

# GERMAN REAL ESTATE INVESTMENT CRITERIA

Offices	
Lot Size	Ca. € 30 - 250m, Portfolios up to € 300m
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 - 50m, Portfolios up to € 150m
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
Other	Third-party usability is key Main tenant with good solvency / credit rating Share of offices < 20 % Clear height > 7m

The above criteria are meant as guidelines. We will assess each property individually.



EDMOND  
DE ROTHSCHILD

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

Edmond de Rothschild REIM manages € 13.0bn of commercial and residential real estate on behalf of institutional clients, private clients and property companies.

Edmond de Rothschild Real Estate Investment Management brings together a wealth of experience with the integration of Orox Asset Management, Cleaveland and the Cording Real Estate Group under the Edmond de Rothschild brand.

Please send your opportunities to:  
[angebote@reim-edr.com](mailto:angebote@reim-edr.com)

## KEY CONTACTS

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# GERMAN REAL ESTATE INVESTMENT CRITERIA

Life-Science	
Lot Size	Ca. € 20 - 100m, Portfolios up to € 150m
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	Ceiling heights: > 3.6 m Co-Investments are possible

Hotels	
Lot Size	Ca. € 30 - 100m, Portfolios up to € 150m
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

Retail	
Lot Size	Ca. € 30 - 150m, Portfolios up to € 300m
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

## GLADBECK



Sector	Warehouse
Risk Profile	Core / Opportunistic
Date acquired	July 2022
Size	Ca. 15,600 sqm
Description	<ul style="list-style-type: none"> <li>• Sale-and-leaseback of a warehouse including an office and acquisition of adjacent plot with development potential</li> <li>• Located in a business park, well-connected to motorway network</li> <li>• Warehouse with clear height in excess of 7m and 8 ground-level doors</li> </ul>

## BADEN BADEN



Sector	Warehouse
Risk Profile	Core+
Date acquired	December 2021
Size	Ca. 13,400 sqm
Description	<ul style="list-style-type: none"> <li>• Two multi-let warehouses</li> <li>• Flexible units let to diversified tenant mix</li> <li>• Located in a business park, well-connected to motorway and train network</li> <li>• Warehouses with clear height in excess of 7.5m and 10 ground-level doors</li> </ul>

## FRANKFURT-AM-MAIN



Sector	Office
Risk Profile	Core
Date acquired	November 2020
Size in sqm	Ca. 28,800 sqm
Description	<ul style="list-style-type: none"> <li>• LEED-Gold-certified, high-quality office building, featuring a modern design</li> <li>• Located directly next to the Main river opposite of the European Central Bank</li> <li>• Long-term secured income from governmental tenant</li> </ul>