

CRITERIA	DEVELOPMENTS		RESIDENTIAL STANDING ASSETS		COMMERCIAL PROPERTIES
	Land plots for residential developments	Land Banking (new development plans)	Residential schemes/ portfolios	Single properties (residential/ mixed use)	Opportunistic, Value-add
MARKETS	Germany <ul style="list-style-type: none"> A-Cities (incl. metropolitan areas) B-Cities Austria <ul style="list-style-type: none"> Vienna, Graz, Linz, Salzburg 	D-A-CH Region <ul style="list-style-type: none"> A-Cities (incl. metropolitan area) State Capitals Strong university towns Cities with more than 150k inhab. in economically strong regions 	D-A-CH Region <ul style="list-style-type: none"> A-Cities (incl. metropolitan area) B-Cities State Capitals Strong university towns Cities with more than 100k inhab. in economically strong regions 	D-A-CH Region <ul style="list-style-type: none"> A-Cities (incl. metropolitan area) B-Cities State Capitals Strong university towns Cities with more than 100k inhab. in economically strong regions 	D-A-CH Region <ul style="list-style-type: none"> A-Cities (incl. metropolitan area) B-Cities State Capitals Strong university towns Cities with more than 200k inhab. in economically strong regions
MICRO-LOCATION	<ul style="list-style-type: none"> good infrastructure good and attractive locations in emerging/ developing areas 	<ul style="list-style-type: none"> areas with development potential good and attractive locations in emerging/ developing areas 	<ul style="list-style-type: none"> good infrastructure established districts/areas Newly developed areas 	<ul style="list-style-type: none"> positive population growth established districts/ areas emerging/ developing areas central location 	<ul style="list-style-type: none"> central/ prime locations CBD good infrastructure and public transport
PROPERTY TYPE	<ul style="list-style-type: none"> Land plots with residential zoning Land plots with building permissions for residential use Redevelopment areas/ properties 	<ul style="list-style-type: none"> Developments plan with upside potential and potential for new zoning Redevelopments No developments plan/zoning in place 	<ul style="list-style-type: none"> Low vacancy rates Good quality properties with limited Capex needed Easy to manage properties within reasonable close proximity to one another/ not too dispersed 	<ul style="list-style-type: none"> Properties in good conditions Properties with active asset management/ value-add opportunity 	<ul style="list-style-type: none"> Value add/ opportunistic commercial properties Upside potential through active asset management Higher vacancy rates Redevelopment or refurbishment potential
ASSET TYPE	<ul style="list-style-type: none"> Residential Regeneration developments Multi-family developments Micro-apartments Zoning WA, MK, MU § 34 BauGB 	<ul style="list-style-type: none"> Sites with expected new zoning/ change of use Brownfield developments Former industrial sites Redevelopments areas 	<ul style="list-style-type: none"> Residential portfolios Residential single assets Mixed-use properties 	<ul style="list-style-type: none"> Mixed-use residential/commercial buildings Aged buildings with capex requirement 	<ul style="list-style-type: none"> Office Retail Retail parks Light industrial Commercial land / production facilities/ land
SIZE	<ul style="list-style-type: none"> > 10.000 sqm gross floor area land plot min. 5.000 sqm 	<ul style="list-style-type: none"> > 15.000 sqm gross floor area land plot min. 15.000 sqm 	<ul style="list-style-type: none"> min. 100 units 	<ul style="list-style-type: none"> min. 700 sqm lettable area per property 	<ul style="list-style-type: none"> min. 5.000 sqm lettable area
OTHERS	<ul style="list-style-type: none"> "Develop and Hold" strategy Brownfield developments possible 	<ul style="list-style-type: none"> Possibility for new development plan/ increase massing/ zoning 	<ul style="list-style-type: none"> Freehold properties preferred Leasehold properties possible Asset or Share Deal Possibility to take-on financing structure open-market rental units preferred subsidized/ rental discounted units also possible 	<ul style="list-style-type: none"> Freehold properties preferred Leasehold properties possible Asset or Share Deal Possibility to take-on financing structure Open-market rental units preferred Subsidized/ rental discounted units also possible 	<ul style="list-style-type: none"> Freehold properties preferred Leasehold properties possible Asset or Share Deal Possibility to take-on financing structure

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The offers should contain sufficient information for an initial investment appraisal. This includes for example: address, location, year of construction, number of units, lettable area, type of use, photos and a tenancy schedule. In the case of developments please provide details of the status and timeline while for land acquisitions please also send details on the planning situation. All offers are reviewed promptly and initial feedback provided within a short period of time. In the case that the subject asset is of interest, Empira AG will aim to undertake due diligence and purchase negotiations swiftly.

Please note that this document does not constitute an offer to conclude a brokerage contract. Brokerage commissions are only paid on the basis of executed and written brokerage contracts or commission agreements.