

EUR2bn+ of capital available for Europe 2021

Pan European requirements with a Core / Core plus profile:

Logistics

Lot sizes €15-€200m

Distribution centres / cross-dock, single and multi-tenant in Germany, Nordics, France, BeNeLux, Italy, Poland, Spain, Ireland and UK.

Grocery retail

Lot sizes €20m-€75m, up to €250m portfolios

Supermarkets, food-anchored retail parks and clusters, town centre supermarkets with other ancillary uses above.

Western European economies, dominant operators, leases 10yrs

Offices

Lot sizes €15m-€200m

CBD offices in Germany, UK, Italy, Spain, France, BeNeLux, Nordics and Poland.

Retail

Lot sizes €15m-€100m

Retail parks, retail warehouse and neighbourhood centres, in Germany, UK, Italy, Spain, France, BeNeLux and Nordics.

Country/region focused requirements:

Belgium, France and Luxembourg

Lot sizes €30-€200m

CBD office and mixed-use assets.

Logistics, urban logistics, light industrial

Grocery retail: supermarkets, food-anchored retail parks and clusters, town centre supermarkets with ancillary uses above

Germany

Lot sizes €15-€250m

Office: A-cities and grade A-quality in selected B&C-cities

Logistics: distribution centres, urban / last mile and light industrial

Retail: retail parks, retail warehouse, neighbourhood centres, supermarket portfolios

Italy

Lot sizes €20m-€200m

Prime logistics and CBD offices in Milan and Rome.

Supermarkets, retail parks, grocery retail and neighbourhood centres

Stabilized senior housings, private clinics and medical laboratories.

Value-add profile

Logistic properties and residential projects.

Netherlands

Lot sizes €15-€150m

Logistics, urban logistics, light industrial

Offices in four main cities: Amsterdam, Rotterdam, The Hague and Utrecht, and strategically located offices in the other cities

Grocery retail: supermarkets, food-anchored retail parks and clusters, town centre supermarkets with ancillary uses above

Poland

Lot sizes €30-€120m

Core offices Warsaw

PRS

Prime BTS / urban logistics / last mile / distribution centres

Nordic Region

Lot sizes €20-€70m

Dominant retail warehouse in capital and regional cities of the Nordics.

Grocery retail: supermarkets, food-anchored retail parks and clusters, town centre supermarkets with ancillary uses above

Logistic properties in established locations, shorter lease terms are acceptable.

Portugal

Lot sizes €15-€200m

Supermarkets, retail parks, grocery retail and neighbourhood centres

Logistic properties with WAULT 3+ years

Prime office buildings with WAULT 3+ years

Spain

Lot sizes €15-€200m

Supermarkets, retail parks, grocery retail and neighbourhood centres

Logistic properties incl. Forward Funding when pre-let

Office buildings incl. Forward Funding when pre-let

Value-add profile

Office refurbishment projects in Madrid and Barcelona

Residential projects in the top 5 cities in Spain

Retail and logistic value-add assets and projects

UK

Lot sizes £10-£250m+

Central London and Regional offices

Prime logistic: distribution centres / multi-tenant estates / light industrial

Lot sizes £10-£150m

Alternatives: PSBA, PRS, healthcare, senior housing

Lot sizes: £15-£100m

Retail warehouse / neighbourhood schemes and foodstores

Belgium, France and Luxembourg

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Example transactions during 2020**Lombardy
Italy**

Description: Two stabilized, accredited and operating nursing homes in the Lombardy region, operated by Korian, an industry leader player, based on a lease with 15 years unexpired terms. The deal was sourced off-market.

**Venray
Netherlands**

Description: Sale and leaseback acquisition of a distribution centre located in an established logistics hub in Venray, sub-market of Limburg, located close to the German border with strong supporting infrastructure. Triple Net Lease to a financially very strong party (Cordstrap B.V.) with a WALT of 15 years fixed.

**Brussels
Belgium**

Description: HQ office located at the fringe of Brussels North and CBD, fully let to Euroclear on a 12 years unexpired term. Triple net lease. Restrained tender offer process.

**Denmark**

Description: Sale and leaseback of 44 freehold supermarkets across Denmark.

Source: SavillsIM

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