

Investment profile

Leoff has been a trusted partner to institutional investors since 1991 with an investment volume of around 6 billion euros. Inspired by the market dynamics, we founded the specialised platform Gutenberg Capital Investors and expanded our retail investment portfolio.

2nd half of 2023



	Food retailers	Food retailers	Urban neighbourhoods	Office
Risk profile	Core, core plus	Value add, opportunistic	Residential neighbourhoods with local amenities	Core plus, value add
Volume	€ 3-100 million	€ 3-100 million	€ 10 – 100 million .	€ 30-150 million
City	> 10,000 inhabitants with positive population forecast	> 10,000 inhabitants	> 200,000 inhabitants with positive population forecast	Big 7 locations
Location	Micro-location with very good accessibility and sufficient parking spaces	Micro-location with very good accessibility and sufficient parking spaces	Good connection to transport infrastructure	CBD, established office markets, good connection to transport infrastructure
Letting	WALT >10 years, single & multi-tenant	WALT < 4 years, vacancy	Very good rentability WALT food retailer > 10 years	WALT > 4 years, vacancy
Occupancy rate	> 90 %	0 %–100 %	> 90 %	0 %–100 %
ESG	Certification	No requirement	Certification	Certification
Transaction	Single asset, portfolio	Single asset, portfolio	Single asset, portfolio Campus structure	Single asset, portfolio
Structure	Asset deal, forward deal	Asset Deal	Asset deals, share deals, forward deals	Asset deal, share deal
Other	Full-range suppliers Discounters Hypermarkets	Full-range suppliers Discounters Hypermarkets Retail parks	Residential neighbourhoods with food retailers and local amenities Portfolio or project development	