

ACQUISITION PROFILE

SCIENCE & TECH R&D PROPERTIES

GARBE

Insite

Usage Type	<ul style="list-style-type: none">• "Science & Technology" properties support the research & development activities of high-tech R&D companies• The properties offer a mixture of spaces with a high degree of wet/dry lab space, office space, small-scale production and storage space
Specialties	<ul style="list-style-type: none">• >4m slab-to-slab height for lab infrastructure (HVAC, piping, etc.)• ≥ 5 kN/m² floor load, freight elevator
Countries/regions	<ul style="list-style-type: none">• Tier 1: DACH, Benelux• Tier 2: France, United Kingdom, Spain, Italy, CEE
Macro Location	<ul style="list-style-type: none">• Metropolitan areas (esp. A- and B-cities)• University cities
Micro Location	<ul style="list-style-type: none">• Situated in established innovative R&D & industry clusters or urban innovation clusters• A strong ecosystem with a university, research institute, corporates, start-ups
Tenants	<ul style="list-style-type: none">• Single- and multi-tenant; moderate to strong credit rating• Tenants from high-tech R&D industries (e.g. biotech, pharmaceutical, medtech, semicon, robotics, aerospace), universities or research institutes
Investment type	<ul style="list-style-type: none">• Built-to-suit developments / greenfield developments• S&LB (with development potential)• Brownfield redevelopment• Newly developed and existing buildings/campus assets (incl. lease-up, ESG upgrade potential)
Deal Structure	<ul style="list-style-type: none">• Asset and share deals
Investment/Building Volume	<ul style="list-style-type: none">• \geqEUR 20 million for single assets. ≥ 10.000 m² LFA• Portfolios
Returns	<ul style="list-style-type: none">• Core+/value-add

Source: GARBE

