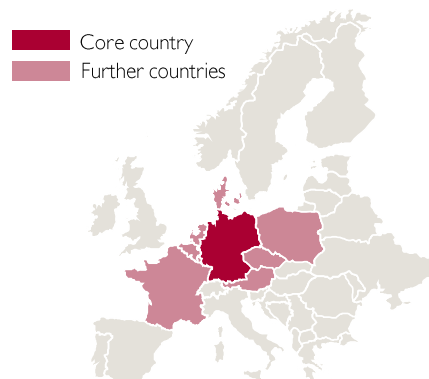
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# Catella Logistik Deutschland Plus Fund - Investment Profile 2022

## Fund Strategy

- The fund invests in warehouse and logistics properties in established logistics locations in Germany and neighboring countries
- Diversification by logistics property type
- Characteristics of the properties in which we intend to invest:
  - Good to very good logistics locations
  - Proximity to transport hubs or population/production centers
  - Highest possible third-party usability and property flexibility
  - Preference for multimodal properties/locations (e.g. railway siding...)



## Requirements at a Glance

<b>Target market</b>	New and existing warehouse and logistics properties in Germany and neighboring European countries
<b>Object type</b>	Warehouses and distribution halls, transshipment halls, fulfilment centers, urban and last-mile logistics, parcel distribution centers, MechZB, refrigerated and deep-freeze warehouses, light industrial/production halls, industrial estates.
<b>Target object size</b>	<ul style="list-style-type: none"> <li>▪ Individual transactions with an investment volume of EUR 15 million to EUR 50 million.</li> <li>▪ Portfolios and larger volumes possible by arrangement</li> </ul>
<b>Locations</b>	Logistics locations in established regions and at transport hubs
<b>Characteristics</b>	<ul style="list-style-type: none"> <li>▪ Rental space from approx. 8,000 sqm with sufficient parking spaces</li> <li>▪ Short lease terms and vacancies possible</li> <li>▪ Stable micro-location</li> <li>▪ No high-bay warehouses</li> </ul>

## Minimum Property Information

- Site address and information on the micro-location (e.g. infrastructure)
- Year of construction and relevant information on renovation and maintenance measures
- Area details (plot/building area divided into individual rental areas)
- Information on non-allocable ancillary costs
- Object pictures (inside and outside)
- Height of hall (UKB), load-bearing capacity of floor, delivery options, delivery and operating times
- Mietvertragsdaten (Miete, WALT, Indexierung, Sonderregelungen, etc.)
- Asking price
- Other relevant information
- Legitimation for marketing

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