

# Gold Tree Investment profile Germany and Switzerland



	Portfolio	Office	Retail	Logistic/ Light Industrial	Development	Prime
<b>Investmenttype</b>	Core Core Plus Value Add	Core Core Plus Value Add	Core Core Plus Value Add	Core Core Plus Value Add	-	Core Core Plus Value Add
<b>Investment Volume</b>	> EUR 60 mio.	> EUR 20 mio.	> EUR 20 mio.	> EUR 20 mio.	> EUR 25 mio.	> EUR 15 mio.
<b>Markets</b>	Nationwide in all German and Swiss markets	Focus on B cities	Focus on B and C cities	Focus on infrastructural junctions / logistic hubs	Office: B and C location Retail: B and C location Logistic/ Light Industrial: focus on infrastructural junctions	Focus on A and B Cities
<b>Location specification</b>	Established commercial areas	CBD, established commercial areas, A-microlocations as well as value add locations	Relevant retail location criteria's and established population. No shopping center.	Established commercial areas with access to important infrastructural connection points	Reference to location specification of each asset class	Established and well working inner city circle locations
<b>Quality of property</b>	Assets with modern and efficient standards Portfolios with potential value add character	Modern and efficient office standard. Refurbishment possible, Real Estate development and greenfield	Retail centers and retail parks with modern and state of the art buildings	Package delivery center and cross docking buildings modern and conventional building third party usage as well as office amount important	Entry into different development phases. Flexible deal structure	Well maintained property with asset management potential
<b>Tenant quality</b>	High occupancy rate > 75% mixed used asset classes possible	Anchor tenants with investment grade ratings	High occupancy rate with food anchor. Amount of tenants should not exceed over 20 in total	Anchor tenants with investment grade ratings	Anchor tenants with investment grade ratings. Pre letting during construction preferred	Retail and Office as mixed usage
<b>WALT</b> (*long lease preferred)	> 5 years	> 5 years	> 10 years	> 10 years	> 7 years	> 3 years
<b>Deal structure</b>	Asset and share deal possible	Asset and share deal possible	Asset and share deal possible	Asset and share deal possible	Forward Deal in an Asset and Share Deal possible	Asset and share deal possible