

## INVESTMENTPROFILE VERIANOS SE

As a listed German investment manager, we continuously acquire investment properties for our in-house funds. Due to the very short-term availability of our investors' equity capital contributions and short decision-making processes, we can react quickly to property offers and implement investments to be made in a timely manner.

### We are especially looking for:

- Properties with high value-add potential, such as properties in special situations or with a need for repositioning/revitalization
- Vacant properties or properties with short rental contracts (single and multi-tenant), also with the potential for residential conversion
- Undeveloped land with existing building rights for the implementation of development measures

**Asset class** Office  
Retail (High Street, Shopping Centre and Retail parks)  
Residential  
Operator real estate (hotels and nursing homes)  
Undeveloped land

**Locations** Germany:  
– Nationwide (A-, B- and C-Cities),  
– Focus on the Rhine region, Rhine-Main area, and Ruhr area  
Spain:  
– Focus on Valencia, Metropolitan regions, and tourist destinations  
Italy:  
– Focus on Milan, Metropolitan regions, and tourist destinations

**Risk class** Opportunistic  
Value Add  
Core+

**Investment volume** EUR 2.5m to EUR 30m as single investment

**Structure** Asset - and Share deal, Portfolios

For a first check, we require proof of legitimation by the owner, the address, information on construction year, an overview of the area, views/photos, a rental overview, location and property description, as well as an initial idea of the purchase price. In the case of pure property offers, we need the legal planning conditions in addition to address and plot size.

Please also use our purchase interface for your object offers: [acquisition@verianos.com](mailto:acquisition@verianos.com).

If you have any questions regarding our investment profile or current investment projects, please do not hesitate to contact the following persons personally:

Claudia Hickmann  
Director

[claudia.hickmann@verianos.com](mailto:claudia.hickmann@verianos.com)

T +49 (0)151 28 930 934

Marc Haupt  
Associate

[marc.haupt@verianos.com](mailto:marc.haupt@verianos.com)

T +49 (0)160 90 557 149

Tobias Bongartz  
Associate

[tobias.bongartz@verianos.com](mailto:tobias.bongartz@verianos.com)

T +49 (0)160 95 633 672