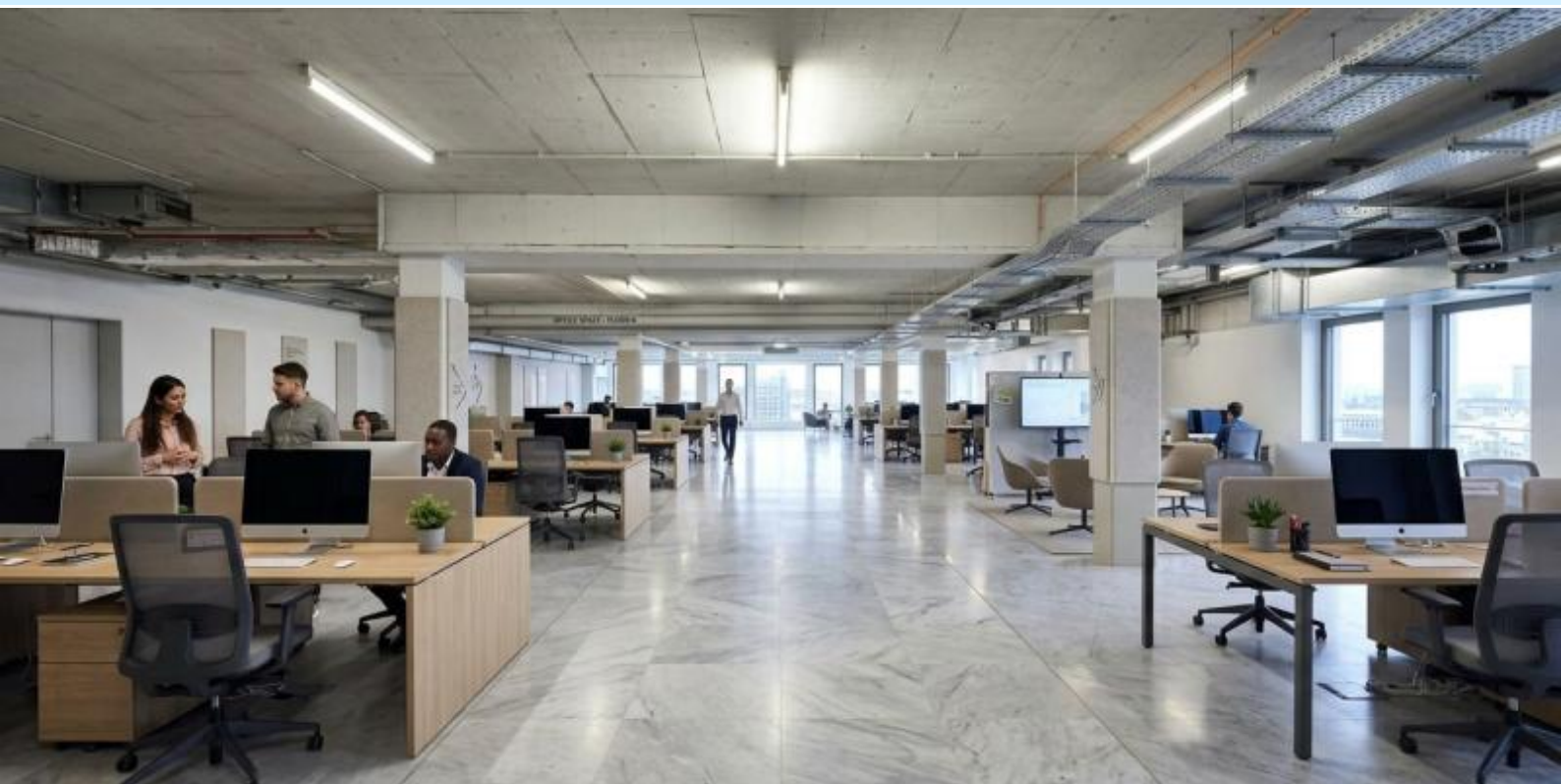




### Large Office Facility With Almost 7% Return, Munchen

|                               |              |
|-------------------------------|--------------|
| Price                         | € 27'000'000 |
| Country                       | Germany      |
| City                          | Munchen      |
| Category                      | Office       |
| Property ID                   | B-27         |
| Building area, m <sup>2</sup> | 12600        |
| Land area, m <sup>2</sup>     | 5000         |
| Yield                         | 7.0 %        |

### Property Info

- Property in operation
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

The project is centrally located with fast and direct access to the city centre via the nearby highway. The property is a solid, sustainably designed office building featuring high construction quality and a functional floor plan layout. Constructed in the late 1990s, the property encompasses a total lettable area of approximately 12,200 m<sup>2</sup> distributed across multiple usable units. The floor plans are efficiently structured, accommodating both single-tenant and multi-tenant configurations, which ensures high multi-usability and re-letting flexibility. The tenant structure is highly diversified, consisting of multiple occupiers across various industries. This significantly mitigates default risk and secures a stable income stream. Through active asset management—specifically lease extensions, space optimization, and targeted modernization investments—the property's earnings power can be sustainably enhanced, elevating the asset to

a higher long-term valuation level.

The property is situated in a well-developed, quiet commercial district, presenting an attractive business address for both companies and employees. The surrounding area is characterized by modern office buildings, innovative companies, and daily amenities, offering an ideal infrastructure for commercial operations.

Public transit connectivity is excellent, with multiple bus routes offering rapid connections to neighbouring districts and the central hub. The central railway station and the airport are both easily accessible, providing significant advantages for business travel.

Due to its proximity to major highways, the location delivers outstanding transport logistics, ensuring quick accessibility to surrounding cities and regional economic hubs.

This location combines high operational quality with ideal access to key economic sectors, making it an exceptionally attractive site for corporate occupiers and skilled professionals.

