



ACQUISITION PROFILE

PROPERTIES

PROJECT DEVELOPMENT

We purchase undeveloped properties and properties with existing buildings (brownfields /existing sites) with potential for value creation for development.

Minimum requirements (guidelines)

- Properties starting at 10,000 m² in the northwest region
- Properties starting at 20,000 m² in all other regions
- Building rights: with or without planning rights (development path must be feasible)
- Development/connectivity: preferably close to highways, ports or commercial clusters

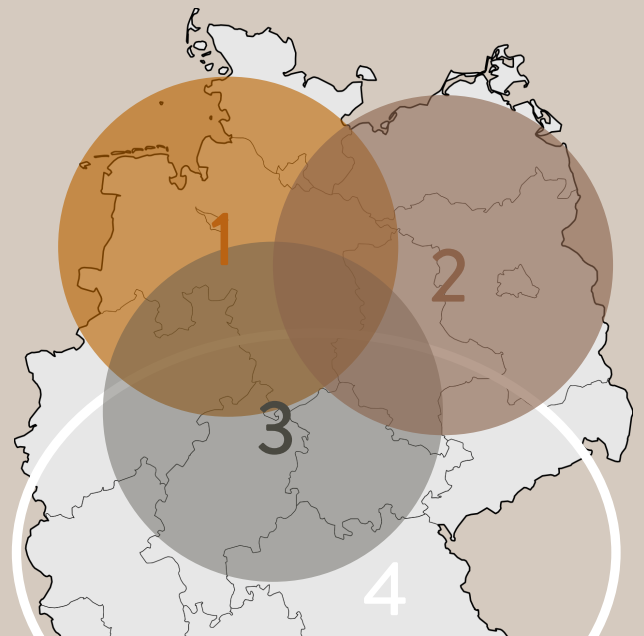
EXISTING PROPERTIES

INVESTMENT / VALUE ADD / MANAGE-TO-CORE

We only acquire existing properties with:

- (partial) vacancy, short remaining lease term (max. 3 years)
- significant conversion/expansion potential (in terms of building regulations/technology)

CORE REGIONS



1 Northwest:

Bremen metropolitan & surrounding region (including port/industrial axes)

2 Northeast:

Hamburg – SH – MV – Berlin/Brandenburg (gateway corridor)

3 Center:

Hanover – Braunschweig/Wolfsburg – Osnabrück/Bielefeld (main traffic corridors)

4 Selective opportunities

(case-specific): Rhine & Ruhr regions (prime micro-locations) & Leipzig/Halle/Dresden corridor, possibly southern Germany

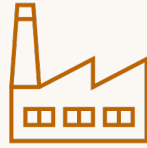
PEPER & SÖHNE

ASSET CLASSES



Logistics & Warehousing

Single- and multi-user, third-party usable



Light Industrial Production



Industrial-/ Business parks

divisible, multi-tenant



Service/ Office shares

as a functional supplement – usually subordinated

MAIN FOCUS

SELECTIVE

WE OFFER

FOR OWNERS AND PARTNERS

- **Quick, pragmatic review and decision**
- **High transaction security** thanks to integrated expertise (project development and asset & property management)
- **Flexible solutions** for transitional/continued use
 - (e.g. rental models, SLB structures)

TYPES OF TRANSACTIONS



Asset deal
no share deal



Sale and leaseback
(in whole or in part) with a short term < 3 years



Purchases from special situations
e.g. insolvency, cessation of business etc., after individual case review



No hereditary building right



INITIAL EXAMINATION REQUIRED DOCUMENTS

**Please send – if available –
ideally in digital form:**

- Address/site plan, property size
- Photos, year of construction, list of areas (hall/office/other)
- Tenant list, rental agreements, remaining terms, rental income
- Price expectations, desired transaction framework
- For properties: planning status, significant requirements/restrictions, information on contaminated sites (if known)
- Proof of marketing authorization/brokerage agreement

CONTACT ACQUISITION

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CORE REGIONS 1 & 2

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