

ACQUISITION PROFILE	DEVELOPMENT	MICRO LIVING	HEALTHCARE
<b>INVESTMENT TYPE</b>	Plot for construction, conversion	Existing Building (as of Q1 / Q2 2023), development	Existing Building, forward deal Propco Deal and PropCo/Opco Deal
<b>INVESTMENT CLASS</b>	Opportunistic/ Development	Core/ Core+/ Value Add/ Opportunistic/ Development	Core, Core+
<b>TYPE OF USE</b>	<ul style="list-style-type: none"> <li>- Micro Living (Student housing for Residential and commercial use, Serviced Living and Co-Living), Boardinghouse, Hotels - operator free for conversion to Healthcare or Student housing.</li> <li>- Logistics</li> <li>- Care/ Assisted living</li> </ul>	<ul style="list-style-type: none"> <li>- Residential / Commercial</li> <li>- Micro for students (Ø 20- 25 m<sup>2</sup> / apartment)</li> <li>- Micro for "Living+" = Young Professionals, Serviced Living or Projects with a generational mix (furnished apartments Ø 20-40 m<sup>2</sup> / apartment) etc.</li> </ul>	<ul style="list-style-type: none"> <li>- Nursing Home</li> <li>- Day Care</li> <li>- Senior Living</li> <li>- alternative Senior Living</li> <li>- Mixed use (nursing home &amp; assisted living)</li> </ul>
<b>INVESTMENT VOLUME</b>	€ 5 mil - € 100 mil	> € 1 mil Plot price	> € 4 mil Portfolios
<b>MACRO LOCATION</b>	<ul style="list-style-type: none"> <li>- Top 7 cities</li> <li>- B &amp; C cities</li> <li>- University cities (student population &gt; 20%)</li> </ul>	<ul style="list-style-type: none"> <li>- Top 7 cities</li> <li>- B-cities (student population &gt; 20%)</li> </ul>	<ul style="list-style-type: none"> <li>- Germany</li> <li>- cities &gt; 5,000 inhabitants/ regions with corresponding catchment area</li> </ul>
<b>MICRO LOCATION</b>	<ul style="list-style-type: none"> <li>- Urban locations</li> <li>- Very good public transport connection (S/U-Bahn)</li> </ul>	Distance max. 10-15 min. walking distance from university or close to infrastructure offerings (city life, popular neighborhoods, etc.)	<ul style="list-style-type: none"> <li>- Economical to operate</li> <li>- Central locations good infrastructure / connection to the nearest hospital, residential areas</li> </ul>
<b>ATTRIBUTES</b>	<ul style="list-style-type: none"> <li>-Land with preliminary urban development plan, provisional building permit, Zoning (FNP) to be designed for Mixed use/micro living/operator concepts</li> <li>- Hotels with short WALT</li> <li>- Full ownership, no leasehold</li> <li>- Good public transport connection</li> </ul>	<ul style="list-style-type: none"> <li>- min. 100 beds</li> <li>- min. 70 beds in prime locations</li> </ul>	<ul style="list-style-type: none"> <li>- Assets with third-party operator or without</li> <li>- min. 60 beds</li> <li>- WALT &gt; 15 years</li> </ul>
<b>TRANSACTION STRUCTURE</b>	<ul style="list-style-type: none"> <li>- Asset Deal</li> <li>- Share Deal</li> </ul>	<ul style="list-style-type: none"> <li>- Asset Deal</li> <li>- Share Deal</li> </ul>	<ul style="list-style-type: none"> <li>- Asset Deal</li> <li>- Share Deal</li> </ul>
<b>CONTACT</b>	<b>STEPHANIE KÜHN</b> , Head of Transaction Management T +49 30 120866 215 stephanie.kuehn@capitalbay.de		
<b>ADDITIONAL INFORMATION</b>	This acquisition profile does not constitute a contract offer between Capital Bay and the real estate agent. We reserve the right to assert the prior knowledge of the asset, unless issuance of written proof. Please send all offers to <b>INVEST@CAPITALBAY.DE</b> . to ensure timely processing and reply.		