

INBRIGHT Development Acquisition Profile

INBRIGHT acquires **value-add** real estate with specific potential for increase in value in the sphere of **light industrial, warehouse/logistics and secondary office space**. In addition, INBRIGHT also looks for brownfield sites, i.e. fallow and inefficiently used space of 20,000 m² upwards, with or without building permission, which can potentially be used commercially. Residual pollution and harmful substances do not constitute exclusion criteria.

INBRIGHT seeks projects (real estate and sites) with a total investment volume upon purchase of between **EUR 5.0 and EUR 100.0 million**. The properties can be standing empty, partially let and/or need considerable investment to compensate for neglect. Building law problems likewise do not constitute an obstacle.

INBRIGHT can conduct both **asset deals** and **share deals**, as well as **sale & lease-back** and **portfolio transactions**.

INBRIGHT acquires real estate throughout Germany and focuses here on the top 7 metropolitan areas, economically strong regions, industrial clusters and relevant transportation hubs.

Asset Class	Volume*	Investment Style	Letting	Transaction Type
Light Industrial	€ 5.0 - 100.0 million	Value Add, opportunistic, sale & lease-back	100% vacant, let with upside potential	Asset and share deals, sale & lease-back and portfolio transactions
Warehouse Logistics	€ 5.0 - 100.0 million	Value Add, opportunistic, sale & lease-back	100% vacant, let with upside potential	Asset and share deals, sale & lease-back and portfolio transactions
Secondary Office	€ 5.0 - 100.0 million	Value Add, opportunistic, sale & lease-back	100% vacant, let with upside potential	Asset and share deals, sale & lease-back and portfolio transactions
Brownfield	€ 2.0 - 30.0 million	Opportunistic		Asset and share deals

* Total investment costs at purchase, including maintenance backlog.

Please send offers and property particulars to ankauf@inbright.de.

Visit our website at www.inbright.de.



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INBRIGHT Investment acquires core & core plus properties with secure /stable cash flow in the light industrial and warehouse/logistics segment.

- investment volume of EUR 5 to 100 million
- rental area of at least 5,000 m²
- low vacancy rates (not more than 20%)
- good creditworthiness of anchor tenant
- ideally multi-tenant structure comprising various sectors with differing lease durations
- flexible divisibility of areas in the case of single-tenant properties
- alternative-use functionality of areas
- low need for maintenance or modernisation

INBRIGHT Investment invests throughout Germany.

- Regional focus on the Top-7 conurbations Hamburg, Berlin, Cologne, Düsseldorf, Frankfurt am Main, Stuttgart and Munich
- properties also sought in economically strong regions and growth markets such as Hanover, Kassel, Karlsruhe, Ulm and Nuremberg

INBRIGHT Investment can execute not only asset and share deals but also sale & lease back and portfolio transactions.

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You can also visit us on the internet at www.inbright.de