

# INVESTMENT PROFILE GERMANY

	LIVING			PORTFOLIOS	REAL ESTATE DEVELOPMENT
	OFFICE	RESIDENTIAL	URBAN QUARTERS		
<b>Type of Investment</b>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Value-Add, Opportunistic</li> </ul>
<b>Investment Volume</b>	<ul style="list-style-type: none"> <li>&gt;15m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;15m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;15m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;100m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;30m € (development volume)</li> </ul>
<b>Markets</b>	<ul style="list-style-type: none"> <li>Bavaria, Baden-Wuerttemberg, Rhine-Main-Region</li> <li>„Big 7“ Cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Germany nationwide</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Germany nationwide</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Locations nationwide</li> <li>Office or residential portfolios</li> </ul>	<ul style="list-style-type: none"> <li>Locations nationwide</li> <li>„Big 7“ Cities</li> <li>Central locations in cities with population &gt;100,000 inhabitants</li> </ul>
<b>Location Quality</b>	<ul style="list-style-type: none"> <li>CBD and other established office areas</li> </ul>	<ul style="list-style-type: none"> <li>Economically strong locations</li> <li>Established microlocations with solid infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Economically strong locations</li> <li>Established microlocations with excellent infrastructure and high quality of stay</li> </ul>	<ul style="list-style-type: none"> <li>Established locations with solid infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Economically strong locations</li> <li>Established locations with solid infrastructure</li> </ul>
<b>Asset Quality</b>	<ul style="list-style-type: none"> <li>Grade A office buildings</li> <li>Properties requiring refurbishment and / or redevelopment</li> <li>Existing buildings and developments (purchase as end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>High-quality residential buildings</li> <li>Properties requiring refurbishment and / or redevelopment</li> <li>Existing buildings and developments (purchase as end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>High-quality residential buildings</li> <li>Properties requiring refurbishment and / or redevelopment or buildings with primarily residential use</li> <li>Existing buildings and developments (purchase as end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>Portfolios of existing buildings and / or developments</li> </ul>	<ul style="list-style-type: none"> <li>Developed / undeveloped land</li> <li>Existing buildings with development potential</li> <li>Land development</li> </ul>
<b>Leases and Tenant Quality</b>	<ul style="list-style-type: none"> <li>High letting potential</li> <li>Multi-tenant or single-tenant structure</li> <li>WAULT &gt;4 years</li> </ul>	<ul style="list-style-type: none"> <li>Multi-family buildings with rental apartments</li> <li>High occupancy rate</li> <li>Long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>Modern housing and social mix (e.g. barrier-free, senior-friendly, assisted or subsidized living, micro apartments, student housing)</li> <li>Commercial component with local supply service (food retailing, drugstore, office etc.), integrated day care centre for children, medical office etc.</li> <li>High occupancy rate, moderate rent level</li> </ul>	<ul style="list-style-type: none"> <li>High occupancy rate</li> <li>Long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>Short-term contracts of existing buildings</li> </ul>
<b>Soft Criteria</b>	<ul style="list-style-type: none"> <li>Single property investments up to 250m € possible</li> <li>High-quality properties with sustainable and stable cash flow</li> <li>Eligible for third-party use or mixed-use (office, retail, residential)</li> </ul>	<ul style="list-style-type: none"> <li>Building certification (DGNB, LEED etc.) or comparable standards (KfW etc.)</li> <li>Fulfillment of common ESG-requirements</li> <li>No co-ownership structures</li> <li>No socially distressed areas</li> <li>No residuals from prior privatisation drives</li> <li>No operator-managed properties</li> </ul>	<ul style="list-style-type: none"> <li>Building certification (DGNB, LEED etc.) or comparable standards (KfW etc.)</li> <li>Fulfillment of common ESG-requirements</li> <li>No co-ownership structures</li> <li>No socially distressed areas and undesirable commercial use (e.g. amusement arcade)</li> <li>No residuals from prior privatisation drives</li> </ul>	<ul style="list-style-type: none"> <li>Purely residential and commercial portfolios or mixed portfolios</li> </ul>	<ul style="list-style-type: none"> <li>Cooperation with local developers or local partners on a given market or submarket also possible</li> </ul>
<b>Value-Add Criteria</b>	<ul style="list-style-type: none"> <li>Existing properties with a short- to medium-term value-add potential or development potential (e.g. conversions, subsequent densification, structural alterations, short remaining lease terms, high void rates, maintenance backlog, financial distress, poorly managed properties, etc.)</li> </ul>				

## CONTACT

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Please send your offer to [acquisition@kingstone-im.com](mailto:acquisition@kingstone-im.com)

### Process requirements

Required minimum information for an initial offer are in particular:

- Exact details on property site / property address
- Information on asset type / tenants / occupancy rate / rent level / average WAULT
- Asset location plan and property images or visualisations
- Information on year of construction / last refurbishment / planned completion
- Annual rental income und purchase price indication
- Evidence of commissioning by the owner

## INVESTMENT PROFILE AUSTRIA, POLAND, IRELAND

	STANDARD FORMS OF HOUSING (SINGLE-FAMILY HOUSES/ MULTI-FAMILY HOUSES)			SUB-SECTORS		PORTFOLIOS	REAL ESTATE DEVELOPMENT
		STUDENT APARTMENTS/ SENIOR APARTMENTS/ SERVICED FLATS		URBAN QUARTERS			
<b>Type of Investment</b>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>
<b>Investment Volume</b>	<ul style="list-style-type: none"> <li>&gt;20m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;20m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;20m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;20m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;35m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;20m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;20m €</li> </ul>
<b>Markets</b>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>	<ul style="list-style-type: none"> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> <li>Cities with population &gt;100,000 inhabitants</li> </ul>
<b>Location Quality</b>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> </ul>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> <li>Suitable population structure</li> </ul>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> </ul>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> </ul>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> </ul>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> </ul>	<ul style="list-style-type: none"> <li>Direct connection to public transport</li> <li>Established locations with solid infrastructure</li> <li>Economically strong locations</li> </ul>
<b>Asset Quality</b>	<ul style="list-style-type: none"> <li>High-quality residential buildings</li> <li>Existing buildings and developments (purchase as end investor through forward purchase/ forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>High-quality residential buildings</li> <li>Project development (purchase as end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>High-quality residential buildings</li> <li>Project development (purchase as end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>High-quality residential buildings</li> <li>Project development (purchase as end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>Portfolios of existing buildings and / or developments</li> </ul>	<ul style="list-style-type: none"> <li>Developed / undeveloped land</li> <li>Existing buildings with development potential</li> <li>Land development</li> </ul>	<ul style="list-style-type: none"> <li>Developed / undeveloped land</li> <li>Existing buildings with development potential</li> <li>Land development</li> </ul>
<b>Leases and Tenant Quality</b>	<ul style="list-style-type: none"> <li>Classic multi-family and single-family homes</li> <li>High occupancy rate</li> <li>Long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>Modern forms of living: 1- to 3-room flats</li> <li>Common rooms</li> <li>High occupancy rate</li> </ul>	<ul style="list-style-type: none"> <li>Modern housing and social mix</li> <li>Commercial component with local supply service</li> <li>Integrated day care centre for children, medical office etc.</li> <li>High occupancy rate, long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>Modern housing and social mix</li> <li>Commercial component with local supply service</li> <li>Integrated day care centre for children, medical office etc.</li> <li>High occupancy rate, long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>High occupancy rate</li> <li>Long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>Short-term contracts of existing buildings</li> </ul>	<ul style="list-style-type: none"> <li>Short-term contracts of existing buildings</li> </ul>
<b>Soft Criteria</b>	<ul style="list-style-type: none"> <li>Building certification (DGNB, LEED etc.) or comparable standards (KfW etc.)</li> <li>Fulfillment of common ESG-requirements</li> <li>No co-ownership structures</li> <li>No socially distressed areas</li> <li>No residuals from partial privatisation</li> <li>No operator-managed properties</li> </ul>	<ul style="list-style-type: none"> <li>Building certification (DGNB, LEED etc.) or comparable standards (KfW etc.)</li> <li>Fulfillment of common ESG-requirements</li> <li>No co-ownership structures</li> <li>No socially distressed areas</li> <li>No residuals from partial privatisation</li> </ul>	<ul style="list-style-type: none"> <li>Building certification (DGNB, LEED etc.) or comparable standards (KfW etc.)</li> <li>Fulfillment of common ESG-requirements</li> <li>No co-ownership structures</li> <li>No socially distressed areas and undesirable commercial use (e.g. amusement arcade)</li> <li>No residuals from prior privatisation drives</li> </ul>	<ul style="list-style-type: none"> <li>Building certification (DGNB, LEED etc.) or comparable standards (KfW etc.)</li> <li>Fulfillment of common ESG-requirements</li> <li>No co-ownership structures</li> <li>No socially distressed areas and undesirable commercial use (e.g. amusement arcade)</li> <li>No residuals from prior privatisation drives</li> </ul>	<ul style="list-style-type: none"> <li>Purely residential and commercial portfolios or mixed portfolios</li> </ul>	<ul style="list-style-type: none"> <li>Cooperation with local developers or local partners on a given market or submarket also possible</li> </ul>	<ul style="list-style-type: none"> <li>Cooperation with local developers or local partners on a given market or submarket also possible</li> </ul>

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# INVESTMENT PROFILE GERMANY / AUSTRIA

	SENIOR LIVING			MEDICAL CARE CENTER	REAL ESTATE DEVELOPMENT
	CARE FACILITY OUTPATIENT / SEMI-INPATIENT / INPATIENT	SENIOR-FRIENDLY / BARRIER-FREE LIVING	ASSISTED LIVING / CARE LIVING		
<b>Type of Investment</b>	<ul style="list-style-type: none"> <li>Core, Core+</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>	<ul style="list-style-type: none"> <li>Core, Core+, Value-Add</li> </ul>
<b>Investment Volume</b>	<ul style="list-style-type: none"> <li>&gt;10m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;10m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;10m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;5m €</li> </ul>	<ul style="list-style-type: none"> <li>&gt;10m €</li> </ul>
<b>Markets</b>	<ul style="list-style-type: none"> <li>Germany / Austria</li> <li>Sector-appropriate investment locations</li> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> </ul>	<ul style="list-style-type: none"> <li>Germany / Austria</li> <li>Sector-appropriate investment locations</li> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> </ul>	<ul style="list-style-type: none"> <li>Germany / Austria</li> <li>Sector-appropriate investment locations</li> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> </ul>	<ul style="list-style-type: none"> <li>Germany / Austria</li> <li>Sector-appropriate investment locations</li> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> </ul>	<ul style="list-style-type: none"> <li>Germany / Austria</li> <li>Sector-appropriate investment locations</li> <li>Stable medium-sized cities</li> <li>Metropolitan regions</li> </ul>
<b>Location Quality</b>	<ul style="list-style-type: none"> <li>Established locations with solid infrastructure</li> <li>Direct public transport connection</li> <li>Affordable housing for nursing professionals</li> <li>Focus on complementary mixed-use / quarter concepts</li> </ul>	<ul style="list-style-type: none"> <li>Economically strong locations</li> <li>Established microlocations with excellent infrastructure and high quality of stay</li> <li>Direct public transport connections</li> <li>Focus on complementary mixed-use / quarter concepts</li> </ul>	<ul style="list-style-type: none"> <li>Economically strong locations</li> <li>Established microlocations with excellent infrastructure and high quality of stay</li> <li>Direct public transport connections</li> <li>Affordable housing for nursing professionals</li> <li>Focus on complementary mixed-use / quarter concepts</li> </ul>	<ul style="list-style-type: none"> <li>Established location with solid infrastructure</li> <li>Direct public transport connection / sufficient parking</li> </ul>	<ul style="list-style-type: none"> <li>Established location with solid infrastructure</li> <li>Direct public transport connection</li> <li>Affordable housing for nursing professionals</li> </ul>
<b>Asset Quality</b>  Social and environmental characteristics according to Art. 8 EU Disclosure Regulation	<ul style="list-style-type: none"> <li>Admissibility according to building regulations (Landesbauverordnung)</li> <li>Existing properties in operation</li> <li>Properties requiring refurbishment and / or redevelopment</li> <li>Developments (purchase as end investor through forward purchase / forward funding with interest on installments)</li> <li>Buildings similar in use (z.B. hotel, clinic)</li> </ul>	<ul style="list-style-type: none"> <li>Qualitative, barrier-free / low-barrier residential buildings</li> <li>Properties requiring refurbishment and / or redevelopment</li> <li>Developments (purchase and end investor through forward purchase / forward funding with interest on installments)</li> </ul>	<ul style="list-style-type: none"> <li>Qualitative, barrier-free / low-barrier residential buildings</li> <li>Properties requiring refurbishment and / or redevelopment</li> <li>Developments (purchase and end investor through forward purchase / forward funding with interest on installments)</li> <li>Direct connection to care facility (outpatient, semi-inpatient, patient)</li> </ul>	<ul style="list-style-type: none"> <li>Single-tenant or medical care center</li> <li>Outpatient surgeries</li> <li>Privat clinics</li> <li>Anchor tenants preferred</li> </ul>	
<b>Leases and Tenant Quality</b>	<ul style="list-style-type: none"> <li>Persons in need of care (Pflegebedürftige) „PG II-V“</li> <li>High retail percentage / only retail</li> <li>Day care centre for children, medical offices, hairdresser</li> </ul>	<ul style="list-style-type: none"> <li>Modern housing and social mix (e.g. senior-friendly, assisted or subsidized living)</li> <li>1,5- to 3-room apartments</li> <li>Commercial component with local supply service</li> <li>Integrated day care center for children, medical offices</li> <li>Common areas, offices</li> <li>Only operator-managed properties</li> <li>No individual lease agreements</li> </ul>	<ul style="list-style-type: none"> <li>Modern housing and social mix (e.g. senior-friendly, assisted or subsidized living)</li> <li>1,5- to 3-room apartments</li> <li>Commercial component with local supply service</li> <li>Integrated day care center for children, medical offices</li> <li>Common areas, offices</li> <li>Only operator-managed properties</li> <li>No individual lease agreements</li> </ul>	<ul style="list-style-type: none"> <li>High occupancy rate</li> <li>Long-term rentability</li> </ul>	<ul style="list-style-type: none"> <li>Short-term contracts of existing buildings</li> </ul>
<b>Soft Criteria</b>	<ul style="list-style-type: none"> <li>Occupancy &gt; 90 %</li> </ul>				

## CONTACT

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