



Munich, January 2024

## INVESTMENT CRITERIA/ACQUISITION PROFILE

GIEAG is a family-run Munich-based real estate stock corporation. Through the combination of the three asset classes - office, residential, logistics - and the two service areas - development and portfolio management - the company offers a stability that is unique in the market.

As a project developer for office, residential and logistics properties, we handle both new construction and revitalization projects.

As a portfolio holder, we invest in individual properties, but also in residential real estate portfolios or housing companies. The focus is on investments in properties that offer particular potential through restructuring, revitalization or repositioning.

Our detailed criteria are structured by asset class as follows:

### Office

Property criteria Project development properties and revitalization properties

Macro location Bavaria - metropolitan regions: Munich, Nuremberg  
Baden-Württemberg - Stuttgart and Karlsruhe metropolitan regions

### Residential

Property criteria Project development sites and revitalization properties, residential properties from 30 residential units, residential real estate portfolios and housing companies from 100 residential units

Macro location Bavaria, Baden-Württemberg and Rhineland-Palatinate, cities and municipalities from 10,000 inhabitants, postal code areas 5, 6, 7, 8 and 9.

### Logistics

Property criteria Project development properties (brownfield/ greenfield) as well as properties with Expansion and/or development potential, revitalization properties, City logistics, corporate real estate, production sites / light-industrial

Macro location Logistics clusters nationwide

Location criteria Property size from approx. 15,000 m<sup>2</sup> (in city locations from approx. 8,000 m<sup>2</sup>)  
GI/GE designation; 24/7 locations preferred; Connection to freeway / main road

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An acquisition of the properties is possible as an asset deal as well as a share deal.

This purchase profile does not represent a broker search order. Therefore, no commission claims are based on this purchase profile. Commission payments are only made after the conclusion of a commission agreement. We assume that you, as a broker, are legitimated to submit the respective offer directly from the owner. If this is not the case, we ask you to name the partner with whom you are working and who is entitled to the commission in case of success. We assure confidentiality.