

Contact

Our **Direct Clients Group** is responsible for our professional institutional and private real estate customers in Germany and Western Europe.

Our **International Debt Investments Group** is responsible for participations in international CRE debt.

Our **Financial Institutions Group** is responsible for syndications and club deals.



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Our **Deal Management | Underwriting** is responsible for negotiating and finalising the loan structure as well as for preparing the loan approval.

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Commercial real estate finance



MünchenerHyp – your partner

Münchener Hypothekbank is one of the most competitive providers of customised commercial real estate finance for professional institutional and private real estate investors.

Our strong competitiveness is based on our extensive experience in real estate lending, as well as our highly favourable funding situation and sound capital market presence with international bond issuances in all major currencies.

Our focus in commercial real estate finance

MünchenerHyp offers:

- Proven expertise for bespoke and/or complex financing solutions
- An international set-up for cross-border financing business
- Attractive financing terms
- A high level of product flexibility
- A quick and reliable decision making process

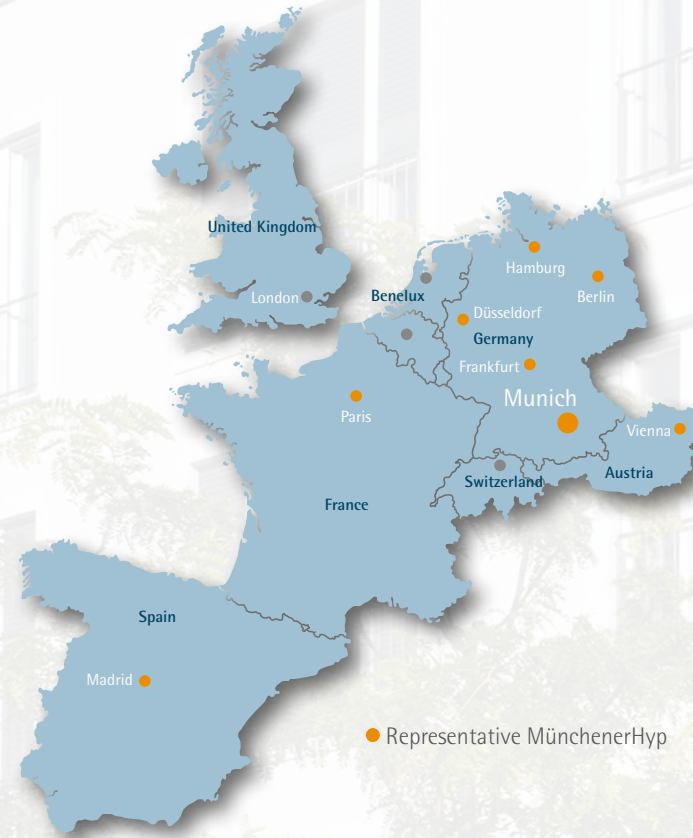
Our customers are professional real estate investors, e.g.:

- Open or closed-ended funds
- REITs, and listed real estate corporations
- Residential real estate companies and building societies
- Private investors

Markets

MünchenerHyp's target markets are Germany and various countries in Western Europe. Financing in Sweden is possible through participating in or arranging club deals. In addition, we assist our national and international clients with their cross-border transactions.

We are head quartered in Munich and have further offices in other major cities in Germany and Europe.



Our strength at your disposal

MünchenerHyp's lending activities are a combination of state-of-the-art financing techniques and a conservative lending approach. Our lending criteria are:

- Completed properties with stabilised cash flow (no construction, no development) in good state of maintenance
- Sustainable property income as a result of (i) a good location with positive economic outlook, (ii) a good future lettable after the expiration of the current lease agreements and (iii) suitability for third party use of the property
- Preferably multi-let with low lease roll-over during the term of the loan and appropriate longer-termed lease agreements with credit-worthy tenants
- First-ranking financing of up to € 100 million. Higher loan amounts are available by forming a club arrangement with other banks or by syndication of parts of the loan upon full underwriting
- Comfortable Debt Service Coverage (ISCR/DSCR) based on current and sustainable rents and appropriate operating expenses
- Plausible exit scenario based on conservative assumptions

Our focus is on stabilised commercial properties such as:

- Office buildings
- Retail facilities or shopping centre
- Residential properties (multifamily)
- Hotels and
- Logistic facilities