



ACQUISITION PROFILE ITALY

OFFICE

LOCATIONS

PROPERTIES

PRECONDITIONS

SIZE OF INVESTMENT

REQUIRED INFORMATION ON PROPERTIES

TRANSACTION CONDITIONS

CO-INVESTMENTS / JOINT VENTURES

CONTACT

NOTE

City and metropolitan area

- Rome
- Milan

- Office buildings
- Administrative buildings
- Office/business parks
- Office/commercial buildings
- Construction plots/projects under development

- No partial ownership
- No leasehold ownership
- No involvement in bidding or auction processes, but acquisition through foreclosures or insolvency administrator possible
- 1A or 1B locations
- Mixed use (offices, retail, hotel, residential) acceptable

Opportunistic

- Empty properties (demolition, renovation, etc.)
- Project developments

Value Added

- New rental potential from currently empty floorspace
- Rental leases expiring in the short to medium-term for part or all of building
- Potential for restructuring the rental situation
- Potential for further building on the site
- Potential for renovation and upgrade
- Potential for repositioning property

Core

- Rental contract remaining term of at least 10 years, no special termination clauses, indexed rents, creditworthy tenants.
- New buildings and generally renovated older buildings, no maintenance backlog, efficient and flexible
- building structures, modern and cost effective building services, Green Buildings preferred

- Purchase price EUR 10 million to EUR 100 million, in special cases larger or smaller transactions are also possible

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|---|---|
| ■ Exact property address (street, number, town/city, postcode) | ■ List of parking units according to each type as underground parking and above ground parking spaces |
| ■ Year of construction and size of plot | ■ Total amount of apportionable and non-apportionable service charges of the last 2 years |
| ■ Official site plan and current land register entry | ■ ancillary expenses of the last 2 years |
| ■ Statement concerning protection, renovation and preservation orders | ■ photo documentation |
| ■ Floor plan of all relevant floors | ■ Lease contracts |
| ■ Detailed listing of floor areas, classified by type of usage | ■ Purchase price |
| ■ Details of cash flow and vacancies | ■ For project developments: |
| ■ List of tenants, rent due/rent collected, rental expiry terms, Indexing and options for all units | Building permits/outline permission, submitted plans, floorspace calculation, pre-rentals, etc.) |

- Deals can be handled as an asset deal or a share deal
- Tight deadlines for proceeding are not a problem for us
- The opportunity to carry out full due diligence is, however, a necessity.

- Provision of real estate equity for property transactions for co-investing partners who are stakeholders and operate locally (asset managers/developers, etc.) possible in the form of co-investments/joint ventures on the basis of legally independent investment vehicles.

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If you put forward a proposal but are not the owner, then we ask that you send with the offer some written proof that you are directly charged with the sale or arrangement of a sale by the owner (vendor). Unfortunately, we are unable to accept and follow up on any agency offers without this proof. This purchase profile does not constitute an offer to conclude an agency contract. All written property offers will be regarded as an offer to conclude an agency contract, which first requires our acceptance in writing before becoming a contract. Given the number of offers we receive, we are unable to accept other parties' terms and conditions of business.

The acceptance of an assumed agency contract is precluded. Commission is only ever paid for brokering activities. Purely introductory services or joint introductions are not acceptable. Agency fees will be paid, if the buyer and the agency have reached a written agreement for the individual case of a specific property. We are not obliged to return to you any documents which you may send us. In addition, please understand that you may not undertake any advertising or acquisition activities using our company name without our explicit, written approval.