

ACQUISITION PROFILE	RESIDENTIAL	DEVELOPMENT	MICRO LIVING	HEALTHCARE	
INVESTMENT TYPE	Stock Forward deal	Building sites, conversion	Stock (as of Q1 / Q2 2023), development	Stock, forward deal PropCo Deal and PropCo/Opco Deal	
RISK CLASS	Core, Core+, Value-Add, Opportunistic	Core, Core+	Opportunistic/ Development	Core, Core+	
TYPE OF USAGE	- Residential - Commercial max. 20 % - No leasehold	- Residential/ Residential +	- Micro Living (Student housing for Residential and commercial use, Service Living and Co-Living), Boardinghouse, Hotel operator free for conversion to Healthcare or Student housing. - Logistics - Care/ Assisted living	- Residential / Commercial - Micro for students (Ø 20- 25 m ² / apartment) - Micro for "Living" = young professionals, age-appropriate living or properties with a mix of generations (furnished apartments Ø 20-40 m ² / apartment) etc.	- nursing home - day care - senior living - alternativ senior living - mix use (nursing home & assisted living)
INVESTMENT VOLUME	€ 15 m - € 200 m - Under € 15 m only Leipzig and Dresden	€ 15 m - € 200 m	€ 5 m - € 100 m	from € 1 m land price From € 4 m - Portfolios	
MACRO LOCATION	- Top 7 cities and surrounding areas - Cities > 50,000 p.e. with constant or positive population development - University cities - Purchasing power index > 90	- Top 7 cities and surrounding areas - Growing cities > 50.000 EW - University cities - Purchasing power index > 100	- Top 7 cities - B & C cities - University cities (student share > 20% measured by the number of inhabitants)	- Top 7 cities - B-cities (with student share of 20% measured by number of inhabitants)	- Germany - cities > 5.000 inhabitants/ regions with corresponding catchment area
MICRO LOCATION	- Established residential areas - Urban locations - Only central locations for cities < 200,000 EW	- Urban locations, residential areas - Good public transport connection (S/U-Bahn)	- Urban locations - Very good public transport connection (S/U-Bahn)	Distance max. 10-15 min. walking distance to university or alternatively close to infrastructure (city life, popular neighborhoods, etc.)	- sustainably manageable - central locations good infrastructure / connection to the nearest hospital, residential buildings in the neighborhood / surrounding
ATTRIBUTES	- Multi-storey apartment buildings - if possible with upgrade or building potential - also vacancy - also maintenance backlog	- Multi-storey apartment building - Full ownership, no leasehold - Final payment preferred	- All building right situations - Hotels with short WALT - Full ownership, no leasehold - Good public transport connection	- min. 100 beds - min. 70 beds in prime locations	- properties with third-party operator or operator-free - min. 60 beds - 15 year+ WALT
TRANSACTION STRUCTURE	- Asset Deal	- Asset Deal	- Asset Deal - Share Deal	- Asset Deal - Share Deal	
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ADDITIONAL INFORMATION This acquisition profile does not constitute a contract offer between agents and us. We expressly reserve the right to assert a prior knowledge, unless we have issued a written and explicit first proof. Please (also) send all offers to **INVEST@CAPITALBAY.DE**. to e