



DLE Living GmbH

ACQUISITION PROFILE

Care Homes & Assisted Living Facilities

Risk Profile	Core		Core +		Value-Add	Opportunistic
Investment Type	<ul style="list-style-type: none"> Existing Buildings 	<ul style="list-style-type: none"> Forward Deal 	<ul style="list-style-type: none"> Existing Buildings 	<ul style="list-style-type: none"> Forward Deal 	<ul style="list-style-type: none"> Existing Buildings 	<ul style="list-style-type: none"> Existing Buildings
Volume	<ul style="list-style-type: none"> Min. €5m per asset 	<ul style="list-style-type: none"> Min. €5m per asset 	<ul style="list-style-type: none"> Min. €5m per asset 	<ul style="list-style-type: none"> Min. €5m per asset 	<ul style="list-style-type: none"> Min. €5m per asset Min. €25m for a portfolio 	<ul style="list-style-type: none"> Min. €5m per asset Min. €25m for a portfolio
Macro Location	<ul style="list-style-type: none"> Germany all 16 federal states 	<ul style="list-style-type: none"> Germany all 16 federal states 	<ul style="list-style-type: none"> Germany all 16 federal states 	<ul style="list-style-type: none"> Germany all 16 federal states 	<ul style="list-style-type: none"> Germany all 16 federal states 	<ul style="list-style-type: none"> Germany all 16 federal states
Micro Location	<ul style="list-style-type: none"> Beneficial demographics Well developed infrastructure Residential area nearby 	<ul style="list-style-type: none"> Beneficial demographics Well developed infrastructure Residential area nearby 	<ul style="list-style-type: none"> Beneficial demographics Well developed infrastructure Residential area nearby 	<ul style="list-style-type: none"> Beneficial demographics Well developed infrastructure Residential area nearby 	<ul style="list-style-type: none"> Beneficial demographics Well developed infrastructure Residential area nearby 	<ul style="list-style-type: none"> Beneficial demographics Well developed infrastructure Residential area nearby
Features	<ul style="list-style-type: none"> Single tenant Good credit rating WALT* min. 15 - preferred min. 18 years Minimum 50 beds per Asset 	<ul style="list-style-type: none"> Completion in 12-18M Single tenant Good credit rating WALT* min. 20 – preferred min. 25 years Minimum 50 beds per asset 	<ul style="list-style-type: none"> Single tenant Good credit rating WALT* min. 15 - preferred min. 18 years Minimum 50 beds per Asset 	<ul style="list-style-type: none"> Completion in 12-18M Single tenant Good credit rating WALT* min. 20 – preferred min. 25 years Minimum 50 beds per asset 	<ul style="list-style-type: none"> Single tenant Solid credit rating WALT max. 10 years Minimum 50 beds per asset 	<ul style="list-style-type: none"> Senior living assets & hotels with short WALTs Assets without operator Distressed assets CapEx backlog
Transaction Structure	<ul style="list-style-type: none"> Asset & Share Deal 	<ul style="list-style-type: none"> Asset & Share Deal 	<ul style="list-style-type: none"> Asset & Share Deal 	<ul style="list-style-type: none"> Asset & Share Deal 	<ul style="list-style-type: none"> Asset & Share Deal 	<ul style="list-style-type: none"> Asset & Share Deal
Contact	DLE Living Acquisition Team invest@dle-living.com					

Note

PropCo/OpCo packages are not an exclusion criterion. Furthermore, both asset and share deals as well as sale lease back transactions can be executed. This acquisition profile does not constitute an offer to enter into a brokerage agreement. We consider your written and qualified real estate offers as an offer to conclude a brokerage contract, which is only concluded by our acceptance in the individual case.