



ZAR REAL ESTATE

ACQUISITION PROFILE FOR PROJECT DEVELOPMENTS

ZAR Real Estate Holding GmbH & Co. KG is a Germany-wide operating and fully integrated developer for real estate projects.

We cover all stages of the value chain and develop real estate projects with high value-add potential.

Our investment focus is on district developments as well as residential and office properties.

Type of use	Residential Commercial	Plots for Residential and District Developments Plots for Office and Logistics Developments
Market Focus	Location	Germany's Top 7 (Berlin, Hamburg, Munich, Dusseldorf, Frankfurt, Cologne, Stuttgart) and surrounding communities in the respective catchment area Good B- and C-Locations with potential for development and good infrastructure (public transport, local amenities, educational)
Investment	Volumes Size Deal Type	Purchase price from € 15 Mio. up to max. € 500 Mio. per investment Minimum of 10,000 sqm feasible gross floor area (GFA) above ground, larger areas preferred Single deals and portfolio deals possible
Risk Profile	Plots Existing Properties	Preferably without building right ; if building rights exist, significant expansion should be possible Possible development according to § 34 BauGB as well as development plan No interest in turnkey developments, partial ownership and hereditary building rights
Project Situation	Plots Existing Properties Acquisition	Development plots, prospective building land, district development, built-up plots for demolition and new builds Existing buildings with low remaining lease term (< 3 years) for re-development and redensification Asset- and Share Deal possible
Requirements for Initial Review	Key Data Deal Structure	Complete address, official site plan, building-law situation, leasing situation, expected purchase price Indication on whether Asset or Share Deal

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It is emphasized, that the hereby presented acquisition profile does not constitute an offer to conclude a brokerage contract. It serves exclusively for informational purposes informing about the activities and investment objectives of ZAR Real Estate Holding GmbH & Co. KG. It is also explicitly pointed out that brokerage commissions paid by ZAR Real Estate Holding GmbH & Co. KG are remunerated exclusively based on brokerage contracts concluded in writing.