



Investment Profile 2023

Catella Real Estate AG



Investment Strategy

Catella Real Estate AG (CREAG) was founded in 2007 and is headquartered in Munich, Germany. We are active in the areas of real estate fund management and investment advisory.

We invest in Core / Core Plus real estate assets with stable cash flows. The focus is primarily on logistics, office, retail, and residential properties with social use. Preferred investments are existing properties from EUR 15 million.

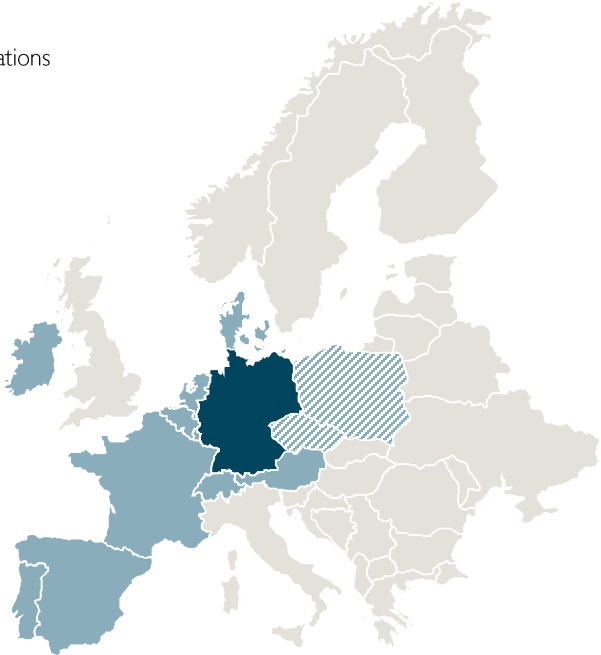


INVESTMENT FOCUS

Property types	<ul style="list-style-type: none">Existing properties (Core / Core+ segment)Project developments with a completion date < 18 months (rental guarantee preferred)
Asset class	<ul style="list-style-type: none">Logistics, office, retail, special-purpose and residential properties*
Investment volume	<ul style="list-style-type: none">Single transactions with an investment volume from EUR 15 million to 70 million
Quality of the building	<ul style="list-style-type: none">Good to very good building qualityTechnically in a good condition (no major defects)Compliance with general ESG standards
Target markets	<ul style="list-style-type: none">Main focus on Germany, Austria, BeNeLux, Denmark, France, Ireland, Switzerland, Spain, PortugalAdditionally for logistics properties: Poland, Czech Republic

* for solely residential offers, please contact our colleagues at Catella Residential Investment Management GmbH in Berlin (residential@catella-residential.com)

- Core Country
- Investment Locations
- Logistics only





PROPERTY AND USE REQUIREMENTS

Office

- Office buildings (mix-used possible)
- Central A- or B-locations / established office locations
- Multi-tenant properties with a valuable tenant-mix and long WAULT
- Single tenant with a high third-party usability

Commercial

- Inner-city commercial buildings (mix-used possible)
- Retail parks with grocery anchor tenants / established centers for local supply
- Grocery stores / supermarkets (portfolios or single assets)

Logistics

- Logistics warehouses from 10,000 sqm
- Office space max. 10 % of total area
- Proximity to metropolitan areas, transport and logistics hubs, established logistics locations
- Single-floor warehouse (min. 7.50 m clear height)
- Floor load capacity min. 5 tons per sqm, min. 1 docking door per 1,000 sqm

Special-Purpose/ Residential*

- Residential properties with commercial leases (student housing, senior housing, co-living, service-apartments, etc.). Daily business operation should be outsourced to a third party
- Kindergarten / day care centers / schools
- Nursing real estate (preferably operated by NGOs / church-related institutions)

NOT IN INVESTMENT FOCUS :

- Hotels
- Shopping Malls
- Hardware Stores
- Hospitals / Clinics

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