



PRIME VALUE  
INVEST GMBH

## CONCEPT

Prime Value Invest GmbH makes intensive use of its network of contacts, in order to obtain „direct offers“, participate in bidding processes and, in the best case, receive proposals for off-market investment opportunities. The offers are analyzed and selected by in-house expertise and sworn experts.

Flexibility and creativity for transaction control in the acquisition process is one of the great strengths of Prime Value Invest GmbH. No matter whether it is acting in a consortium of bidders, with transaction partners or as a sole purchaser, Prime Value Invest GmbH chooses the most cost-effective way of realizing the purchase. Possible financial restructuring has priority here. Measures for operative optimization are implemented during the holding period; these include all measures for active asset management, such as a reduction in the vacant space and the implementation of capex measures.

The exit strategy largely depends on the current market environment. Depending on the project, either individual sales in smaller units or the disposal of sub-portfolios are pursued after implementation of planned measures. Suitable properties could also be kept in the portfolio for longer periods of time.

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## PROFILE OF REQUIREMENTS

- Focus:** Prime Value Invest GmbH focuses on value-add and opportunistic investments and therefore primarily looks for properties or portfolios with a need for development and/or action. Short WALTs, vacancies and maintenance backlogs are not an obstacle but an acquisition criterion. Properties from non-performing loans or forced administration are also considered for a purchase.
- Asset classes:** Prime Value Invest GmbH looks for both residential and commercially used properties (office, retail, logistics and light industrial) and any mixture of these types of use. Furthermore, development projects are sought after, either to create a basis for planning and/or procuring planning permission or properties with the potential for extension/change of use/building infill.
- Volume:** Minimum basically from 1.0 million euro, also below this amount in the individual case. The added-value potential is the decisive factor here.
- Locations:** In the whole Federal Republic with a focus on North Rhine-Westphalia and the adjacent Federal states. Rule of thumb: within a two hour drive of Cologne.
- Condition/  
Year built:** Renovated and partially renovated properties and pure renovation projects as well as plots of land; buildings of all age classes.
- Deal type:** Asset or share deal possible, also joint ventures and shareholdings
- Structure:** Prime Value Invest GmbH acts as a sole investor with cooperative partners or in bidders' consortia in the case of larger transactions and developments.

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Please note that this acquisition profile does not represent an offer to conclude a contract of brokerage. On the contrary, we consider each of your written real estate offers as an offer to conclude a contract of brokerage which does not come into being until our acceptance in the individual case. We see no obligation to return any documents you have sent us.

If you are not the owner, please enclose written evidence with the offer that you have been directly commissioned by the owner of the plot of land or property with the sale or brokerage. We expressly point out that we are unfortunately unable to process any offers from brokers without this documentary evidence.

As at 31.05.2017

