



Our investment profile 2023

Our focus: Retail and office properties throughout Germany, as well as commercial properties of all uses with a Core+ and Value Add Potential. For our institutional and private investors, we seek properties with attractive value creation potential. To support the value creation process, we invest in form of equity substituting funds in project developments and repositioning of existing properties.



Germany-wide:

- Fachmarktzentren
- Shopping centers
- Supermarkets
- Stable office buildings/Complex
- Local supply centers
- Discount grocery stores
- DIY and Garden markets
- Commercial real estate and project developments

Potential for value creation

- Opportunistic Investments
- Possibly with vacancies - less than 30%
- WAULT 5+ years
- (Re-) Developments/Repositioning
- Conversions/Extensions/Reconstruction

Location criteria:

Good and sustainable macro/micro locations approx. 100,000 inhabitants with a stable to positive development of key figures for demographics, centrality and sales figures

Investment volume:

Single properties: 10M €- 50Mio. €

Portfolios: 50Mio€ - 150 Mio. €

Transactional structure:

- Asset Deal
- Share Deal

After an initial assessment, a quick decision can be made on the further procedure. Please send your informative exposé preferably by email to **Mrs. Julia Seyfried, Junior Acquisition Manager, Julia@reality-fund.com**

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