

## Acquisition Criteria 2023/24: Retail 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>	Major cities and regions across Germany, medium-sized cities with at least 200,000 inhabitants, primarily in former West-Germany with the exceptions of Berlin, Leipzig and Dresden
<b>Sectors</b>	High-Street properties, inner-city shopping-malls, specialist retail centers and strip malls
<b>Investment volume</b>	€ 5 m. - € 150 m. per individual property; for portfolios up to € 400 m.
<b>State/condition</b>	Refurbished/renovated, partly refurbished/renovated, structures of all types and years
<b>Yield</b>	Min. 5.0% and a min. of 3.0% for high-street investments
<b>Occupancy rate</b>	Fully let, partly vacant and completely vacant
<b>Additional information</b>	All micro-locations will be considered, we do not purchase outlet-centers, development opportunities, leasehold/partnership and properties in construction

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 Strasse 47, D-80331 Munich**

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

# Retail