

Residential property acquisition profile – Germany

For about ten years, we have been continually managing about EUR 500 million of property assets for institutional and private as well as national and international investors.

Locations

- Big 7
 - Berlin
 - Düsseldorf
 - Frankfurt am Main
 - Hamburg
 - Cologne
 - Munich
 - Stuttgart
- Cities within the conurbations
- University cities
- Centres of innovation
- Growth regions (primarily cities with positive rental and market growth)

Investment criteria

- | | |
|--|---|
| <p>Investment volume
2017 - 2019</p> <hr/> <p>Investment focus</p> | <ul style="list-style-type: none"> ▪ EUR 500 million <hr/> <ul style="list-style-type: none"> ▪ Core and core-plus – residential properties in micro-locations with good infrastructure connections ▪ Commercial elements included ▪ Turnkey buildings as part of new residential developments <ul style="list-style-type: none"> – Plot acquisitions for developments of 3,000 m² to 10,000 m² residential area – No acceptance of construction risks ▪ Properties already complying with current/future requirements or capable of being upgraded in the short term (sustainable in terms of energy conservation, unit sizes that meet demographic demand, age-appropriate housing) ▪ Properties in need of refurbishment <hr/> <p>Transaction volume</p> <hr/> <p>Transaction structure</p> |
| | <ul style="list-style-type: none"> ▪ Individual properties from about EUR 3 million ▪ Portfolios with up to approx. 2,000 units <hr/> <ul style="list-style-type: none"> ▪ Both asset and share deals are possible |

Minimum information

- Address
- Statement of size and number of units (divided into residential, commercial, other, parking)
- Size and number of vacant units
- Net annual rent (cold) as is / as projected (divided into residential, commercial, other, parking)
- Property photographs
- Other relevant information (e.g. public subsidies, listed historic building)

Contact

Deutsche Asset One GmbH

Sabine Pichler
Geschwister-Scholl-Str. 5
10117 Berlin-Mitte

T: 030-27 90 79 10
E: sp@deutscheassetone.com
W: www.deutscheassetone.com