



DLE Living GmbH

# ACQUISITION PROFILE

## Care Homes & Assisted Living Facilities

| Risk Profile          | Core   |   | Core +   |   | Value-Add  | Opportunistic   |
|-----------------------|--|---|--|---|--|---|
| Investment Type       | Existing Buildings   | Forward Deal  | Existing Buildings   | Forward Deal  | Existing Buildings   | Existing Buildings  |
| Volume                | Min. €5m   |   |  |   | Min. €5m<br>Portfolios min. €25m   |   |
| Macro Location        | Germany - all 16 federal states  |   |  |   |  |   |
| Micro Location        | residents >3.000, residential area nearby, positive demographic growth of the relevant age group   |   |  |   |  |   |
| Features              | <ul style="list-style-type: none"> <li>Single tenant</li> <li>Good credit rating</li> <li>WALT min. 15 - preferred min. 18 years</li> <li>Minimum 50 beds per Asset</li> </ul> | <ul style="list-style-type: none"> <li>Completion in 12M</li> <li>Single tenant</li> <li>Good credit rating</li> <li>WALT min. 20 – preferred min. 25 years</li> <li>Minimum 50 beds per asset</li> </ul> | <ul style="list-style-type: none"> <li>Single tenant</li> <li>Good credit rating</li> <li>WALT min. 15 - preferred min. 18 years</li> <li>Minimum 50 beds per Asset</li> </ul> | <ul style="list-style-type: none"> <li>Completion in 12M</li> <li>Single tenant</li> <li>Good credit rating</li> <li>WALT min. 20 – preferred min. 25 years</li> <li>Minimum 50 beds per asset</li> </ul> | <ul style="list-style-type: none"> <li>Single tenant</li> <li>Good credit rating</li> <li>WALT max. 10 years</li> <li>Minimum 50 beds per Asset</li> </ul> | <ul style="list-style-type: none"> <li>Senior living assets &amp; hotels with short WALTs</li> <li>Assets without operator</li> <li>Distressed assets</li> <li>CapEx backlog</li> </ul> |
| Transaction Structure | Asset Deal preferred, Share Deal possible  |   |  |   |  |   |

### Contact

Please send your Exposé to [invest-living@dle.ag](mailto:invest-living@dle.ag) or contact us directly:

**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.



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