



Investment Criteria

Euro Ejendomme is investing in German commercial real estate since 2001.

Besides the investments for our own portfolio, our Core Business is to initiate closed-end funds for danish individuals.

Since autumn 2009 we are **solely** approaching **institutional investors** at home and abroad with our launched closed-end Euro Ejendomme **Hotelfonds I SICAV-FIS** with a total volume of **500 Mio. €** and our **Health Care Fund** with a total volume of **300 Mio. €**

We are **looking** for investment opportunities in:

<u>Asset classes</u>	<u>lease terms:</u>
Hotels	≥ 15 years
Nursing homes	≥ 15 years

Regarding investments in **hotels and nursing homes** are we focusing solely on well known and solid chains as well as lease contracts (no management or hybrid contracts).

Single property investments in **nursing homes** should exceed **7.5 Mio. €** and in **hotels** **10 Mio. €**

Following criteria have to be fulfilled:

- **very few tenants ("single-tenant")**,
- **excellent solidity**,
- **long lasting lease terms** and
- **properties located in cities with at least 75.000 inhabitants.**

Please feel free to send us your info memorandums that match our investment criteria.