

## ACQUISITION PROFILE

- CITIES:** **Top 7 investment locations** in Germany (Frankfurt, Berlin, Munich, Hamburg, Stuttgart, Dusseldorf and Cologne) as well as **strong metropolitan regions / B-cities** (e.g. Leipzig, Dresden, Mannheim, Wiesbaden, Mainz, Bonn, Nuremberg)
- LOCATIONS:** **CBD and CBD fringe** locations with very good infrastructural accessibility (highway, public transport) and an urban environment
- TYPE OF USE:** **Office** buildings with positional admixture (e.g. retail)
- VOLUME:** Single assets of **€15 to 500 million investment volume**  
Portfolios with corresponding individual asset volumes
- CLASSIFICATION:** **Core Plus, Value Add, Opportunistic**
- RETURNS:** **No specifications**, depending on the location and condition of the asset, occupancy rate as well as future maintenance costs
- OBJECT:** **No restriction on the condition of the asset**
- Existing buildings with development potential
  - Vacant or partially vacant objects
  - Short to medium term lease terms
  - Maintenance backlog, capex/ modernization needs
  - Need for repositioning
  - Sale and leaseback objects
- STRUCTURE:** Direct purchase (**asset deal**) or purchase of shares (**share deal**)
- CONTACT:** [info@GermanOfficeGroup.com](mailto:info@GermanOfficeGroup.com)  
+44 7407 182 486
- FORMAT:** We kindly ask you to submit properties with **detailed exposés**, complete tenancy schedule and exact address (postcode, city, street, house number) according to the stated investment criteria by email.
- NOTE:** Please note that this acquisition profile does not constitute an offer to conclude a brokerage contract. Please note that brokerage commissions will not be paid, unless explicitly agreed upon in writing. Please inform us in writing that you, as a broker, have been commissioned by the owner to offer us the respective property.