ACQUISITION PROFILE · CATEGORY C

C Existing Properties

NPL · Vacancy · Forced sale · Distressed assets

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	TOTAL VOLUME	PURCHASE-PRICE DISCOUNT	ESG STANDARD
≥ 5,000 sqm LA or > 65 units Meeting either threshold is sufficient.	from € 25 M purchase price plus investment costs	min. 25 % to replacement cost	KfW 40 QNG (DE) klimaaktiv · ÖGNI Gold (AT) — for new-build components and comprehensive refurbishment

CONSTRUCTION METHOD — NEW-BUILD COMPONENTS ONLY

For existing properties the Construction Method Restriction applies exclusively to new-build components — replacement build, storey addition, extension. These are to be realised using one of the three methods below; for storey additions, element and modular construction are to be examined as a matter of priority.

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

Pure refurbishment and revitalisation of existing building fabric are NOT covered by the restriction. An asset without a new-build component qualifies without limitation.

Note on area measures: Categories A and B are measured in gross floor area (GFA), this category in lettable area (LA). The two reference bases are not equivalent; lettable area is regularly lower than gross floor area. Material-neutral — concrete, steel, timber and hybrid are equally permitted.

ACQUISITION CRITERIA

Use types	Residential (multi-family / condominium) · Serviced apartments · Assisted living · Care homes · Hotels · Micro-apartments · Student housing
Building condition	Refurbishment / revitalisation required; vacancy; structural repositioning need
Vacancy rate	Full vacancy possible for refurbishment properties
Minimum size	≥ 5,000 sqm LA or more than 65 residential units
Mixed-use assets	Residential share > 70 %
Transaction	Share deal / asset deal

PROPERTY DETAILS — TO BE SUPPLIED BY THE VENDOR

MANDATORY

City	· Location
Postal code	· 5-digit (DE) / 4-digit (AT)
Street, no.	· Full address
GFA	· in sqm
Lettable / living area	· in sqm
Total units	· residential units — qualifying criterion, see key parameters
Plot area	· per land register
Current vacancy	· in % of lettable area
Refurbishment need	· approx. in EUR / sqm
New-build component	· planned? yes / no — if yes: replacement build, storey addition or extension
Purchase price	· EUR net

MANDATORY — IF APPLICABLE

Parking spaces	· underground / surface

OPTIONAL

Region	· DE / AT
Ownership status	· NPL / insolvency / private
ESG standard	· KfW / QNG / klimaaktiv / ÖGNI
Subsidy / funding	· Programme
Brokerage fee	· % plus VAT

CONTACT

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