



ZAR REAL ESTATE

ACQUISITION PROFILE FOR PROJECT DEVELOPMENTS

		Residential	Office	Logistics	Hotel
Market Focus	Location	Top 7 as well as economically strong regional centres and university & college locations	Top 7 in Germany	Agglomerations and logistics clusters	Top 7 in Germany and holiday regions with rising number of overnight stays
	Position	Good B and C locations with potential for development and a good infrastructural environment	Very good transport infrastructure	Very good transport infrastructure	A- to C-locations with potential for development and a good transport infrastructure
Investment	Volumes	Purchase price from 15 Mio. € to max. 500 Mio. € per investment			
	Size	Min. of 10,000 sqm feasible above-ground gross floor area (GFA) or a plot size of min. 50.000 sqm for logistics projects, larger areas preferred			
	Deal Type	Single deal or portfolio deal Asset or share deal			
Risk Profile	Investment Focus	Opportunistic and Value-Add			
	Building Law	Preferably without building right ; if building rights exist, significant expansion should be possible			
	Development Opportunity	According to §34 BauGB or development plan			
Project Situation	Plots	Developed and undeveloped sites incl. urban developments, conversion sites and prospective building land			
	Existing Properties	Low remaining lease term (<5 years) for re-development and redensification			
Requirements for Initial Review	Key Data	Complete address, official site plan, building law situation, letting situation, expected purchase price, indication of whether asset or share deal			
Not interested	Exclusion Criteria	Core and Core+, turnkey project developments, part-ownership and leasehold			

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