

## **ACQUISITION PROFILE**

Cornhill AG is a real estate enterprise, clearly focused on office property in secondary German locations.

The company pursues a buy-and-hold strategy in combination with an active real estate management approach.

Focus on investments is on Core+ and Value Add.

### **Territorial focus**

- Germany only
- A and B locations in metropolitan areas / zone of attraction respectively regional metropolis (so-called "Secondary Locations") with excellent economical basic conditions
- Secondary Locations with population of more than 50.000

### **Type of use**

- Office

### **Volume**

- From 5 Mio. to 25 Mio. per single object
- Higher volume on property portfolio
- Portfolio or single objects
- Maximum multiplier of 16

### **Risk Classifications**

#### **Core+**

- Vacancy maximum 10%
- Weighted average residual term of 5 years at least
- Gross return of more than 6%

#### **Value Add**

- Vacancy between 10% to 40%
- Weighted average residual term of 2 years at least
- Gross return of more than 7%

### **Others**

- Tenant Structure: A to A+ credit rating, multi-tenant preferably
- Asset Deals and Share Deals (including company-takeover) and portfolio transactions
- No structural vacancy
- No developments

## **ACQUISITION PROFILE**

Please only send us objects along with detailed synopsis (actual rental income, contract durations, specifications on units and areas, footage) and specific location (City, Street, Number) only to **offers@cornhill.ch**. If you should have inquiries on specific items, please feel free to contact us as follows.

### **Your contact**

**Cornhill AG**

Tel.: +44 7770 45 76 55

E-Mail: [offers@cornhill.ch](mailto:offers@cornhill.ch)