

Investment Profile 2024

Strategies	Silver Living	New Work Life
Asset Types	<p>a) Land or Conversion Asset without Cash Flow</p> <ul style="list-style-type: none"> • Properties or Projects for demolition or new construction • Conversion projects (office, hotel, boarding house etc.) for conversion to Senior Living <p>b) Standing Asset with Cash Flow</p> <ul style="list-style-type: none"> • Existing building with ongoing cash flow through individual leases or operator contracts that are already being used as assisted living or service departments • Existing buildings with an expiring operating agreement (student accommodation, serviced apartments or hotel) that are suitable for senior living and can be converted in the future 	<ul style="list-style-type: none"> • Existing buildings of any kind with significant value-add potential • Asset management potential for at least 50% of the rental space within 3 years, due to: Vacancy or expiring leases
Use after S7 transformation	<ul style="list-style-type: none"> • Age-appropriate living • Barrier-free apartments • Assisted living or serviced living • Mixed living concepts (e.g. multi-generational) 	<p>Flexible, depending on local user requirements. Focal points include</p> <ul style="list-style-type: none"> ➢ Modern office use and complementary offer ➢ (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
Minimum Size	<ul style="list-style-type: none"> • Standing Asset: from 5,000 m² existing area • Corresponds to approx. 50 residential units / 100 hotel rooms 	<ul style="list-style-type: none"> • Min. 8,000 m² of existing space • Investment volume starting at € 10 million
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
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 city district locations with high purchasing power • Locations offer a high quality of stay due to their direct connection to local infrastructure and/or attractive scenic surroundings • Good accessibility by public transport 	<ul style="list-style-type: none"> • Good transport/strategic locations • Very good public transport connections (exceptions for industrial/logistics locations) • Top7: Berlin, Munich, Hamburg, Frankfurt, Cologne, Düsseldorf, Stuttgart • B-Cities: Rhine-Ruhr metropolitan region, Leipzig, Dresden, Hanover, Bremen, Nuremberg • C-Cities: Magdeburg, Erfurt, Potsdam, Augsburg, Ingolstadt, Regensburg, Freiburg, Darmstadt, Wiesbaden, Mainz, Kassel
Why Sell to Sector7?	<ul style="list-style-type: none"> ✓ Speed: Fast decision-making processes in an owner-managed company, lean internal processes and often no external financing for acquisitions. ✓ Capital strength: We use immediately available capital from our shareholders/decision-makers. ✓ Integrity & holistic approach: Trusting cooperation between all parties is important to us. We always see sellers and local stakeholders as partners. We find individual solutions even for complex situations and prefer bilateral transactions on an equal footing. ✓ Track record: Existing portfolio with a project volume of over €1 billion, acquired in over 20 transactions. Together with our partner network, we are a very well-rehearsed team. Our management has experience of hundreds of successfully completed transactions and a cumulative transaction volume of > €20 billion. 	

Note: This purchase profile does not constitute an offer for a brokerage contract. We will consider your written and qualified offers as an opportunity to agree a brokerage contract, which is only agreed and final if acceptance bi-laterally.

sector
7even

E-Mail: acquisition@sectorseven.de

Sector Seven Investors GmbH
Kurfürstendamm 190 – 192
10707 Berlin

www.sectorseven.de



<https://de.linkedin.com/company/sector7investors>
