



PRAEMIA REIM GERMANY

ACQUISITION PROFILE
RESIDENTIAL

Property classes & investment criteria

- All forms of residential use including operator concepts
 - Classic multifamily and affordable housing, not necessarily socially subsidized housing
 - all types of promising modern urban housing concepts, co-living, student housing, BTR
 - Limited admixture of other use types possible
- Focus on new / modern energy-efficient properties / projects / developments
- Existing properties with potential to improve energy efficiency and overall attractiveness of the location and asset to benefit
 - from mid to long term rental growth
- Highly attractive residential construction sites land with building permit or with limited, quantifiable risk of gaining building permit approval

Target markets & locations

- Locations with growth potential and strong fundamentals in European metropolitan areas
- Regarding Germany, explicitly all cities and regions with positive population growth and positive economic outlook
- Focus on the Eurozone
- Main target markets: Germany, France, Netherlands, Italy, Spain
- Secondary Target markets: Belgium, Ireland, Portugal, Austria, Luxembourg

Investment volume & target returns

- From ~ EUR 20 million total investment volume (value after completion of GAV)
- Min. IRR ~ 15% , leveraged before vehicle and AM cost

Transaction structure

- High flexibility
- Participation in JV concepts with developers, co-investors expressly desired
- Preferred JVs with developers and co-investment share of 10-20% equity share
- Asset deals and share deals
- Single asset and portfolio deals





CONTACT

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