

# GERMAN REAL ESTATE INVESTMENT CRITERIA 2025

## OFFICES

Lot size	Ca. € 30 – 250 million, portfolios up to € 300 million
Location	Established, central locations in the “Top-7” and second tier regional cities
Risk profile	Core, Core+, Value-Add and Opportunistic
Occupancy	Core: > 90%; Core+ and Value-Add: > 50%
WALB / WALT	Core: > 5 years; Core+: > 3 years; Value-Add: < 3 years
Year of Construction	Ideally not older than 1980s
ESG	Energy efficiency and sustainability aspects are accounted for ESG Due Diligence is carried out
Other	Co-Investments are possible Distressed and non-performing assets possible

## LOGISTICS / LIGHT-INDUSTRIAL

Lot size	Ca. € 5 – 50 million, portfolios up to € 150 million
Location	Established locations close to a motorway
Risk profile	Core, Core+ and Value-add
Occupancy	Core: > 90%; Core+ and Value-Add: > 50%
WALB / WALT	Core: > 5 years; Core+: > 3 years; Value-Add: < 3 years
Year of Construction	Ideally not older than 1990s
Type	Warehouses, cross-dock facilities, last-mile properties, light industrial and business parks No cold storage facilities and high-bay warehouses
ESG	Energy efficiency and sustainability aspects are accounted for ESG Due Diligence is carried out Third-party usability is key
Other	Main tenant with good solvency / credit rating Share of offices < 20% Clear height > 7 metres

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Edmond de Rothschild REIM (EDR REIM) is a vertically integrated European real estate business, which provides in-house services covering portfolio management, financial management, asset management, property management and development management.

EDR REIM manages € 13bn of commercial and residential real estate on behalf of institutional clients, private clients and property companies and is a pan-European platform with local presence and local knowledge.

EDR REIM is a conviction driven investment house with a focus on sectorial and thematic convictions. Thereby ESG and sustainability is embedded within all our strategies.

## KEY CONTACTS

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## LIFE-SCIENCE

Lot size	Ca. € 20 – 100 million, portfolios up to € 150 million
Location	“Top-7” and second tier regional cities Proximity to (life science) research clusters and universities
Risk profile	Core, Core+ and Value-Add
Occupancy	Core: > 90%; Core+ and Value-Add: > 50%
WALB / WALT	Core: > 5 years Core+: > 3 years Value-Add: < 3 years
Year of Construction	Ideally not older than 2000s
Type	Offices, dry and wet laboratories, All safety levels
ESG	Energy efficiency and sustainability aspects are accounted for ESG Due Diligence is carried out
Other	Co-Investments are possible Distressed and non-performing assets possible

## HOTELS

Lot size	Ca. € 30 – 100 million, Portfolios up to € 150 million
Location	Established, central locations in the “Top-7” cities
Risk profile	Core
Occupancy	: > 90%
WALB / WALT	> 10 years
Year of Construction	Ideally not older than 2000s
ESG	Energy efficiency and sustainability aspects are accounted for ESG Due Diligence is carried out
Other	Long-term lease contracts with (white-label-) operators; hybrid contracts possible. No management contracts No. of rooms: > 100 Co-Investments are possible

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# GERMAN REAL ESTATE INVESTMENT CRITERIA 2025

## RETAIL

Lot size	Ca. € 30 – 150 million, portfolios up to € 300 million
Location	Established, central locations in the “Top-7” and second tier regional cities with positive development of purchasing power
Risk profile	Core, Core+ und Value-Add
Occupancy	Core: > 90% Core+ and Value-Add: > 50%
WALB / WALT	Core: > 5 years
	Core+: > 3 years
	Value-Add: < 3 years
Year of Construction	Ideally not older than 1990s
Type	High Street Retail, retail parks, supermarkets, discount stores and hypermarkets
ESG	Energy efficiency and sustainability aspects are accounted for. ESG Due Diligence is carried out
Other	Co-Investments are possible Distressed and non-performing assets possible



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# GERMAN COMMERCIAL

## REFERENCE ACQUISITIONS

### CORE / OPPORTUNISTIC



GERMANY - GLADBECK

2022

Ca. 15,600 sqm lfa

Sale-and-leaseback of a warehouse including an office and acquisition of adjacent plot with dev potential. In a business park, well-connected to motorway network. Warehouse with clear height in excess of 7m and 8 ground-level doors

Strategy    Pan-European open-ended fund

### CORE-PLUS



GERMANY - BADEN BADEN

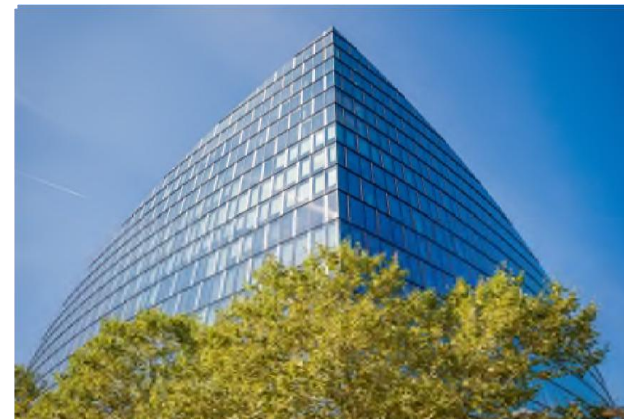
2021

Ca. 13,400 sqm

Two multi-let warehouses. Flexible units let to diversified tenant mix. In a business park, well-connected to motorway and train network. Warehouses with clear height in excess of 7.5m and 10 ground-level doors

Strategy    Pan-European open-ended fund

### CORE



GERMANY - FRANKFURT-AM-MAIN

2020

Ca. 28,800 sqm

LEED-Gold-certified, high-quality office building, featuring a modern design. Located next to the Main river opposite of the European Central Bank. Long-term secured income from governmental tenant

Strategy    Pan-European closed-ended fund