

# Purchase profile June 2025



	OFFICE	LIGHT INDUSTRIAL / LOGISTICS	RETAIL	Hotel
LOCATIONS	<ul style="list-style-type: none"> <li>» Germany</li> <li>» A to D cities (&gt;100,000 inhabitants)</li> <li>» City centres (CBD) to peripheral locations</li> <li>» Very good public transport connections</li> </ul>	<ul style="list-style-type: none"> <li>» Germany</li> <li>» Established logistics locations</li> <li>» Good to very good transport connections</li> </ul>	<ul style="list-style-type: none"> <li>» Germany</li> <li>» Established retail locations with good to very Good footfall</li> <li>» Positive demographic development</li> </ul>	<ul style="list-style-type: none"> <li>» Germany</li> <li>» Major cities</li> </ul>
RISK CLASS	» Core	» Core+	» Core+	» Core+
VOLUME	<ul style="list-style-type: none"> <li>» Single asset: EUR 10–65 million</li> <li>» Portfolio: &gt; EUR 10 million</li> </ul>	<ul style="list-style-type: none"> <li>» Single asset: EUR 10–65 million</li> <li>» Portfolio: &gt; EUR 10 million</li> </ul>	<ul style="list-style-type: none"> <li>» Portfolio: &gt; EUR 35 million</li> </ul>	<ul style="list-style-type: none"> <li>» Single asset: EUR 25–80 million</li> </ul>
FACTOR	<ul style="list-style-type: none"> <li>» Factor: &lt; 15.0</li> </ul>	<ul style="list-style-type: none"> <li>» Factor: &lt; 15.0</li> </ul>	<ul style="list-style-type: none"> <li>» Factor: &lt; 15.0 times</li> </ul>	<ul style="list-style-type: none"> <li>» Factor: &lt; 15.0 times</li> </ul>
KPIs	<ul style="list-style-type: none"> <li>» WALT (single tenant) &gt; 10 years</li> <li>» WALT (multi-tenant) &gt; 5 years</li> <li>» Vacancy rate: &lt; 10</li> </ul>	<ul style="list-style-type: none"> <li>» WALT (single tenant) &gt; 10 years</li> <li>» WALT (multi-tenant) &gt; 5 years</li> <li>» Vacancy rate: &lt; 5</li> </ul>	<ul style="list-style-type: none"> <li>» WALT: &gt; 7.5 years</li> <li>» Vacancy rate: &lt; 5</li> </ul>	
PROPERTY	<ul style="list-style-type: none"> <li>» Single/multi-tenant properties (up to 7 tenants)</li> <li>» Good divisibility and floor plans</li> <li>» Good building structures with low capex requirements</li> <li>» Tenants with strong credit ratings</li> <li>» Mixed-use properties</li> </ul>	<ul style="list-style-type: none"> <li>» Light industrial preferred</li> <li>» Good third-party usability and adequate standard layouts</li> <li>» Sale and leaseback possible</li> <li>» Tenants with strong credit ratings</li> <li>» No special properties</li> </ul>	<ul style="list-style-type: none"> <li>» Local shopping centre/specialist retail centre with food anchor</li> <li>» Anchor tenant with very good credit rating</li> <li>» Tenants with a focus on everyday needs</li> <li>» Selective stand-alone specialist stores</li> <li>» Mixed-use properties</li> <li>» Building age up to &lt; 10 years</li> </ul>	<ul style="list-style-type: none"> <li>» Hotel properties without operators</li> <li>» Repositioning properties</li> </ul>
OTHER	<ul style="list-style-type: none"> <li>» ESG-compliant/ESG-ready properties</li> <li>» Building certification an advantage</li> <li>» Asset deals preferred</li> <li>» Existing properties</li> <li>» Ethical investment standards (e.g. no gambling)</li> </ul>	<ul style="list-style-type: none"> <li>» ESG-compliant/ESG-ready properties</li> <li>» Building certification is an advantage</li> <li>» Asset deals preferred</li> <li>» Existing properties</li> <li>» Ethical investment standards (e.g. no gambling)</li> </ul>	<ul style="list-style-type: none"> <li>» ESG-compliant/ESG-ready properties</li> <li>» Building certification is an advantage</li> <li>» Asset deals preferred</li> <li>» Existing properties</li> <li>» Ethical investment standards (e.g. no gambling)</li> </ul>	<ul style="list-style-type: none"> <li>» ESG-compliant/ESG-ready properties</li> <li>» Building certification is an advantage</li> <li>» Asset deals preferred</li> <li>» Existing properties</li> </ul>
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