

INVESTMENT CRITERIA

OFFICE AND COMMERCIAL BUILDINGS

As a private, independent company, ACCUMULATA develops and manages innovative, well rounded real estate and landmark districts that sustainably shape the future of cities. We invest specifically in existing office properties, which we restructure and develop with individual strategies in order to create new, lasting value.



► MACRO-LOCATION

Top 7 German locations:
Selected regional centres with good demographic and economic indicators

► VOLUME

Individual properties: > EUR 15 million
Portfolios: > EUR 50 million with at least EUR 15 million per individual property

► MICRO-LOCATION

City centre areas, up-and-coming or already established office locations in inner-city locations

► LETTING SITUATION

- Vacancy
- Leases expiring in the short-term (WALT < 4 years)
- Longer-term leases with Core+

► PROPERTY CHARACTERISTICS

Existing properties: Generally, no restrictions with regard to the condition of the property (maintenance backlog, necessary repositioning or revitalisation, etc.).

Project development: Properties that are suitable for the development of commercial properties or mixed-use districts based on the aforementioned parameters.

► RISK PROFILE

Opportunistic, Value-add & Core+

► DEAL STRUCTURE

Asset or share deal, no partial ownership, heritable building right possible

Note

This purchase profile does not constitute an offer to enter into a brokerage agreement. It is intended solely for informational purposes about the activities and investment objectives of ACCUMULATA Real Estate. Furthermore, it is expressly noted that brokerage commissions are remunerated by ACCUMULATA Real Estate exclusively on the basis of brokerage contracts agreed in writing.

POINT OF CONTACT ACQUISITION

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