

The KOEHLER GROUP's acquisition profile

A broad acquisition profile with a focus on sustainable real estate development

	Portfolio	Residential	Commercial
Investment size	Up to €50 m	From €1.0 m	Up to €15 m
Geographical focus	<ul style="list-style-type: none">▪ Portfolios focusing on Baden-Württemberg, Bavaria and North Rhine-Westphalia▪ Focus on university cities	<ul style="list-style-type: none">▪ University cities focusing on Baden-Württemberg, Bavaria and North Rhine-Westphalia▪ Up to 5 km outside the city centre	<ul style="list-style-type: none">▪ Regional focus on southern Germany▪ Economic regions with strong growth▪ A and B cities
Location quality	<ul style="list-style-type: none">▪ Metropolitan regions▪ CBD and other well-established locations	<ul style="list-style-type: none">▪ Economically strong locations with a balanced population structure (commerce/students, income, etc.)	<ul style="list-style-type: none">▪ Metropolitan regions▪ Good infrastructure▪ Proximity to motorways, airports, ports
Property quality	<ul style="list-style-type: none">▪ Preference for older buildings▪ Standard▪ In need of renovation/updating▪ Plots of land	<ul style="list-style-type: none">▪ Preference for older buildings▪ Standard▪ In need of renovation/updating▪ Plots of land	<ul style="list-style-type: none">▪ Logistics real estate▪ Warehousing▪ Office units▪ Specialist real estate
Rental contracts	<ul style="list-style-type: none">▪ Occupancy rate secondary▪ Appropriate ratio between rents and the purchase price	<ul style="list-style-type: none">▪ Occupancy rate secondary▪ Appropriate ratio between rents and the purchase price	<ul style="list-style-type: none">▪ Occupancy rate min. 80 %▪ Contract terms of 7–25 years
Soft criteria	<ul style="list-style-type: none">▪ Portfolios of purely residential or commercial properties▪ Mixed portfolios▪ Asset/share deals possible	<ul style="list-style-type: none">▪ Asset/share deals possible	<ul style="list-style-type: none">▪ Asset/share deals possible