

Acquisition Profile

Status January 2023

City:	Focus Berlin
Location:	<p>Preferred inner city location (inside S-Bahn-Ring) in an urban environment with very good connection to public transport and motorway.</p> <p>Alternatively locations close to S-Bahn-Ring with good connection to public transport and motorway in an urban environment.</p>
Asset:	<p>Asset Class "Value add" (existing buildings with improvement potential) – corporate assets, commercial assets and office buildings. We are willing to acquire assets which are management-intensive, with low WALT, moderate to high vacancy (max. 50 %) and maintenance backlog or modernization need.</p>
Usage:	<p>"Multi-let" commercial properties, especially assets with different usage options (office, light-industrial, storage etc.), residential usage of max. 20 %.</p>
Tenants:	<p>Preferred are multi-tenant assets with a mixed WALT.</p>
Volume:	<p>From € 5m as per asset investment volume</p>
Return:	<p>Depending on the asset (occupancy, maintenance backlog etc.).</p>
Contact:	<p>akquisition@gsg.de</p>