

Our acquisition profile

HT Group has been successfully operating in the real estate market since 2007 and manages approx. 2 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 September 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 15 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 > € 20 million
- Leverage ace level up to 85 %
- IRR > 15 %
- Preferred equity, mezzanine

CONTACT PERSON

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