Periskop Development-Acquisition Profile I.

/ FUND IV

Fund IV.

FUNDS	LAND DEVELOPMENT FUND IV (GERMANY)
LOCATIONS	– **Top-7 metropolitan regions** (Berlin, Duesseldorf, Frankfurt, Hamburg, Cologne, Munich, Stuttgart) + 30 minutes travel time – **University towns with 120,000 inhabitants or more** in strong economic regions (Augsburg, Bremen, Dresden, Hannover, Karlsruhe, Leipzig, Mannheim, Nuremberg, Heidelberg, Ingolstadt, Regensburg)
ATTRIBUTES	– Plot size 10,000 - 250,000 sqm (larger in individual cases) – No type of use restriction – Reutilization of commercial or industrial areas – Former barracks areas – Existing buildings with expiring leases (WALT less than 5 years)
INVESTMENT VOLUME	€ 5 m - € 100 m (larger in individual cases)
TIMELINE	Building permit within 5 years
INVESTMENT STRUCTURE	– Asset Deal – Share Deal (subject to legal transition from GmbH to LUX S.à r.l) – 100% equity financed

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Periskop Development-Acquisition Profile II.

/ STRATEGIC PARTNERSHIP IN EARLY STAGES

Strategic partnership in early stages.

FUND	Land Development Fund IV (Germany)
LOCATIONS	– Capital region **Berlin-Brandenburg** – **Top-7 metropolitan regions** (Berlin, Duesseldorf, Frankfurt, Hamburg, Cologne, Munich, Stuttgart) – **University towns with 120,000 inhabitants** or more in strong economic regions (z. B. Leipzig, Nuremberg, Karlsruhe, Hannover etc.)
INVESTMENT APPROACH	We participate as a co-investor, together with project developers and implementation partners, in plots of land or redevelopment sites at early stages – particularly before or at the outset of planning and concept development.
OBJECTIVE	– Joint execution of the initial value creation phase up to the achievement of planning certainty (e.g., feasibility and usage studies, preliminary approvals, zoning procedures) – We then exit – ideally with a project status ready for sale or financing (e.g., building rights granted or secured planning maturity)
STRUCTURE	– Flexible participation models – Equity financing provided by us – Project sizes starting from €3 million total volume – Focus on land or properties with development potential, primarily in residential, mixed-use neighborhood, or urban redevelopment projects
ADVANTAGES FOR THE FUND & IMPLEMENTATION PARTNERS:	– The fund can close a significant capital gap that many project developers face in early project stages – Thanks to the fund's all-equity structures and our expertise in assessing early project phases, we can offer implementation partners attractive time-efficient solutions – An exit at a project status ready for sale or financing enables the developer to continue with further development or implementation using new capital and optimized conditions – A greater number of attractive projects can thus be brought to us, leading to improved deal sourcing of appealing acquisition opportunities – The pooled expertise of the fund and the implementation partners contributes to optimized early value creation phases

CONTACT

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