

# Our acquisition profile

HT Group has been successfully operating in the real estate market since 2007 and manages approx. 2.5 billion euros in a mixed-use portfolio. As a medium-sized real estate investment manager, we seek attractive purchase offers for our institutional investors, focusing on the German and Austrian market. We invest in new construction, existing properties and project developments (including joint ventures).

As of January 2026

## INVESTMENT CRITERIA

- Existing properties (construction year > 2000) and project developments (forward deals)
- Transaction structure: share and asset deals
- At least 20 million euros per transaction
- Existing portfolios with an individual project size of 10 million euros or more.

## RESIDENTIAL PROPERTY

Compact apartments to suit every budget

### CITIES AND LOCATIONS

- Top-7 German cities
- Austria (Vienna, Graz, Linz)
- Prospering medium-sized cities and university towns with positive demographic development
- Good public transport connections

### PROPERTY TYPES

- Typical multi-storey housing, micro-apartments, senior housing
- Commercial shares of up to 30 % possible

## OFFICE PROPERTIES

High-quality properties in established locations

### CITIES AND LOCATIONS

- German and Austrian metropolitan regions
- Prospering medium-sized cities
- Focus on established office locations, CBD locations

### PROPERTY TYPES

- Single-tenant or multi-tenant properties with reputable and financially sound tenants
- Properties with optimal potential for alternative uses
- Core properties from 5 years WALT
- Occupancy rate > 90%
- Value-add: Occupancy rate > 50%; significant potential for rent increases; CoC > 7% / IRR > 12%.

## PROJECT DEVELOPMENT AND JOINT VENTURES

Sustainable developments in aspiring locations

### LOCATIONS

- Top-7 German cities + Vienna
- B-cities in Germany > 500,000 inhabitants and sustainable economic and demographic development

### TYPE OF USE

- Residential, office, commercial, mixed-use
- Total investment costs min. 50 million
- Apart from residential use, occupancy rate > 50%.

### KPI's

- Equity per investment > € 10 million
- Leverage ace level up to 85 %
- IRR > 15 %
- Preferred equity, mezzanine

## CONTACT PERSON

### Germany

#### Udo Stöckl

Head of Investment Management  
Executive Director  
+49 40 280952-155

#### Daniel Haase

Investment Management  
Director  
+49 40 280952-311

#### Benjamin Linder

Investment Management  
Senior Manager  
+49 40 280952-159

### Austria

#### Udo Stöckl

Head of Investment Management  
Executive Director  
+49 40 280952-155

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#### E-Mail:

akquise@htg-realestate.de