

Acquisition Criteria 2024/25: Office 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:

Geographical location	Berlin, Hamburg, Munich, Cologne, Frankfurt am Main, Stuttgart, Duesseldorf, Leipzig, Bremen, Offenbach am Main, Muenster, Karlsruhe, Hannover and Nuernberg
Sectors	Office buildings, office parks, office and service buildings and mixed use properties
Investment volume	€ 5 m. - € 150 m. per individual property; for portfolios up to € 500 m.
State/condition	Refurbished/renovated, partly refurbished/renovated, completely unrefurbished structures of all types and years
Yield	Min. 4.0 %
Occupancy rate	Fully let, partly vacant and completely vacant
Additional information	All micro-locations will be considered, we do not purchase outlet-centers, no development opportunities, leasehold/partnership, properties in construction and standalone/decentralized office locations

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@terrانيا.com, www.terrانيا.com

