






Asset Class	Risk Class	Asset Type	Volume	Location	Criteria
 Office	Core/ Core+	<ul style="list-style-type: none"> – Project developments – Existing buildings 	> EUR 20 m	<ul style="list-style-type: none"> – Top 7-Cities (A & B-locations) – B & C-Cities (A-locations) 	<ul style="list-style-type: none"> – (Pre-) occupancy rate > 70% – Long-term leases – Index-adjusted rental income: index- or inflation-linked adjustments – Good covenant tenants – Forward Commitment/ Purchase – Forward Funding (milestone payments) in individual cases possible
 Residential	Core/Core +	<ul style="list-style-type: none"> – Project developments – Existing buildings 	> EUR 10 m	<ul style="list-style-type: none"> – Locations with positive demographic trends 	<ul style="list-style-type: none"> – > 80% share of residential usage – Focus on sustainability in line with EU-taxonomy – Strong regional economics and infrastructure – Very good to good micro location – Forward Commitment/ Purchase – Forward Funding (milestone payments) in individual cases possible
 Urban Quarters	Core	<ul style="list-style-type: none"> – Project developments – Existing buildings 	> EUR 20 m	<ul style="list-style-type: none"> – Top 7-Cities – B & C-Cities 	<ul style="list-style-type: none"> – > 40% share of residential usage – Distinctive project developments with sustainable neighbourhood concepts – Holistic utilization and mobility concepts – Sustainable urban quarters with mixed usage (residential, office, retail, nursery) – Forward Commitment/ Purchase – Forward Funding (milestone payments) in individual cases possible
 Data Center	Core	<ul style="list-style-type: none"> – Plots for new buildings – Project developments 	> EUR 5 m	<ul style="list-style-type: none"> – Strategic infill locations with short distances to main hubs 	<ul style="list-style-type: none"> – > 5,000 sqm – Long-term leases commercial – Green-/ Brownfield – Without slope – Sufficient power/fibre optic capacities – With/without operator – Leasehold possible
 Hotel/ Serviced Apartments	Core	<ul style="list-style-type: none"> – Project developments – Existing buildings 	> EUR 10 m	<ul style="list-style-type: none"> – Top 7-Cities (A & B-locations) – B & C-Cities (A-locations) 	<ul style="list-style-type: none"> – > 3 stars – Long-term leases – Index-adjusted rental income: index- or inflation-linked adjustments – Good covenant tenants – Forward Commitment/ Purchase

as of: Q1 2024

Contact

HANNOVER LEASING Investment GmbH
 Wolfratshauser Straße 49, 82049 Pullach i. Isartal
 E-Mail: offers@hannover-leasing.de
 Tel: +49 (0) 89 21 104 101

Laurent Rucker
 Head of Real Estate Investment
 E-Mail: laurent.rucker@hannover-leasing.de
 Tel: +49 (0) 89 21 104 295

Miriam Hansel
 Transaction Manager Real Estate Investment
 E-Mail: miriam.hansel@hannover-leasing.de
 Tel: +49 (0) 89 21 104 263