

Acquisition Profile Germany



Value-Add / Core+	Office ¹	Residential	Co-Living, Serviced Living, City Hotels ²
Investment Size	EUR 20-80m		
Markets	Munich, Frankfurt, Berlin		
Location	Prime city center or established office locations with prime access to public transportation	Established residential areas with prime access to public transportation	Prime city center or urban, trendy areas with prime access to public transportation
Asset Profile	<p>Value Add:</p> <p>Short-term (partial) vacancy or short-term potential for a significant increase in NOI Conversion / Densification through expansion and adding floors / Active management / Reduction of maintenance backlog / Repositioning</p> <p>Core+:</p> <p>Existing cash flow with medium- to long-term potential for increasing NOI Active management / Reduction of maintenance backlog / Repositioning</p>		
Zoning	With/without building permit, no B-Plan procedure		
Tenure	Freehold, Leasehold with 50+ years		
Deal Structure	<p>Asset or share deal</p> <p>Leasehold with > 50 years remaining term possible No partial ownership</p>		

¹ Mixed-use depending on locational context

² Lease contracts only; no management contracts