

INVESTMENT PROFILE FOR RESIDENTIAL PROPERTIES, GERMANY / AUSTRIA / UK



ART INVEST
— REAL ESTATE —

Art-Invest Real Estate invests in residential properties in prime or good locations in large cities.

— LOCATIONS:

- large/mid-sized and university cities and metropolitan regions with sustained positive demographic and socioeconomic development (macro-location).
- Good residential locations close to the city center with very good accessibility by public and private transport with stable social and infrastructural facilities (micro-location).

— USE:

- Residential properties (privately financed and subsidized depending on commitment modalities).
- Proportionate, complementary commercial use (e.g. medical practices, local supply) and/or childcare center of no more than 30% of the rental space.
- Alternative housing concepts such as assisted living, senior apartments, student housing, etc.

— MINIMUM INVESTMENT VOLUME:

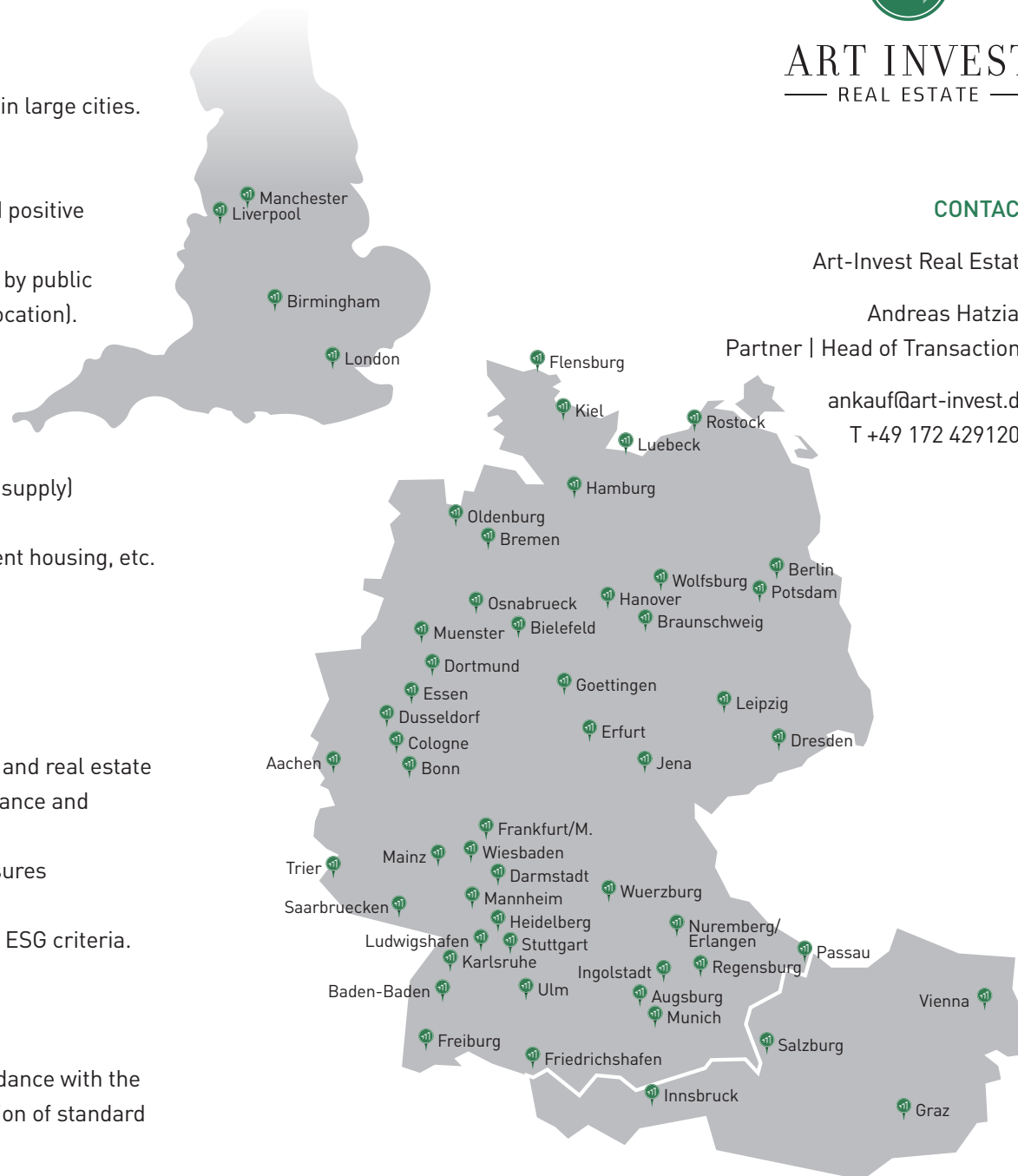
€ 10 million

— QUALITIES:

- Preference given to new construction projects, but also to existing properties and real estate portfolios, provided they are no more than 10 years old, require little maintenance and generate stable rental income.
- Good, flexible floor plan design with marketable equipment standard that ensures affordable housing for the middle class.
- Compliance with minimum energy standards (KfW-55 or higher) and relevant ESG criteria.

— TRANSACTION STRUCTURE:

- Focus in Germany on asset deals, in Austria on share deals.
- Final payment or payment of the purchase price during construction in accordance with the MaBV (German Construction Contract Procedures Ordinance) with the provision of standard market collateral.



CONTACT

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