



HIH GLOBAL INVEST GMBH

Acquisition parameter / Investment profile 2009/2010

Countries	Prime Focus:	UK, France, Belgium, Austria
	Focus:	Canada, Australia
Location	Capitals/Macro:	Major cities, Top-Five-Metropolitan-Areas
	Micro:	Established submarkets
Type of Properties		Office (if necessary retail on the ground floor), Logistics
Tenancy Status		<ul style="list-style-type: none">➤ Occupancy > 90%➤ Single tenant / few tenants➤ Good credit rating (investment grade) of major tenants➤ Long term leases, preferred 10 years➤ Inflation based Indexation
Investment		<ul style="list-style-type: none">➤ Single Investments between EUR 25 – 80m, flexibility if location and / or tenant is remarkable➤ Freehold or leasehold with at least 50 years remaining➤ Asset deal➤ 100% ownership➤ New building or general-refurbished building➤ No arrear of maintenance / no building with harmful building materials (asbestos)➤ Efficient and flexible building structure➤ Sufficient number of parking lots

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