

# Investment Profile 2023

Strategies	Silver Living	New Work Life	Special Situations
<b>Asset Types</b>	<ul style="list-style-type: none"> <li>Land plots</li> <li>Existing properties esp. residential or lodging facilities (nursing home, hotel, boarding house etc.) for conversion</li> </ul>	<ul style="list-style-type: none"> <li>Existing buildings of any type with significant value-add potential.</li> <li>Asset management potential for at least 50% of leasable space within 3 years, due to: vacancy, lease expiration and/or expansion potential.</li> </ul>	<ul style="list-style-type: none"> <li>Distressed assets (incl. loans)</li> <li>Sale &amp; leaseback transactions</li> <li>Placemaking / quarter developments / mixed-use-schemes (existing, brownfield, greenfield)</li> <li>Heterogeneous portfolios or tail/niche properties in large portfolios</li> </ul>
<b>Use after S7 transformation</b>	<ul style="list-style-type: none"> <li>Age-appropriate living (barrier-free apartments, assisted living or service living)</li> <li>Mixed housing concepts (e.g. multi-generational)</li> </ul>	<p>Flexible, depending on local user needs. Focal points, among others:</p> <ul style="list-style-type: none"> <li>➤ Modern office use and complementary offers</li> <li>➤ (Life) Science (mix of office, laboratory and production)</li> </ul> <p>We also develop conversion concepts for all asset classes, e.g.</p> <ul style="list-style-type: none"> <li>➤ Office (e.g. in B &amp; C locations) &gt; Residential</li> <li>➤ Retail (shopping center, department store, etc.) &gt; mixed use commercial/residential</li> <li>➤ Industry/warehouse &gt; Higher-value commercial use</li> </ul>	<ul style="list-style-type: none"> <li>All asset classes</li> </ul>
<b>Minimum Size</b>	<ul style="list-style-type: none"> <li>Standing buildings: min. 7,000 m<sup>2</sup> space in-place / 70 residential units / 120 hotel rooms</li> <li>Plots with min. 8,000 m<sup>2</sup> constructable GFA</li> </ul>	<ul style="list-style-type: none"> <li>Min. 8,000 m<sup>2</sup> of existing space</li> <li>Investment volume starting at € 10 million (incl. development costs)</li> </ul>	<ul style="list-style-type: none"> <li>Min. € 10 million investment volume</li> </ul>
<b>Existing planning law</b>	<ul style="list-style-type: none"> <li>Existing planning permission (B-Plan) allowing (assisted) living or planning permission within reach</li> </ul>	<ul style="list-style-type: none"> <li>Existing planning permission (B-plan) for sustainable long-term use or planning permission within reach</li> </ul>	<ul style="list-style-type: none"> <li>Flexible</li> </ul>
<b>Location (in Germany)</b>	<ul style="list-style-type: none"> <li>Cities with a population of more than 100,000, or within proximity of a metropolitan area</li> <li>Good accessibility by public transport</li> <li>Inner city locations or proximity to key local centers, supply infrastructure within walking distance</li> </ul>	<ul style="list-style-type: none"> <li>Key strategic locations</li> <li>Very good public transport connections (exceptions for industrial/logistics locations)</li> <li>Top7: Berlin, Munich, Hamburg, Frankfurt, Cologne, Düsseldorf, Stuttgart</li> <li>B- &amp; C-cities: Rhine-Ruhr metropolitan region, Leipzig, Dresden, Hanover, Bremen, Nuremberg, Magdeburg, Erfurt, Potsdam, Augsburg, Ingolstadt, Regensburg, Freiburg, Darmstadt, Wiesbaden, Mainz, Kassel</li> </ul>	<ul style="list-style-type: none"> <li>Flexible</li> </ul>
<b>Why Sell to Sector7?</b>	<ul style="list-style-type: none"> <li>✓ <b>Speed:</b> Fast decision-making processes in an owner-operated company, lean internal processes and regularly no external financing for acquisitions needed.</li> <li>✓ <b>Capital strength:</b> We work with immediately available capital from our shareholders/decision-makers.</li> <li>✓ <b>Integrity &amp; holistic approach:</b> Trusting cooperation between all involved parties is of importance to us. We see sellers and local stakeholders as partners, find individual solutions for complex situations and prefer bilateral transactions.</li> <li>✓ <b>Track Record:</b> Existing portfolio with over €1 billion of project volume, acquired in over 20 transactions. We build on a well-coordinated team, supplemented by an extended partner network. Our management has experience in hundreds of successfully executed transactions and cumulative transaction volumes of &gt; €20 bn.</li> </ul>		

# sector 7even



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