

RESIDENTIAL

Type of real estate

- Core and Core+ investments
- Residential properties with at least 40 residential units per property, residential use with mixed flat sizes preferred
- Commercial share max. 15% of lettable area
- Fully owned (no part ownership), privately financed and publicly subsidised housing
- Completed properties or short forward deal (max. 12 months lead time)

Locations

- Major German cities with a population of 100,000 or more, top 7 cities as well as metropolitan areas of the top 7 cities
- Major cities in the Netherlands, Belgium, Austria, France, Ireland and Spain, regions that benefit above average from the urbanisation trend
- Cities with positive population forecasts and economic growth
- Good connections to local public transport as well as the regional road network
- Good to very good local amenities

Property quality

- Market and contemporary flat sizes and floor plans
- Sufficient car and bicycle parking spaces
- E-mobility / charging stations desired
- Sustainable concept regarding age-appropriate living
- ESG focus (Article 9 compliance)
- High energy label (for new buildings with the aim of EU taxonomy conformity)

Letting situation

- Market-driven tenancy agreements
- Letting by seller desirable, alternatively letting by buyer possible
- Consideration of current or planned statutory tenancy law

Property condition

- New build properties preferred, existing properties possible
- Refurbishment properties with maintenance requirements and / or optimisation potential (Manage to ESG, refurbishments, extensions, redensification)

Purchase price

- Purchase price volumes starting from € 30 m

