

INVESTMENT PROFILE

ANGULARIS is an owner-managed and independent real estate developer, asset and investment manager from Munich.

We specialize in the revitalization of existing properties as well as the realization of new real estate projects, whereby we focus in particular on sustainability in the development of our projects and thus follow the guiding principle of our ESG strategy "Real estate for people and the environment".*

Our investment focus is currently on (the greater) Munich area as well as other attractive locations in Bavaria. Existing properties and land with value add characteristics according to adjacent criteria are our preferred investment targets.

Your contacts:



Vladislav Georgiev, MRICS

+49 89 420 249 63
vg@angularis.de



Thomas Janinhoff, MRICS

+49 176 725 234 58
tj@angularis.de

Angularis GmbH | Sendlinger Str. 29/31 | 80331 Munich

Yield type	Core +	Value Add	Opportunistic
Overarching project strategy	(Re-)Manage to Core Manage to ESG	Development	Building law creation
Location	Munich, Metropolitan Region Munich, Augsburg, Nuremberg, Regensburg	Munich, Metropolitan Region Munich, Augsburg, Nuremberg, Regensburg	Munich, Metropolitan Region Munich
Location Type	A- and B- location types	A-, B- and C- location types	<ul style="list-style-type: none"> Sites associated with the potential of a higher building density (A & B location types) Plots in affluent suburbs
Investment volume	> €20 million	> €20 million	> €20 million
Size	> 2,000 sqm gross floor area	> 5,000 sqm gross floor space	> 5,000 sqm of land
Property/land quality & criteria	<ul style="list-style-type: none"> Office and commercial properties of average or higher quality Light industrial properties with good accessibility, multi-use capability, max. 40% office usage Residential properties for long-term portfolio development, small commercial share possible (<20%), good infrastructure, greater Munich area preferred, at least 25 residential units 	<ul style="list-style-type: none"> Developed or undeveloped land Office and commercial (primarily light industrial) or residential buildings in need of renovation and / or refurbishment Properties in dire need of renovation 	<ul style="list-style-type: none"> Developed or undeveloped land Land without/with building rights (densification potential) "Brown and Greenfield"
Leases	<ul style="list-style-type: none"> WALT > 2 years & < 6 years Multi tenant or single tenant Short- or medium term rental potential 	<ul style="list-style-type: none"> WALT < 6 years Multi tenant or single tenant Properties with a high vacancy rate 	<ul style="list-style-type: none"> WALT < 4 years Multi tenant or single tenant Properties with a high vacancy rate
Other	No exclusion criteria: Inheritance law, contaminated sites, insolvency, condominium act, pre-emptive right, monument protection	No exclusion criteria: Inheritance law, contaminated sites, insolvency, condominium act, pre-emptive right, protected monument	No exclusion criteria: Inheritance law, contaminated sites, insolvency, condominium act, pre-emptive right, protected monument

General information:

Transaction terms: Asset and share deals are possible. We are open to various forms of joint ventures. We guarantee fast and reliable trading. Please send us the following information: full address, official site map and, if applicable, up-to-date land register statement, plans, complete tenant list, purchase price presentation. This purchase profile is not an offer to conclude a brokerage contract. A brokerage contract is only concluded by our written acceptance in individual cases.

*cf. https://www.angularis.de/docs/ANGULARIS_ESG-WP_220926.pdf