

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.

Our investment focus is on Munich 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.

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Yield type	Core +	Value Add	Opportunistic
Overarching project strategy	(Re-)Manage to Core	Development	Building law creation
Location	Munich, Metropolitan Region Munich, Augsburg, Nuremberg, Regensburg, Ingolstadt	Munich, Metropolitan Region Munich, Augsburg, Nuremberg, Regensburg, Ingolstadt	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	> €15 million	> €10 million	> €10 million
Size	> 2,000 sqm gross floor area	> 5,000 sqm floor space	> 5,000 sqm of land
Object quality	<ul style="list-style-type: none"> Office and commercial buildings of average or higher quality 	<ul style="list-style-type: none"> Developed or undeveloped land Office and Commercial buildings with (very strong) renovation and/or remediation needs 	<ul style="list-style-type: none"> Developed or undeveloped land
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 < 6 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.