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Titolo	Investments in Life Science Real Estate / / by Sandro Jäger, Michael Trübestein, Matthias Daniel Aepli
Pubbl/distr/stampa	Wiesbaden : , : Springer Fachmedien Wiesbaden : , : Imprint : Springer Gabler, , 2024
ISBN	3-658-43055-9
Edizione	[1st ed. 2024.]
Descrizione fisica	1 online resource (222 pages)
Altri autori (Persone)	TrübesteinMichael AepliMatthias Daniel
Disciplina	332.6722
Soggetti	Real estate management Real Estate Management
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Nota di contenuto	Introduction -- Life Sciences Overview -- Life Sciences Real Estate -- Methodology -- Life Sciences Real Estate Analysis and Results -- Discussion and Conclusion -- Summary and Outlook.
Sommario/riassunto	The book empirically analyzes the market, drivers, trends, and building characteristics of life sciences real estate. The findings suggest significant growth potential, supported by strong market fundamentals and demographics. Investors are drawn to the sector's potential for risk-adjusted returns, capital and rental growth, and defensive characteristics. Nevertheless, the high specifications and complexity of laboratories present challenges, including high capital expenditures, maintenance costs, and the need for specialized expertise and networks. The trend towards flexible and modular laboratories and the conversion of traditional assets into lab spaces offer exciting opportunities for investments in life sciences real estate. Life sciences real estate has gained attention from investors seeking alternative options to traditional real estate sectors. This niche market has seen increased capital inflows and investor interest due to attractive returns and risk diversification. The industry encompasses various specialized subdisciplines, each with unique building and space requirements. However, the complexity and diversity of the sector pose challenges for investors in evaluating advantages, disadvantages, and risks. This

	textbook has been recommended and developed for universitary courses in Germany, Austria and Switzerland. Contents Introduction Life Sciences Overview Life Sciences Real Estate Methodology Life Science Real Estate Analysis and Results Discussion and Conclusion Summary and Outlook About the authors Sandro Jäger MScRE is Investment Specialist, Real Estate & Private Markets, Director at UBS Asset Management Switzerland. He holds a MScRE-degree from Lucerne University. During his research, he especially focused on investments in life science real estate. Prof. Dr. Michael Trübestein FRICS is professor of real estate management and investments as well as Head of the Master of Science in Real Estate (MScRE)-program at Lucerne University (HSLU). Furthermore, he was elected president of the RICS in Switzerland in 2019. Dr. Matthias Daniel Aepli is lecturer at Lucerne University (HSLU), entrepreneur in the real estate sector and author of various publications in the area of real estate management, investment strategies, asset management, corporate financial management and risk management. .

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Autore	Bodrogi Peter
Titolo	Illumination, color and imaging : evaluation and optimization of visual displays / / Peter Bodrogi and Tran Quoc Khanh
Pubbl/distr/stampa	Weinheim, : Wiley-VCH Verlag GmbH & Co. KGaA, c2012
ISBN	9786613854759 9783527650743 3527650741 9781283542302 1283542307 9783527650729 3527650725 9783527650750 352765075X
Descrizione fisica	1 online resource (398 p.)
Collana	Wiley SID series in display technology
Altri autori (Persone)	KhanhTran Quoc
Disciplina	006.6 621.381
Soggetti	Video display terminals Lighting Color

Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	Illumination, Color and Imaging: Evaluation and Optimization of Visual Displays; Contents; Series Editor's Foreword; Preface; About the Authors; 1 Color Vision and Self-Luminous Visual Technologies; 1.1 Color Vision Features and the Optimization of Modern Self-Luminous Visual Technologies; 1.1.1 From Photoreceptor Structure to Colorimetry; 1.1.2 Spatial and Temporal Contrast Sensitivity; 1.1.3 Color Appearance Perception; 1.1.4 Color Difference Perception; 1.1.5 Cognitive, Preferred, Harmonic, and Emotional Color; 1.1.6 Interindividual Variability of Color Vision 1.2 Color Vision-Related Technological Features of Modern Self-Luminous (Nonprinting) Visual Technologies1.3 Perceptual, Cognitive, and Emotional Features of the Visual System and the Corresponding Technological Challenge; References; 2 Colorimetric and Color Appearance-Based Characterization of Displays; 2.1 Characterization Models and Visual Artifacts in General; 2.1.1 Tone Curve Models and Phosphor Matrices; 2.1.2 Measured Color Characteristics, sRGB, and Other Characterization Models; 2.1.3 Additivity and Independence of the Color Channels 2.1.4 Multidimensional Phosphor Matrices and Other Methods2.1.5 Spatial Uniformity and Spatial Independence; 2.1.6 Viewing Direction Uniformity; 2.1.7 Other Visual Artifacts; 2.1.8 The Viewing Environment: Viewing Conditions and Modes; 2.1.9 Application of CIELAB, CIELUV, and CIECAM02 to Self-Luminous Displays; 2.2 Characterization Models and Visual Artifacts of the Different Display Technologies; 2.2.1 Modern Applications of the Different Display Technologies; 2.2.2 Special Characterization Models of the Different Displays; 2.2.2.1 CRT; 2.2.2.2 PDP 2.2.2.3 Various LCD Technologies and Their Viewing Direction Uniformity2.2.2.4 Head-Mounted Displays and Head-Up Displays; 2.2.2.5 Projectors Including DMD and LCD; 2.2.2.6 OLEDs; 2.3 Display Light Source Technologies; 2.3.1 Projector Light Sources; 2.3.2 Backlight Sources; 2.3.3 Color Filters, Local Dimming, and High Dynamic Range Imaging; 2.4 Color Appearance of Large Viewing Angle Displays; 2.4.1 Color Appearance Differences between Small and Large Color Stimuli; 2.4.1.1 Color Appearance of an Immersive Color Stimulus on a PDP 2.4.1.2 Xiao et al.'s Experiment on the Appearance of a Self-Luminous 50° Color Stimulus on an LCD2.4.2 Mathematical Modeling of the Color Size Effect; References; 3 Ergonomic, Memory-Based, and Preference-Based Enhancement of Color Displays; 3.1 Ergonomic Guidelines for Displays; 3.2 Objectives of Color Image Reproduction; 3.3 Ergonomic Design of Color Displays: Optimal Use of Chromaticity Contrast; 3.3.1 Principles of Ergonomic Color Design; 3.3.2 Legibility, Conspicuity, and Visual Search; 3.3.3 Chromaticity Contrast for Optimal Search Performance 3.3.4 Chromaticity and Luminance Contrast Preference
Sommario/riassunto	This much needed, comprehensive and modern reference on display technology, illumination sources and color imaging focuses on visual effects and how reproduced images are best matched to human visual features.As such, it teaches readers how to exploit the knowledge of human color information processing to design usable, ergonomic, and

pleasing displays or visual environments. The contents describe design principles and methods to optimize self-luminous visual technologies for the human user, including modern still and motion image displays, and indoor light sources. Design principles and m