

INVESTMENT CRITERIA FOR ACQUISITIONS/REVITALISATIONS/DEVELOPMENTS



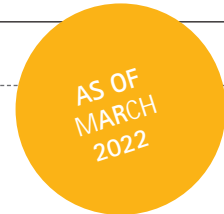
Since 1982, the Hahn Group has been active as an asset and investment manager. It specialises in utility-oriented retail and mixed-use properties. We currently have more than EUR 3.0 billion assets under management. Based on the experience gained from successfully establishing more than 190 retail real estate funds and institutional products, our ambition is to be always upfront in terms of providing strong and secure investment returns.

We apply our knowledge to develop the full income potential of real estate and to achieve the maximum value for our investors. For further information, please visit: www.hahnag.de. We are continuously seeking properties which meet the following criteria:

MACRO LOCATION Germany

- MICRO LOCATION
- central or specific retail zoning
 - city centre and central locations
 - good accessibility, attractive visibility
 - scope for sufficient number of parking spaces on site

- INVESTMENT VOLUME
- at least EUR 400,000 annual rent per individual investment
 - at least EUR 2 million annual rent investment volume for mixed-use properties
 - development projects and revitalisation projects: investment potential of at least EUR 6 million



SUB-SEGMENTS

- Retail parks and neighbourhood centres with a food retailer as anchor tenant
- Hypermarkets/superstores as anchor tenants with a minimum floor area of 1,500 sqm
- DIY stores with garden centres and a minimum floor area of 8,000 sqm
- Core, Core Plus, Value add

MIXED-USE PROPERTIES

- Cities with a minimum of 200,000 inhabitants
- Ground floor and basement: food retailer with a minimum sales area of 1,000 sqm
- Complementary types of use such as residential, office or medical practices
- Core, Core Plus

DEVELOPMENTS/REVITALISATIONS

- Short WALT/vacancies
- Existing zoning for large-scale retail units with a focus on food and products suitable for city-centre locations or for additional uses, for example residential, hotel, office, medical practices or pre-developed projects

YOUR POINTS OF CONTACT

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