TERRANIA

Acquisition Criteria 2025/26: Retail 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	Major cities and regions across Germany, medium-sized cities with at least 300,000 inhabitants, primarily in former West-Germany with the exceptions of Berlin, Leipzig and Dresden
Sectors	High-Street properties, inner-city shopping-malls, specialist retail centers and strip malls
Investment volume	€ 5 m. - € 150 m. per individual property; for portfolios up to € 400 m.
State/condition	Refurbished/renovated, partly refurbished/ renovated, structures of all types and years
Yield	Min. 5.0% and a min. of 3.0% for high-street investments
Occupancy rate	Fully let, partly vacant and completely vacant
Additional information	All micro-locations will be considered, we do not purchase outlet-centers, development opportunities, leasehold/ partownership and properties in construction

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:
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Retail