

A

Developments

ACQUISITION PROFILE · CATEGORY A

Distressed · Building permit in place · Refurbishment of existing stock

GERMANY

Nationwide — no restriction to individual federal states

AUSTRIA

Nationwide — no restriction to individual cities

Opportunistic allocation across a portfolio of at least 10 assets.

MINIMUM SIZE

5,000 sqm GFA

per asset

TOTAL VOLUME

from € 25 M

purchase price plus investment costs

PURCHASE-PRICE
DISCOUNT

min. 25 %

to replacement cost

ESG STANDARD

KfW 40 QNG (DE)

klimaaktiv · ÖGNI Gold (AT)

CONSTRUCTION METHOD — BINDING ACQUISITION CRITERION

Antaia Capital acquires exclusively assets whose new-build component is realised using one of the three methods below:

3D concrete printing

Additive manufacturing in construction

Modular construction

Volumetric prefabrication, factory-built room modules

Element construction

Element-based prefabrication of wall, floor and facade components

For Category A: where a building permit is already in place, conversion requires an amendment permit (Tektur). Assets for which conversion cannot be achieved under building law are not eligible. Please state the feasibility of an amendment permit in your submission.

New build in conventional in-situ concrete or masonry construction is an **exclusion criterion**.

Material-neutral — concrete, steel, timber and hybrid are equally permitted.

ACQUISITION CRITERIA

Project status	Building permit in place or approval process well advanced; development plan legally binding, positive preliminary building enquiry
Use types	Residential (multi-family / condominium) · Serviced apartments · Assisted living · Care homes · Hotels · Micro-apartments · Student housing
Location	Urban area or established peripheral location with proven demand; no isolated problem locations
Transaction	Share deal / asset deal

PROPERTY DETAILS — TO BE SUPPLIED BY THE VENDOR

MANDATORY		MANDATORY — IF APPLICABLE	
City	· Location	Total units	· residential units
Postal code	· 5-digit (DE) / 4-digit (AT)	Parking spaces	· underground / surface
Street, no.	· Full address	OPTIONAL	
GFA	· in sqm	Region	· DE / AT
Lettable / living area	· in sqm	Cadastral parcel / EZ	· No.
Plot area	· per land register	Intended constr. method	· if already determined
Use type	· Residential / hotel / care	ESG standard	· KfW / QNG / klimaaktiv / ÖGNI
Permit status	· Building permit / final and binding	Subsidy / funding	· Programme
Amendment feasibility	· conversion to a permitted construction method possible? yes / no / to be assessed	Brokerage fee	· % plus VAT
Purchase price	· EUR net	CONTACT	
		Company	Antaia Capital SCSp · Luxembourg
		Submissions	offer@antaia-capital.lu

This acquisition profile sets out the acquisition criteria of Antaia Capital SCSp. It is not an offer and not an invitation to subscribe for fund interests.