

Acquisition profile for existing properties

Markets	Berlin, Düsseldorf, Cologne, Frankfurt
Locations	Preferred are inner city locations and mixed areas with an evolved residential environment, no business parks
Types of property	Commercial portfolio properties with development potential, requiring renovation and with high vacancy rates or soon to end leases (vacancy rate 20–100%), parking spaces or underground parking preferred
Year of construction	Buildings from 1930 onwards
Minimum size	From an above-ground rentable area of 2,500 m ²
Size of Investment	€5 to €500 million

All offers are handled confidentially and used to evaluate only the investment opportunities for **PROXIMUS REAL ESTATE AG**. Where an offer involves brokers, we assume that the broker has been mandated by the owner. A brokerage contract exists only if we have provided written confirmation. Offers lacking detailed information – especially those without an address – will not be considered.

Documents required for evaluations:

- Exposé with full postal address of the property, photos / views and ground plans
- Complete list of tenants with all available information
- Description on the state of the building with details of any modernisation measures carried out
- Site plan of the object
- Floor layout

Please send the documentation on the property to the following address:

Contact:

Malte Boness

PROXIMUS REAL ESTATE AG
Hohenzollernring 79 – 83 / CAPITOL
50672 Cologne, Germany

T +49 221 299 191 72
E m.boness@proximus.de