

## Investment Profile

The **Harpen Group** (Holding and affiliates) is a value-add investor and developer, focusing the acquisition of commercial properties and projects with value creation potential. We are constantly looking for such investments for the sustainable enlargement and development of our own portfolio in Germany.

### 1. Acquisition profile

- **Commercial Properties** (*Core-Plus, Value-Add, Opportunistic*) with additional **redevelopment and upside potential.**
- **Project developments** (in all levels of completion) as well as unbuilt **land area**

### 2. Types of properties

- **Retail**
- **Office** (also mixed-use)
- **Logistics** (other commercial/industrial functions possible)

### 3. Asset- and Share-Deals, as well as portfolio deals possible.

### 4. Purchase price volume

- From **EUR 2.5 million** for real estate in **Dortmund and the surrounding region**
- From **EUR 8 million** for real estate in the area of **NRW (North Rhine-Westphalia),**
- From **EUR 15 million** for real estate in **Germany,**  
to maximum **EUR 100 million** per asset, depending on the city size.  
(analogous smaller volumes for undeveloped land area)

We will **not** acquire “pure” residential or special use properties (e.g. leisure, care facilities or hospitals) as well as **properties outside Germany.**

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