

## Asset Class Office



**We invest in office real estate.  
That meet our requirements for success.**

- **Target markets**
  - A-cities: Berlin, Hamburg, Dusseldorf, Cologne, Frankfurt, Stuttgart, Munich
  - Selected growth cities: Aachen, Augsburg, Bonn, Brunswick, Darmstadt, Dortmund, Dresden, Erfurt, Erlangen, Hanover, Heidelberg, Ingolstadt, Jena, Karlsruhe, Kiel, Leipzig, Luebeck, Magdeburg, Mainz, Mannheim, Muenster, Potsdam, Regensburg, Reutlingen, Wiesbaden, Wolfsburg
- **Types of transactions**
  - Asset Deal/Share Deal
  - Individual and portfolio transactions
- **Types of properties**
  - Office buildings and office and commercial buildings (min. 70% office use)
- **Property volumes**
  - Individual transactions from approx. EUR 5 to 50 million
  - Portfolio transactions up to approx. EUR 200 million, approx. EUR 40 million per object
  - Share deal transactions from approx. EUR 15 million per object
- **Risk classes**
  - Core/Core +
  - Value added (existing properties with short or medium-term value appreciation potential in central locations in A- and B-cities)
- **Rental situation**
  - Focus on fully let properties with sustainable, stable income, leases expiring in the medium to long-term and high rental potential and tenants with strong credit ratings or state-owned tenants
  - Multi-tenant (WALT from 4 years)
  - Single-tenant (WALT from 6 years)



## Are you looking for a buyer for your property?

### Put it in the best hands: ours.

Does your office property meet our purchase criteria? Wonderful. Don't hesitate to send us your address with the particulars and the property information listed below. We will read carefully through the documents you submitted and get in touch with you.

- Current **list of tenants** with tenant names, indication of value-determining factors such as type of use, lease terms, lease extension options, notice periods, rent adjustment clauses, year of the last rent increase, flat-rate administrative costs, special termination rights
- The amount of not allocable **management costs** (operating, vacancy, maintenance and administrative costs)
- **Composition of the area** based on the area definition according to MF-G, interior and exterior views and floor plans according to MF-G
- **Property condition** incl. year of construction and year of last modernization, current renovation/maintenance status and, if applicable, information about significant upcoming capex measures
- Valid and current **energy certificate** (approx. EEC D) and information on the type of heating and firing, electricity consumption and year of construction of the heating system



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#### About Deutsche Investment.

#### Investment Manager with End-to-End Real Estate Competence.

When it comes to real estate, Deutsche Investment is a reliable partner for institutional investors. Under the umbrella of the Deutsche Investment Group, the company currently employs 340 specialists in seven locations to manage c. EUR 3.2 billion worth of assets. In addition to bespoke investment options, the real estate specialist offers its investors a fully integrated and highly professional service performance covering anything involving real estate – including the management of funds, assets, transactions, properties, facilities, and property development.

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