

Mefim GmbH

Tattersallstraße 20–24 – 68165 Mannheim
Tel.: 0621-40040-33 – Fax: 0621-40040-350
office.mehrwertsysteme@googlemail.com

Our buying specification

For the purchase by our international institutional and private investors as well as for our fund, we are looking for existing properties and planned objects; the latter according to the following conditions

- the land is secured or has been acquired
- building permit is existing
- Signed lease agreements (at least with the anchors),

from the following categories:

retail (food and non-food)

- macro location

Germany / Switzerland / Austria / Benelux

- micro location

- 1-A and 1-B – inner-city locations and well-established habitats with a good traffic infrastructure
- Habitats with a population of at least about 10,000 - 15,000
- The object's dimension should conform to the habitat's given facts in consideration of the spending power, the location, the competitive situation and the population figure

- kind of objects

- Retail markets / discount shops / department stores
- Retail parks
- Shopping centres
- Single objects and portfolios

- tenants

- Excellent or good credit-worthiness
- Chain store company as anchor
- Grocer as anchor preferred (not necessary)

- other:

- No building lease (in Germany)
- No part-ownership or 100% part-ownership (in Germany)

a. **remaining lease terms less than 3 years**

- **Ad-value-investments with the possibility of a rise in value by refreshment activities**
- Buildings of all age classes
- Also with reconstruction needs
- Also with a high vacancy rate
- Sustainability of the habitat
- Convenient competitive situation
- Nationwide acquisition

b. **remaining lease terms from 12 years**

- Let objects without reconstruction needs
- No / low vacancy rate
- Sustainability of the habitat
- Convenient competitive situation
- Nationwide acquisition

c. **forced administration**

- Insolvency objects with the possibility of a rise in value (development potential) by refreshment activities
- Also with reconstruction needs
- Also with a high vacancy rate
- Sustainability of the habitat
- Convenient competitive situation
- Nationwide acquisition
- Volume up to € 5,000,000.00

logistics objects

- macro location

Germany, economically strong habitats in the Old Federal States preferred

- micro location

- Well-established 1-A and 1-B industrial respectively city locations in commercial areas with a good traffic infrastructure and a convenient connexion to the high streets and the railway net
- If conditions warrant, also outside of agglomerations
- Habitats with a population of at least about 10,000
- Vicinity to airports, domestic- and seaports

- kind of objects

- Single objects and portfolios
- Logistics centres, storage centres, distribution centres and reloading points
- Objects with big plot areas
- Also with expandability / development potential
- Long term tenants should have a good credit rating
- Office spaces should constitute only a small part of the rental space
- If conditions warrant, also (partly) renovated objects, no objects in need of a complete rehabilitation
- If the conditions warrant, also with vacancy.
- Not older than 10 years or complete rehabilitation preferred

- tenants

- Excellent or good credit-worthiness
- Guiding logistics-, trade- or industrial companies preferred

- lease contract

- From 10 years, ideally 12 – 15 years
- If the conditions warrant, also several tenants with divers lease terms, ideally predominant long lease terms

- other:

- No objects with accomodation units
- No licencee-objects
- No building lease
- No part-ownership or 100% part-ownership

office buildings

- macro location

- Germany, Old Federal States preferred (exception Berlin, Leipzig, Dresden)
- Selected European metropolises / habitats in North and South America as well as in Eastern Europe

- micro location

- Typical office habitat in major cities and agglomerations, mid-size towns from 100.000 inhabitants
- Upcoming industrial locations
- 1-A and good 1-B locations

- kind of objects

- Single objects and portfolios
- Let objects, modern equipment with secured cash flow OR objects with a high / complete vacancy rate, significant revitalization potential, in case of rise in value
- Buildings of all age classes
- If conditions warrant, also (partly) renovated objects, no objects in need of a complete rehabilitation
- Flexible ground plan- and use situation
- Economic relation of the major and the auxiliary spaces

- tenants

- Excellent or good credit-worthiness of the anchor
- Big concerns preferred
- Also several tenants

- lease contract

Medium and long run terms

- other:

- No licensee-objects
- No building lease (in Germany)
- No part-ownership or 100% part-ownership (in Germany)

nursing homes

- macro location

Germany, Old Federal States preferred (exception Berlin, Dresden)

- micro location

- Good positions with a good traffic infrastructure
- At least 30,000 inhabitants in the region
- Vicinity to retail facilities for the fulfilment of goods of the daily demand

- kind of objects

- Single objects and portfolios
- (relative) new buildings and objects in the project planning phase
- If the conditions warrant, also older buildings, also with reconstruction needs
- At least 30 beds
- Extension assisted living and multiple generation living possible
- Ideally predominant big (separable) one-bed rooms
- Medical-social usable objects (such as health centres, hospitals, medical places of production, laboratories) in regional centres until 250 km outside Berlin.

- favoured tenants (exemplary)

- Regional user (very good or good credit-worthiness assumed)
- CASA REHA Unternehmensgruppe Oberursel
- Phönix Verwaltungs- und Betriebsgesellschaft mbH Füssen
- H&R Senioren Heimbetriebsgesellschaft mbH Berlin
- CURANUM München
- „Rummelsberger Anstalten“ (Diakonie) Schwarzenbruck bei Nürnberg.

- lease contract

At least 15 years, ideally 20 years

- other:

- No building lease
- No part-ownership or 100% part-ownership

Housing estates

- macro location

- Germany
 - Big and mid-size cities in the Old Federal States and Berlin
 - good habitats in the New Federal States in Leipzig, Dresden, Potsdam, Erfurt, Magdeburg, Schwerin, Chemnitz, Jena, Rostock, Weimar
- Europe (selected metropolitan regions in Scandinavia, France, Czech Republic, Baltic states, Slovakia, Benelux, Spain, Italy, Poland, Austria)

- micro location

- Good and central positions in big cities with convenient access to the local traffic, schools, playschools and retail facilities.
- Habitats with at least about 10,000 inhabitants

- kind of objects

- Undeveloped real estates or developed real estates with demolition possibility
- Single objects and portfolios
- New buildings / rehabilitated old buildings / rehabilitable old buildings (in the metropolitan area Berlin)
- Also buildings of all age classes.
- If conditions warrant, also (partly) renovated objects, no objects in need of a complete rehabilitation
- Also with commercial spaces
- Favoured with free financing or fixed rental less than 5 years (exception Hamburg)
- No reconstruction backlog or objects in need of rehabilitation / revitalization
- Also with a high vacancy rate or complete vacancy in case of development potential

- tenants

- No exclusive / predominant presence of several nationalities

- volume

- From about € 800,000

- other:

- No high-rise slabs
- No high rise (exception Munich)
- No licensee-objects
- No social hotspots
- No building lease (in Germany)
- No part-ownership or 100% part-ownership (in Germany)

Building centres

- macro location

Germany / Austria / Switzerland / Benelux

- micro location

Established / well-frequented habitats

- kind of objects

- Single objects and portfolios
- Enough parking lots
- At least 5,000 sqm lettable space per object
- Year of construction irrelevant, provided that the habitat is established
- Objects with a solid yield OR significant development potential
- Also older objects in need of renovation with a lease term less than 5 years

- tenants

- Excellent or good credit-worthiness

- other:

- No building lease (in Germany)
- No part-ownership or 100% part-ownership (in Germany)

Factory outlet centres

- macro location

Western Europe, especially

- Germany, in particular
 - North Rhine-Westphalia
 - Saxony
 - Saxony-Anhalt
 - Thuringia
 - Bavaria
 - Rhineland-Palatinate
- Austria
- Switzerland
- Benelux

- micro location

- Very good infrastructural accessibility
- Intact environment

- kind of objects

- Single objects and portfolios
- Plots of land for the above mentioned use or existing objects

- tenants

- Excellent or good credit-worthiness

- other:

- No building lease (in Germany)
- No part-ownership or 100% part-ownership (in Germany)

Mixed-used objects,

in particular multifunctional office-, factory- and storage- buildings

- macro location

- Germany / Switzerland / Austria / Benelux
- Selected European metropolises / habitats in North and South America as well as Eastern Europe

- micro location

- Excellent and good central, well-frequented (inner)city locations
- Established retail situation
- Habitats with at least 15,000 inhabitants

- kind of objects

- Single objects and portfolios
- Not older than 10 years or older buildings with global cleansing
- Flexible ground plan situation
- Plots of land for the above mentioned use or existing objects
- More tenants and varied lease terms favoured
- Long term tenants with a good credit rating

a. project development

- Partly let existing objects in need of development
- Vacancy rate of at most 70%
- Also nationwide portfolios and sales-and-lease-back – objects
- If conditions warrant, also with monument protection and existing waste deposits

b. Investment property

- Vacancy rate of at least 85%
- Stabilized existing objects with a broad distribution of tenants
- Good state of repair

- other:

- No building lease (in Germany)
- No part-ownership or 100% part-ownership (in Germany)

other

The practicability of the following real estate / investment types is determined by means of an individual audit:

- garden centres
- commercial parks
- storage- and industrial real estates
- claims in conjunction with real estates
- parking decks
- hotels

Further information by:

Mefim GmbH
Mehrwert-Systeme für Immobilienvermögen
Tattersallstraße 20-24
68165 Mannheim
Tel.: 0621-40040-33
Fax: 0621-40040-350
email: office.mehrwertsysteme@googlegmail.com

Contact persons :

Daniel M. Karrenbauer (CEO)
Antonia Kampuropulos (degreed jurist)