

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.

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

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