

INVESTMENT CRITERIA

The investment focus of SGI Health Care AG is on nursing homes, assisted living facilities and medical centres in economically strong inner-city locations. In addition to acquiring new real estate, the purchase of existing buildings of high-quality nursing facilities and properties with restructuring needs is also part of our investment strategy.



PROPERTIES FOR NURSING HOMES AND ASSISTED LIVING

- Location: nationwide
- Project size: 3,000 m² to 10,000 m²
- Feasible volume: min. 80 to max. 160 beds/rooms for inpatient care places, possibly supplemented by assisted living
- Feasible gross floor area (GFA): 4,000 m² to max. 10,000 m²
- Construction law/permits: § 34 of the BauGB (German Building Code) or legally valid building plan



NURSING HOMES IN THE CURRENT PORTFOLIO WITH RENOVATION/RESTRUCTURING NEEDS

- Location: nationwide
- Object: nursing homes, possibly with assisted living, real estate of older construction year
- Location residents: > 5,000 residents
- Number of beds/rooms: between 80 and 160, possibly also less, if the property and plot permit a structural expansion to min. 80 beds
- Lease agreement: lalso lease agreements with short remaining terms

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INVESTMENT CRITERIA



HIGH-QUALITY NURSING HOMES (PORTFOLIO)

- Location: nationwide
- Object: nursing homes in par with modern market standards, possibly with assisted living
- Location residents: > 5,000 residents
- Number of beds/rooms: min. 80 to max. 160 beds
- Lease agreement: long remaining term, solvent operator



HIGH-QUALITY MEDICAL CENTRES (PORTFOLIO)

- Location: nationwide
- Object: medical centres in par with current market standards
- Location residents: > 5,000 residents
- Lease agreement: long remaining term, solvent operator, general tenant desirable

General note:

The investment profile does not constitute an offer to enter into a brokerage contract. A brokerage contract is only concluded by the written acceptance (commission agreement) of a letter of intent (LOI).

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