

Investment criteria

General criteria

General investment approach on a “buy and hold” strategy. Therefore MEAG acquires well located properties with long-term value.

Core properties should feature:

- Sustainable value, ESG compliant–inflation protection
- Good to very good locations
- High asset quality
- Lowest stranding according to CRREM-Path in the next 10 years
- Multi-tenant flexibility
- Deal structure: asset-, share-, portfolio-, forward deal

Residential

- Volume: > € 30 m
- Locations: Mayor Cities in Europe (IRE, NL, ES, FI, DK); Top 7 in Germany in good to very good locations and secondary cities in very good locations
- Preferences: Core (high asset quality, no major refurbishments, existing properties or developments)

Office

- Volume: > € 30 m
- Locations: major cities in Europe (IRE, UK, NL, BE, PT, ES, FI, SE, DK, FR) and Top 7 in Germany
- Lease: mid- to long term–occupancy: > 90 %
- Tenant structure: Multi-tenant preferred
- Development projects: Only with pre-lettings
- Preferences: Core (high asset quality, new or recent construction preferred)

Big Box Retail

- Volume: > € 15 m
- Locations: German-cities with population > 10,000
- Focus on retail parks, hypermarkets and DIY
- Anchor tenants: Food retailers > DIY
- Preferences: Value add, core+, core (single asset or portfolio deal)

Logistics

- Volume: € 20 – 100 m
- Locations: Eurozone (BE, NL, FR, FI, DE, ES, UK, FR) in very good logistic locations
- Type of Logistics: distribution, storage, cross-dock & last mile
- Lease: mid- to long-term occupancy
- Profile: Core and Core-plus

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