TERRANIA

Acquisition Criteria 2025/26: Office Investments

We are constantly looking to purchase high-yielding commercial real estate properties, portfolios and properties capable of redevelopment for alternative use, subject to the following criteria:

Geographical location	Berlin, Hamburg, Munich, Cologne, Frankfurt am Main, Stuttgart, Duesseldorf, Leipzig
Sectors	Office buildings, office parks, office and service buildings and mixed use properties
Investment volume	€ 10 m. - € 150 m. per individual property; for portfolios up to € 500 m.
State/condition	Refurbished/renovated, partly refurbished/renovated, completely unrefurbished structures of all types and years
Yield	Min. 4.0 %
Occupancy rate	Fully let, partly vacant and completely vacant
Additional information	All micro-locations will be considered, we do not purchase outlet-centers, no development opportunities, leasehold/partownership, properties in construction and standalone/decentralized office locations

We would be grateful if submissions for purchase are made only with detailed property presentations and a precise description of the location (city, street and house number).

Please send your offers to the following address:
Terrania AG
Acquisition & Investment
Sendlinger Strasse 47, D-80331 Munich
investment@terrania.com, www.terrania.com

Office