

# Acquisition Profile Nursing Segment

<b>Type of property</b>	<ul style="list-style-type: none"> <li>▪ Single properties which essentially meet the criteria below</li> <li>▪ Portfolios whose single properties essentially meet the criteria below</li> <li>▪ Properties (existing properties, development projects, undeveloped plots and/or plots under development with corresponding location specifications, ideally in a planning stage which can still be influenced)</li> <li>▪ Nursing properties with additional option of taking over the operation of the facility</li> </ul>
<b>Deal structure</b>	<ul style="list-style-type: none"> <li>▪ Asset/share deal</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>▪ Throughout Germany, preferably in metropolitan areas, all A- and B-grade German cities with excellent future prospects</li> <li>▪ Areas with a positive environmental analysis, demand forecast and analysis of competitors</li> </ul>
<b>Requirements</b>	<ul style="list-style-type: none"> <li>▪ Inpatient nursing facilities (min. number of beds is 80, max. number of beds is 140, with usually 30 to 40 beds per standard floor) and/or assisted living facilities, suitable for combination with day care and/or outpatient nursing</li> <li>▪ Single bedroom ratios: min. 75 % for existing buildings or 100 % for new constructions</li> <li>▪ Special requirement: 100 % single bedroom ratio for Baden-Württemberg; 80 % for North Rhine-Westphalia</li> <li>▪ Room size: in line with state-specific regulations</li> <li>▪ A bathroom per bedroom (with shower, sink, toilet), accessible</li> <li>▪ Little to no maintenance backlog, economic age of building max. 15 years</li> <li>▪ Spacious outdoor area or roof terrace, garden suitable for dementia patients welcome</li> <li>▪ If operator-run property: operator's positive track record (financially and in terms for quality of care as well as reputation and long-term experience in care)</li> </ul>
<b>Information required/ documents for inspection</b>	<ul style="list-style-type: none"> <li>▪ Lease contract/details of lease amount, type (double or triple net), WALT, extension options</li> <li>▪ If the operating company of the facility is part of the transaction: business assessments for a minimum of the last three operating years</li> <li>▪ Land register, plot, details on area, year of construction, condition of the property (last refurbishment/modernisation), ground plan, construction specification, maintenance backlog</li> <li>▪ Number of bedrooms (single/double bedrooms, single bedroom ratio) and number of beds</li> <li>▪ Capacity, details/amount of investment costs and the latest two MDK quality audit reports</li> <li>▪ Price expectation</li> </ul>
<b>Please direct your offer to:</b>	<ul style="list-style-type: none"> <li>▪ <a href="mailto:ankauf@deutsche-wohnen.com">ankauf@deutsche-wohnen.com</a></li> </ul>

Please note that this acquisition profile does not constitute an offer to conclude a brokerage agreement. Instead, we treat all of your written offers as an offer to conclude a brokerage agreement, which shall only enter into force on a case-by-case basis when accepted by us.