

## Purchasing profile of UrbanInvest Vermögensverwaltungs GmbH

In order to facilitate the ongoing expansion of our portfolio, we are always on the look-out for investment properties with the following key attributes:

### Type of property:

#### *Residential and commercial buildings*

Old or new buildings, in either case with development and appreciation potential (ideally the commercial element should not exceed 20%).

#### *Commercial premises*

In good or very good locations in Berlin and Potsdam.

### Size of property:

1,000m<sup>2</sup> living space/floor area

### Facilities / condition:

Dependent on purchase price. We are also interested in vacant properties and those requiring renovation.

### No subdivided lots:

We are looking only for our own stock of properties.

### Anticipated yield:

Approximately 8% (actual and/or prospective target)

### Purchase price per m<sup>2</sup>:

*250 – 750 EUR/m<sup>2</sup>*

Including in class B locations, in need of renovation

*750 – 1.100 EUR/m<sup>2</sup>*

Depending on quality and location

*in excess of 1.100 EUR/m<sup>2</sup>*

In good locations

### Purchase volume:

Up to 5m EUR for each individual property

### Purchase transaction:

Thanks to our rapid decision-making process, we guarantee a quick and simple transaction. We are happy to provide a down payment within a week of certification by a notary.