

Purchasing Profile

BRIGHT acquires **value-add** real estate with specific potential for increase in value in the sphere of **light industrial, warehouse/logistics and secondary office space**. In addition, BRIGHT also looks for brownfield sites, i.e. fallow and inefficiently used space of 20,000 m² upwards, with or without building permission, which can potentially be used commercially. Residual pollution and harmful substances do not constitute exclusion criteria.

BRIGHT seeks projects (real estate and sites) with a total investment volume upon purchase of between **EUR 5.0 and EUR 100.0 million**. The properties can be standing empty, partially let and/or need considerable investment to compensate for neglect. Building law problems likewise do not constitute an obstacle.

BRIGHT can conduct both **asset deals** and **share deals**, as well as **sale & lease-back** and **portfolio transactions**.

BRIGHT acquires real estate throughout Germany and focuses here on the top 7 metropolitan areas, economically strong regions, industrial clusters and relevant transportation hubs.

Asset Class	Volume*	Investment Style	Letting	Transaction Type
Light Industrial	€ 5.0 - 100.0 million	Value Add, opportunistic, sale & lease-back	100% vacant, let with upside potential	Asset and share deals, sale & lease-back and portfolio transactions
Warehouse Logistics	€ 5.0 - 100.0 million	Value Add, opportunistic, sale & lease-back	100% vacant, let with upside potential	Asset and share deals, sale & lease-back and portfolio transactions
Secondary Office	€ 5.0 - 100.0 million	Value Add, opportunistic, sale & lease-back	100% vacant, let with upside potential	Asset and share deals, sale & lease-back and portfolio transactions
Brownfield	€ 2.0 - 30.0 million	Opportunistic		Asset and share deals

* Total investment costs at purchase, including maintenance backlog.

Please send offers and property particulars to ankauf@bright-industrial.de.

Visit our website at www.bright-industrial.de.