

## CONCEPT

Prime Value Invest GmbH actively leverages its extensive network of contacts to receive “direct offers,” participate in bidding processes, and ideally gain access to off-market investment opportunities. The evaluation and selection of offers are carried out using in-house expertise and certified valuation experts.

One of Prime Value Invest's key strengths lies in its flexibility and creativity in managing transactions during the acquisition process. Whether acting as a bidding consortium, in partnership with co-investors, or as a sole purchaser – Prime Value Invest always pursues the most economically viable path to complete acquisitions. Financial restructuring is often a central consideration in this context.

During the holding period, measures aimed at operational optimization are implemented, including all aspects of active asset management such as vacancy reduction and the execution of capital expenditure (CapEx) projects.

The exit strategy largely depends on current market conditions. Depending on the specific project, the strategy may involve segmented individual sales or the divestment of sub-portfolios. For suitable assets, a long-term hold may also be considered.

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## ACQUISITION PROFILE

### Focus:

We focus on value-add and opportunistic investments. Therefore, we primarily seek properties or portfolios with development and/or repositioning potential, ideally with existing cash flow. Short WALTs, vacancies, and deferred maintenance are not seen as obstacles but rather as acquisition criteria. We are also open to assets arising from non-performing loans or receivership. What matters most is that the properties generate positive cash flow and offer significant value enhancement potential.

### Asset Classes:

Prime Value Invest GmbH is looking for both residential and commercial properties (office, retail, logistics, and light industrial), as well as any combination of these uses. Additionally, we are interested in development projects with potential for expansion, repurposing, or densification. Alternative uses (e.g. senior care, operator-run models, or student housing) are also considered, provided the overall package is economically attractive.

**Volume:**

Single investments starting from approximately EUR 5 million. In exceptional cases, we will also consider smaller properties with above-average development potential. Portfolios may include smaller components, provided the overall volume is attractive and the structure coherent.

**Locations:**

Nationwide, with a focus on North Rhine-Westphalia and Hesse as well as adjacent federal states. A general rule of thumb: within a 2-hour driving radius from Cologne. In individual cases, we also evaluate properties outside this area if structure, quality, and pricing are aligned.

**Property Condition / Year of Construction:**

Refurbished, partially refurbished, and fully refurbishment-required properties, including land plots; buildings of all ages.

**Deal Type**

Both asset and share deals are possible, including joint ventures and participations.

**Structure:**

Prime Value Invest GmbH acts as a sole investor, in cooperation with partners, or – for larger transactions or developments – as part of a bidding consortium.



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