

## ACQUISITION PROFILE

### VIENNA & ENVIRONS

To expand both our portfolio of projects for development and our own holdings, we are constantly on the lookout for properties with potential for development in good and excellent residential areas of Vienna and the commuter belt.

#### Location

Our preferred locations now include all districts of Vienna. To an increasing extent, we are also seeking properties outside Vienna in popular areas such as Mödling, Perchtoldsdorf, Baden, Klosterneuburg and Purkersdorf. We pay particular heed to attractive micro-locations and a good infrastructure.

#### Type

Our focus is upon sites where it is possible to construct new residential properties (where we can obtain upwards of 1,500 m<sup>2</sup> floor space, possibly less in very good locations), classic apartment blocks (in this case either properties with higher than average potential returns or where up to 50% of units, including fixed term tenancies, are vacant) – we are also happy to consider property portfolios or apartment packages. In addition, we acquire investment properties (including commercial) in good locations that offer sustainable returns.

#### Condition

We buy properties in all conditions provided that this is reflected in the purchasing price.

#### Investment Volume

The transaction volume per property generally lies between EUR 1,000,000 and EUR 20,000,000; in individual cases, we are also willing to consider properties with differing volumes.

#### Handling

We guarantee you the utmost discretion and integrity - we would be happy to send you a confidentiality agreement. Our flexible structures enable us to analyse your properties quickly; depending on the property and the volume, acquisitions can also be financed from equity. We buy properties both directly (as asset deals) and also as share deals.

We look forward to receiving details of your offer at [pf@fourreal.eu](mailto:pf@fourreal.eu) addressed to Mr. Paul Fiala!