

## Acquisition Criteria 2022/23: Hotel Investments

**We are constantly looking to purchase high-yielding commercial real estate properties, portfolios and properties capable of redevelopment for alternative use, subject to the following criteria:**

<b>Geographical location</b>	Berlin, Hamburg, Munich, Cologne, Frankfurt am Main, Stuttgart, Duesseldorf, Leipzig, Bremen, Offenbach am Main, Muenster, Karlsruhe, Hannover and Nuernberg
<b>Hotel types</b>	1-5-star category business hotels and hostels in inner-city and established hotel locations
<b>Investment volume</b>	€ 5 m. - € 100 m. per individual property; for portfolios up to € 200 m.
<b>State/condition</b>	Refurbished/renovated, partly refurbished/renovated, completely unrefurbished structures of all types and years
<b>Yield</b>	Min. 3.0%
<b>Occupancy rate</b>	Long and short leasehold agreements as well as operator free
<b>Additional information</b>	All micro-locations will be considered, we do not purchase leasehold and partownership properties

We would be grateful if submissions for purchase are made only with detailed property presentations and a precise description of the location (city, street and house number).

**Please send your offers to the following address:**

**Terrania AG**

**Acquisition & Investment**

**Sendlinger Stra ße 47, D-80331 Munich**

**investment@terrania.com, www.terrania.com**

A large, vertical, yellow logo consisting of the word "Hotel" in a bold, sans-serif font. The letters are stacked vertically, with the "H" at the bottom and the "l" at the top. The logo is positioned on the right side of the page.