

## Acquisition Criteria 2025/26: 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:**

<b>Geographical location</b>	Berlin, Hamburg, Munich, Cologne, Frankfurt am Main, Stuttgart, Duesseldorf, Leipzig
<b>Sectors</b>	Office buildings, office parks, office and service buildings and mixed use properties
<b>Investment volume</b>	€ 10 m. - € 150 m. per individual property; for portfolios up to € 500 m.
<b>State/condition</b>	Refurbished/renovated, partly refurbished/renovated, completely unrefurbished structures of all types and years
<b>Yield</b>	Min. 4.0 %
<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, 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@terrania.com, www.terrania.com**

office