

Investment Profile 2023

Strategies	Silver Living	New Work Life	Special Situations
Asset Types	<ul style="list-style-type: none"> Land plots Existing properties esp. residential or lodging facilities (nursing home, hotel, boarding house etc.) for conversion 	<ul style="list-style-type: none"> Existing buildings of any type with significant value-add potential. Asset management potential for at least 50% of leasable space within 3 years, due to: vacancy, lease expiration and/or expansion potential. 	<ul style="list-style-type: none"> Distressed assets (incl. loans) Sale & leaseback transactions Placemaking / quarter developments / mixed-use-schemes (existing, brownfield, greenfield) Heterogeneous portfolios or tail/niche properties in large portfolios
Use after S7 transformation	<ul style="list-style-type: none"> Age-appropriate living (barrier-free apartments, assisted living or service living) Mixed housing concepts (e.g. multi-generational) 	<p>Flexible, depending on local user needs. Focal points, among others:</p> <ul style="list-style-type: none"> ➤ Modern office use and complementary offers ➤ (Life) Science (mix of office, laboratory and production) <p>We also develop conversion concepts for all asset classes, e.g.</p> <ul style="list-style-type: none"> ➤ Office (e.g. in B & C locations) > Residential ➤ Retail (shopping center, department store, etc.) > mixed use commercial/residential ➤ Industry/warehouse > Higher-value commercial use 	<ul style="list-style-type: none"> All asset classes
Minimum Size	<ul style="list-style-type: none"> Standing buildings: min. 7,000 m² space in-place / 70 residential units / 120 hotel rooms Plots with min. 8,000 m² constructable GFA 	<ul style="list-style-type: none"> Min. 8,000 m² of existing space Investment volume starting at € 10 million (incl. development costs) 	<ul style="list-style-type: none"> Min. € 10 million investment volume
Existing planning law	<ul style="list-style-type: none"> Existing planning permission (B-Plan) allowing (assisted) living or planning permission within reach 	<ul style="list-style-type: none"> Existing planning permission (B-plan) for sustainable long-term use or planning permission within reach 	<ul style="list-style-type: none"> Flexible
Location (in Germany)	<ul style="list-style-type: none"> Cities with a population of more than 100,000, or within proximity of a metropolitan area Good accessibility by public transport Inner city locations or proximity to key local centers, supply infrastructure within walking distance 	<ul style="list-style-type: none"> Key strategic locations Very good public transport connections (exceptions for industrial/logistics locations) Top7: Berlin, Munich, Hamburg, Frankfurt, Cologne, Düsseldorf, Stuttgart B- & C-cities: Rhine-Ruhr metropolitan region, Leipzig, Dresden, Hanover, Bremen, Nuremberg, Magdeburg, Erfurt, Potsdam, Augsburg, Ingolstadt, Regensburg, Freiburg, Darmstadt, Wiesbaden, Mainz, Kassel 	<ul style="list-style-type: none"> Flexible
Why Sell to Sector7?	<ul style="list-style-type: none"> ✓ Speed: Fast decision-making processes in an owner-operated company, lean internal processes and regularly no external financing for acquisitions needed. ✓ Capital strength: We work with immediately available capital from our shareholders/decision-makers. ✓ Integrity & holistic approach: Trusting cooperation between all involved parties is of importance to us. We see sellers and local stakeholders as partners, find individual solutions for complex situations and prefer bilateral transactions. ✓ Track Record: Existing portfolio with over €1 billion of project volume, acquired in over 20 transactions. We build on a well-coordinated team, supplemented by an extended partner network. Our management has experience in hundreds of successfully executed transactions and cumulative transaction volumes of > €20 bn. 		



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