



IMMO  
Germany

# Acquisition Profile 2025

December 2024

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IMMO is a vertically integrated asset manager with a strong technological background. Together with our institutional investors, we invest in residential real estate in Germany, which we upgrade in terms of quality and realign for the future, taking ESG criteria into account. Sustainable and socially responsible investment is a key foundation of our commitment. Our focus is on residential standing assets and portfolios with potential for modernization and value appreciation as well as properties with potential for expansion and re-densification in accordance with the following investment criteria.



## Value Add



### Location

- Germany
- Tier A-, B- and strong C-cities and commuter cities in metropolitan areas
- 50,000+ inhabitants
- Structurally and economically strong locations with a positive socio-demographic development



### Asset Type

- Residential / MFH
- Focus on existing stock
- Potential for modernisation, EPC-upgrade, re-densification, office to residential conversion
- Portfolios (preferred) and Single MFH
- commercial share < 25 %



### Volume

- Target range from € 10m to € 250m
- Sweet spot asset: € 15m
- Sweet spot portfolio: € 150m
- Volumes in excess of € 250m possible



## Core / Core+



### Location

- Germany
- Tier A- cities and strong B-cities
- 250,000+ inhabitants
- Structurally and economically strong locations with a positive socio-demographic development



### Asset Type

- Residential / MFH
- Well maintained, existing stock with low capex-backlog
- No forward fundings
- Single MFH (preferred) and portfolios
- commercial share < 15%



### Volume

- Target range from € 10m to € 150m
- Sweet spot asset: € 30m
- Sweet spot portfolio: € 100m
- Volumes in excess of € 150m possible



## Other Specifics

- Asset deals preferred, share deals not excluded
- Direct ownership preferred, long-term leasehold not excluded
- Public subsidised housing with a short to medium expiring term possible
- Unitised MFH (WEG) with an ownership share > 50% possible
- Student housing and senior living possible
- Partially completed construction would also be evaluated

# Acquisitions Team

Our acquisitions team looks forward to hearing from you and will be happy to answer any questions you may have. Please send us suitable investment opportunities by E-Mail to the account mentioned below. After checking the initial documents, we will directly send you our first estimation. Throughout the entire transaction, we ensure a discreet, structured, target-orientated and partnership-based process.

Please send your qualified offer to:

**[acquisition.de@immo.capital](mailto:acquisition.de@immo.capital)**

## Contact:

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## Our team:



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