

# Acquisition Profile

## Residential Standing Assets

05/2023

**ZBI Zentral Boden Immobilien Gruppe**

The background of the slide is a photograph of a white, textured building facade. Several windows with white frames and shutters are visible. A large, three-dimensional logo for 'ZBI Zentral Boden Immobilien Gruppe' is mounted on the wall, casting a shadow onto the surface below it. The logo is made of dark material with white lettering for 'ZBI' and gold lettering for 'Zentral Boden Immobilien Gruppe'.

# Acquisition Profile

<b>1.</b>	<b>Markets– D-A-CH-Region</b>
	<ul style="list-style-type: none"> <li>• Large/medium-sized/university cities and economically strong metropolitan regions</li> <li>• Locations and metropolitan areas with positive macro- and socio-economic characteristics as well as sustainable development potential</li> <li>• Average to good residential areas</li> <li>• Stable social and good infrastructure (no social focal points)</li> <li>• A/CH: only provincial or cantonal capitals</li> </ul>
<b>2.</b>	<b>Investments</b>
	<ul style="list-style-type: none"> <li>• Apartment buildings, residential complexes, (large) portfolios</li> <li>• Predominantly residential use (max. 30% commercial use)</li> <li>• No commercial living, including care and operator-run properties</li> <li>• Remnants of a condominium owners' association and heritable building rights are not preferred, but not an exclusion criterion</li> <li>• Average Market occupancy rate</li> <li>• Average equipment standard and state of maintenance (no backlog)</li> <li>• Compliance with energy quality standards and requirements for existing properties according to the Building Energy Act or properties with little need for retrofitting</li> </ul>
<b>3.</b>	<b>Right of Use / Occupancy Binding</b>
	<ul style="list-style-type: none"> <li>• Non-subsidized financed properties</li> <li>• Subsidized properties (depending on the restrictions)</li> </ul>
<b>4.</b>	<b>Investment Volume / Transaction Structure</b>
	<ul style="list-style-type: none"> <li>• Residential complexes and portfolios with an investment volume of &gt; EUR 20 million are preferred</li> <li>• Share Deal / Asset Deal</li> <li>• Opportunistic Transactions</li> </ul>



Urban area  
City and surroundings

Nicht zur  
Weitergabe an  
Dritte.



Please always send your offer exclusively - stating the specific and complete object address - to the following e-mail address:

**angebote@zbi.de**

Alternatively, you can contact us postal, ZBI Zentral Boden Immobilien Gruppe (Investment Management), Henkestraße 10 in 91054 Erlangen.

In addition, we ask that you send us the following (minimum) information:

- Exposé with relevant transaction parameters
- List of rents (identification of number / type / areas per unit as well as rental income and occupancy rate)
- Information on the year of construction, the last maintenance measures carried out and the modernization status of the rental units
- Details of any relevant property, zoning or other restrictions
- Meaningful property images (exterior and interior views)

In addition, we are interested in acquiring undeveloped land, project developments and forward deals. These are to be sent to [projects@zbi.de](mailto:projects@zbi.de). The acquisition profile is available under the following link: <https://www.zbi.de/profil-projektentwicklung/>

#### A NOTICE:

Please do not send us any tenant/personal data in accordance with the GDPR at this time. If offers are submitted by brokers, we ask for written proof of the assignment by the property owner in the further transaction process and upon our first request. A consideration is otherwise not possible. This requirement profile does not constitute an offer to conclude a brokerage contract. Submitted offer documents will not be returned.

**ZBI** Zentral Boden  
Immobilien Gruppe

Thank you.

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Investment Management  
Henkestraße 10  
91054 Erlangen

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