



Requirement Profile

d.i.i. Deutsche Invest Immobilien AG
2024

Search criteria

Requirement profile for real estate purchases in Germany

d.i.i. Deutsche Invest Immobilien AG is a leading investor for residential properties in Germany. Our core competencies are the refurbishment, modernisation and further development of housing stock and project planning of residential developments in Germany.

Our emphases are on the continuous expansion of the housing stocks for the fund managed by our Group, as well as on the privatisation of residential developments. The **improvement of living quality**, the **upgrading of the properties** with respect to **ESG criteria** and compliance with our **Social Charter** are of key importance for us.

An overview of our investment criteria

EXISTING PROPERTIES

- Residential existing properties and portfolios with potential for modernisation, upgrading and privatisation, where necessary
- Pure residential use preferred – commercial share of up to 20% possible
- Nationwide, preferably cities with at least 50,000 inhabitants with positive, socio-demographic development and solid economic data
- Investment volume from € 7 million per object, preferred object size between € 15 million and € 40 million, no volume limitation

PLOTS OF LAND FOR NEW BUILDINGS

- Plots of land ready for residential development with a development plan, preliminary building application or planning permission
- Building volume between 4,000 sqm and 20,000 sqm GFA-R (above-ground)
- Pure residential use preferred – commercial share of up to 20% possible – share of social housing up to 30% possible
- Metropolitan regions, preferably cities with at least 500,000 inhabitants with positive, socio-demographic development and solid economic data

Locations

As locations, we prefer the following regions for our investments in residential properties:

- Cities with at least 50,000 inhabitants with positive socio-demographic and economic key performance indicators

REGION NORTH

- Metropolitan regions of Hamburg and Hanover, as well as
- Lower Saxony: Osnabrück, Braunschweig, Lueneburg, Göttingen
- Bremen, Kiel, Luebeck, Oldenburg

REGION CENTRE

- Rhineland: Metropolitan region of Dusseldorf/Cologne/Bonn, as well as Neuss, Aachen, Koblenz
- Rhine-Ruhr: Essen, Dortmund
- Rhine-Main: Frankfurt, Wiesbaden, Mainz, Rüsselsheim, Darmstadt
- Westphalia: Minster, Bielefeld, Gütersloh, Paderborn
- Giessen, Kassel, Marburg

REGION EAST

- Metropolitan region of Berlin/Potsdam
- Leipzig, Dresden, Erfurt

REGION SOUTH

- Metropolitan regions of Stuttgart, Munich and Nuremberg
- Southwest: Mannheim, Ludwigshafen, Heidelberg, Heilbronn, Karlsruhe, Offenburg
- Southeast: Wuerzburg, Ingolstadt, Augsburg, Regensburg

Contact Person

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