UPEC REAL ESTATE

# Investment *Profile*

## 01 Nationwide · *Top 50 Cities*

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|---|---|
| STRATEGY | Investment and structured value creation in high-growth markets (Core+ & Value-Add) |
| ROLE | Co-investor, joint venture partner or active operating partner (including provision of capital) |
| ASSET CLASSES | **Residential:** residential complexes, portfolios, modern living concepts<br>**Commercial:** properties with repositioning, redensification or conversion potential |
| RISK CATEGORIES | Core+, Value-Add |
| TICKET SIZE | **Core+** from € 10M – € 100M<br>**Value-Add** from € 8M – € 50M |
| CAPITAL STRUCTURES | Equity, Preferred Equity, Mezzanine, Whole Loan, Senior |

## 02 Northern Germany · *Greater Bremen Hamburg Region*

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| STRATEGY | Direct portfolio development with active in-house asset management |
| ROLE | Sole direct investor / owner |
| REGION | **Residential:** preferred cities Osterholz-Scharmbeck, Bremen, Oldenburg, Bremerhaven, Hamburg<br>**Commercial:** nationwide |
| ASSET CLASSES | Residential (multi-family houses, mixed-use residential and commercial buildings), commercial properties with repositioning potential |
| RISK CATEGORIES | Core+, Value-Add |
| TICKET SIZE | € 500,000 – € 5M |

REDENSIFICATION · ESG MODERNIZATION · REPOSITIONING · ACTIVE ASSET MANAGEMENT · RE-LETTING

## 03 Background *& Reliability*

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|---|---|
| BACKGROUND | Strategic investment arm backed by the capital base of the Miss Pepper Group (14 locations across Germany). |
| FINANCING | Secured equity base and long-standing cooperation with strong regional partners. |
| EXECUTION | Lean management structures for acquisition due diligence and maximum transaction certainty. |

CONTACT

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