Acquisition criteria: residential

Balandra Asset Management GmbH is looking for properties to acquire, for its own investments and together with partners, that meet the following criteria. Please note that offers outside these criteria will not be reviewed.

Location	■ Nationwide focus on metropolitan areas ■ A and B locations and their catchment areas ■ Locations where properties can be let in the long term
Transaction volume	■ Portfolios of 300 residential units or more
Transaction structure	■ Asset deal or share deal possible
Use	■ Exclusively privately financed (non-subsidised) residential portfolios with a commercial share of no more than 20% (based on rental income) ■ Partly privatised buildings possible
Condition	■ Potential for technical improvement may be present
Minimum information in an offer	■ Full addresses of the properties ■ Figures broken down by type of use (residential, commercial, parking, other): number of units, floor areas, number and floor area of vacant units, current annual net rent ■ Current multiplier (price to current annual rent) ■ Energy performance certificate
Exclusion criteria	× Operator-run properties, furnished living, student housing or similar × Development projects or properties under construction × Land × Purely commercial properties: see the acquisition criteria for commercial property (page 2)

How to send us an offer

Please send your offers by email only, to **ankauf@balandra.de**. We look forward to hearing from you.

If you are not the owner of the property offered, please confirm in writing when you send the offer that the owner has instructed you directly to sell or broker it.

Balandra Asset Management GmbH
Sickingenstraße 70 · 10553 Berlin · Germany

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Acquisition criteria: commercial

The following criteria apply to commercial property. Please note that offers outside these criteria will not be reviewed.

Types of use	■ Office ■ Retail ■ Medical centres and medical care centres (MVZ) ■ Light industrial
Location	■ Nationwide focus on metropolitan areas ■ A and B locations and their catchment areas
Transaction volume	■ From €25 million ■ Medical centres and MVZ also below this
Transaction structure	■ Asset deal or share deal possible
Condition and letting	■ Properties with significant development potential: reducing vacancy, re-letting space, changing the use or densifying ■ Medical centres and MVZ even if fully let
Minimum information in an offer	*All information listed for residential (page 1), plus:* ■ Tenancy schedule with lettable areas and current rents ■ Lease terms ■ Existing electrical connected load ■ Floor load capacities of the lettable areas ■ Information on energy performance, such as consumption data and building services
Exclusion criteria	× Fully let properties without development potential (except medical centres and MVZ) × Pure logistics properties × Hotels × Development projects and forward deals

Balandra Infrastructure reviews land and buildings with a high electrical connected load for data centres separately. More at www.balandra.de/en/data-centres.

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