

Diebold Nixdorf Headquarters



Investment Introduction



NN INVESTMENT OPPORTUNITY

15-Year Term | 2021 Renovation | 1st Generation Tenant | Cleveland MSA

OFFERING SUMMARY

The Offering

JLL is pleased to offer for sale Diebold Nixdorf’s North American Headquarters located in Hudson, Ohio (the “Property”), an affluent suburb approximately 30 minutes south of downtown Cleveland. Diebold Nixdorf (“DBD” or “Company”), is a globally recognized financial and retail technology firm with \$4 billion in topline revenue. DBD is known for its innovation in self-service technology, point-of-sale systems, and software services. This September, Diebold relocated its headquarters to the newly renovated Property under a 15-year double net lease.

Diebold’s relocation to the Property is part of a consolidation plan involving operations from three existing Cleveland area locations. Slated for completion this September, the Property will have undergone over \$5 million (\$72 PSF) in renovation and tenant specific improvements to bring the asset to a Class A, headquarters standard.

This attractive offering boasts a newly renovated, HQ asset with first generation occupancy from a longstanding corporation that has called Ohio home since 1872. The long-term NN lease structure provides investors with durable cash flow and annual rental escalations.

Investment Summary	
Address	50 Executive Parkway, Hudson, OH
Building Size	69,000 SF
Site Area	15.0 acres
Year Built / Renovated	1969 / 2015 & 2021
Tenant	Diebold Nixdorf, Inc. (NYSE: DBD)
Lease Structure	Double Net (Roof & Structure)
Lease Expiration	9/30/2036
Remaining Term ¹	14.9-years
Year 1 NOI (PSF) ¹	\$1,033,269 (\$14.97)
Annual Escalations	2.00%
Renewal Options	3 x 5-years at 102% of prior year base rent

1) As of November 1, 2021



INVESTMENT HIGHLIGHTS

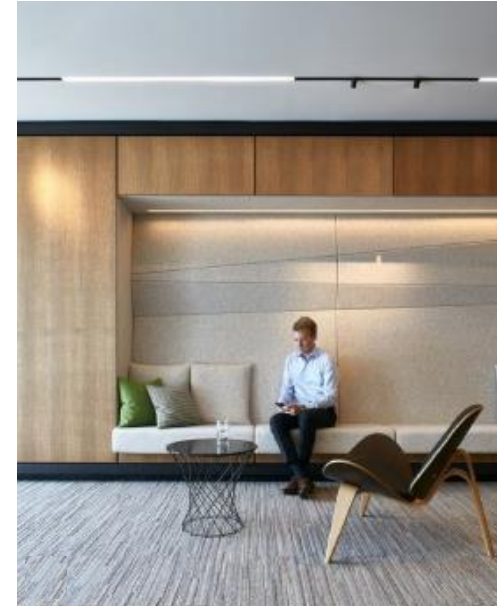
Class A Quality

- Newly renovated space featuring over \$5M in capital improvements
- Significant capital investment from Diebold Nixdorf in addition to landlord's improvements
- All new building systems including HVAC, electrical, plumbing, and flooring
- Premier office build-out with improvements and designs to meet DBD's specifications
- Above-market parking ratio in excess of 7/1,000 SF
- Coffee bar, café, and highly functional conference and huddle rooms

Actual Renderings of 50 Executive Parkway



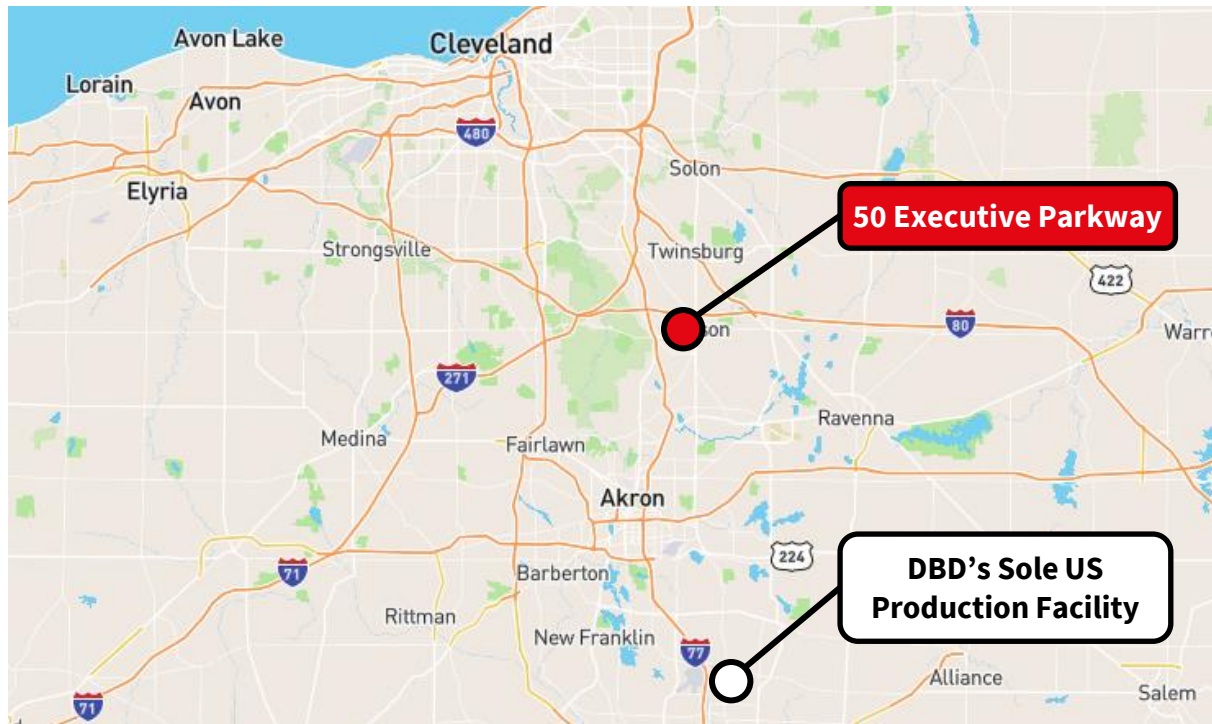
Actual Renderings of 50 Executive Parkway



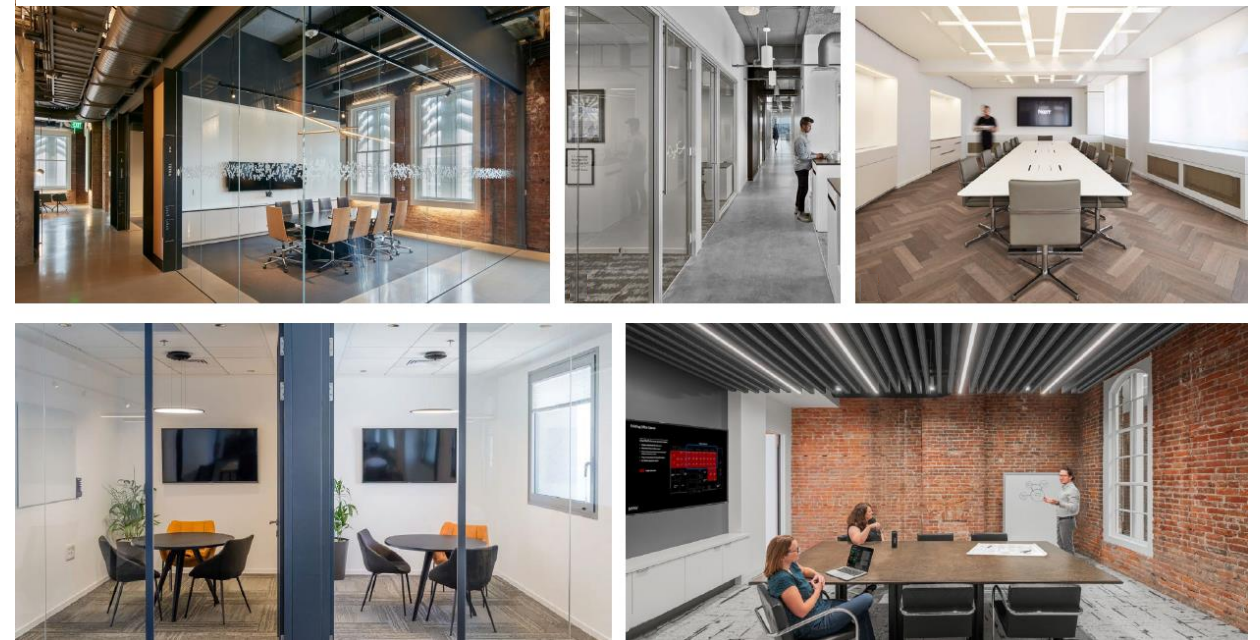
INVESTMENT HIGHLIGHTS

Mission Critical Headquarters Facility

- As the new location of DBD's US headquarters, the asset will be occupied by approximately 300 employees.
- Operations and employees from three other Northeast Ohio offices are being consolidated into the Property.
- 50 Executive Parkway will realize major synergies with DBD's sole US production facility located 25-miles south in North Canton, OH.
- Diebold's 150-year presence in Northeast Ohio reinforces surety of income and renewal.



Actual Renderings of 50 Executive Parkway



INVESTMENT HIGHLIGHTS

Market Leading Tenancy with a Long-Standing History of Innovation

Diebold Nixdorf is a leading financial and retail technology firm specializing in the sale, manufacture, installation, and service of self-service transaction systems, point-of-sale terminals, physical security products, and software services. The Company seeks to continually enhance the consumer experience at bank and retail locations while simultaneously streamlining cost structures and business processes through the smart integration of hardware, software, and services. With a presence in more than 100 countries and 22,000 employees worldwide, the Company serves as an innovation partner for nearly all of the world’s top 100 financial institutions and a majority of the top 25 global retailers.

Fast Facts:

- \$4 billion top-line revenue with 28% gross profit margin
- Over 3,000 patents over its 160-year operating history
- #1 global provider of self-ordering kiosks for the QSR space
- #1 in ATMs installed globally (31% market share)
- Top 5 provider for ATM & Point-of-Sale software (2+ million installed)

Diebold Nixdorf was the first to introduce or develop:



**Circular
Vault Door**



**Tear Gas
Defense**



**Voice
Recognition ATM**



**Kiosk for use
in QSR**



**Drive-up
Banking**



**Green, Flexibly
Powered ATMs**



**Iris Recognition
ATM**



**ATM Integrated
with Mobile**

Diebold is the market leader in a rapidly evolving industry with significant growth opportunities in both banking and retail:

**15% increase in ATMs per
branch** over last decade

**\$18T in cash / check
transactions annually**

Number of
tellers to decline 15%
from 2019 to 2029

**13% global self-checkout
systems market CAGR**
(2020-2027)

Retailers planning to
**increase mobile
POS devices** used in store
by 4-6x

1.7B adults (29% of world
population) have no bank
account and **require cash**

INVESTMENT HIGHLIGHTS

Optimal Double Net Lease Structure

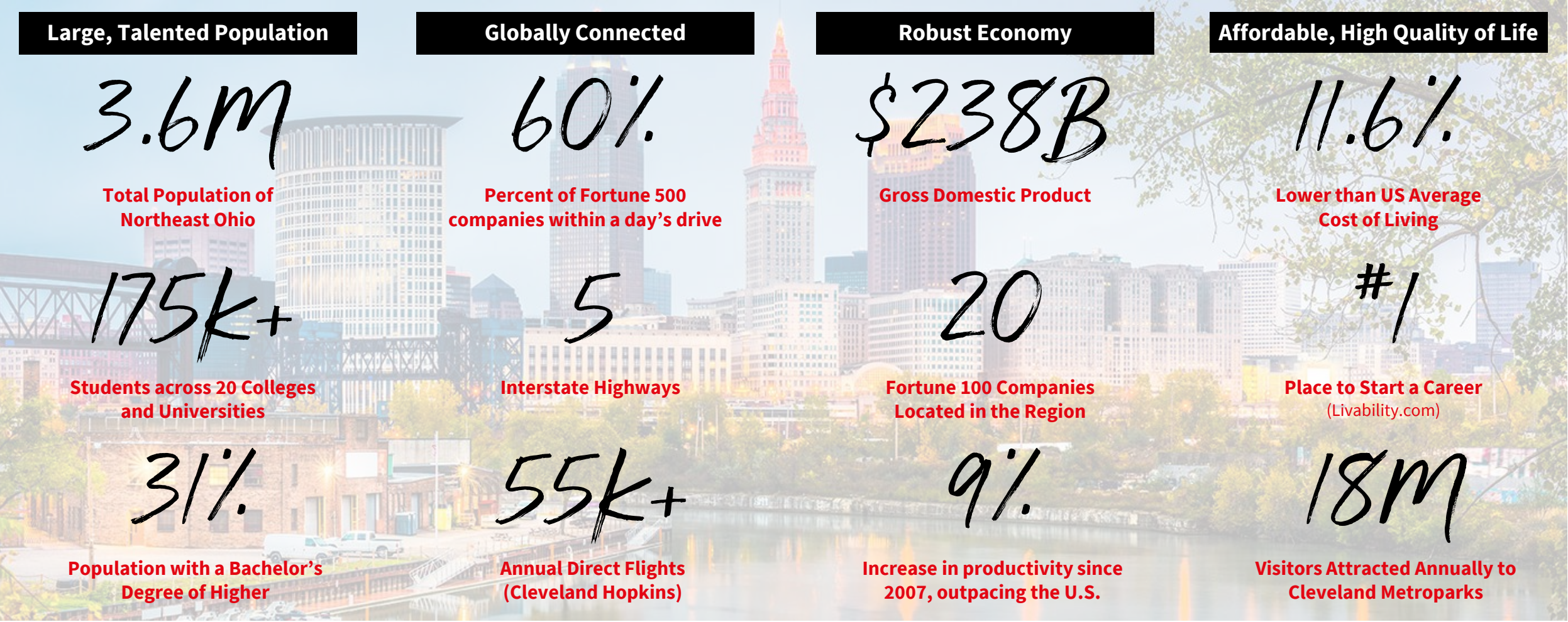
- 100% double net leased to Diebold Nixdorf for 15-years inclusive of 2.00% annual escalations, expiring September 2036
- Three, five-year renewal options providing an investor up to 30-years of potential lease term
- Minimal landlord responsibilities for roof and structure diminished by brand new renovation and 20-year roof warranty



INVESTMENT HIGHLIGHTS

Globally Connected Market with Robust Economic Drivers

The Property is located only 20 miles southeast of downtown Cleveland within the Northeast Ohio metropolitan area, one of the largest in the United States with over 3.6 million people. The metro’s \$238 billion economy is heavily diversified and supports a broad range of industries including advanced manufacturing, financial services, and information technology. Northeast Ohio is globally recognized and generates strong business and population growth driven by its skilled and affordable workforce, low cost of business, corporate-friendly tax structure, complementary logistics infrastructure, and superb quality of life.



INVESTMENT HIGHLIGHTS



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