

# Investment Profil

PUREALIS is an owner-managed, independent investment platform with in-house asset management and loan servicing capabilities. We specialise in mid-term investments in German commercial real estate assets and loans with value-add potential. Our target markets are metropolitan areas and expanding mid-sized cities in Germany. We primarily focus on single asset investments with a transaction volume of between 5 and 25 million euros.

Risk category	Manage-to-Core	Value-Add	Opportunistic
Investment type	Real estate	Real estate	Loan
Asset class	Office Retail Mixed-use Logistics	Office Retail Mixed-use Light Industrial	Non-performing loans secured by commercial real estate
Investment volume	EUR 5m to 25m	EUR 5m to 25m	EUR 3m to 15m
Markets	Metropolitan areas Mid-sized cities	Metropolitan areas Mid-sized cities	Metropolitan areas Mid-sized cities
Locations	A and B locations	A, B and peripheral locations	A, B and peripheral locations
Vacancy rate	10 % to 30 %	20 % to 60 %	n/a
WALT	< 3 years	< 3 years	n/a
Deal typ	Asset and share deal	Asset and share deal	Asset deal

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