REAL ESTATE AV-2026-001 CONFIDENTIAL

Business Park, Technology Hub, Bavaria

Off-market opportunity · Nuremberg metropolitan region, Bavaria

A fully let business park at an established technology location in the Nuremberg metropolitan region, Bavaria. The property comprises two office buildings and two multi-storey car parks, let in full to an international energy technology group with an investment-grade rating. Long-term leases, additional building rights and an assumable mortgage at 3 % define the profile of this off-market opportunity.

INVESTMENT HIGHLIGHTS

— Fully let core investment; principal tenant is an international energy technology group with an investment-grade rating.

— Long-term leases providing stable and predictable cash flows.

— Gross yield above 7.5 % at a price factor of approx. 13.3x.

— Additional building rights and densification potential across the site.

— Two multi-storey car parks, fully let and included in the transaction.

— Existing mortgage of EUR 70,000,000 at 3 % interest, assumable by the buyer.

— Two separate office buildings and self-contained car parks suit a club-deal or joint-venture structure.

FINANCIAL KEY DATA

Asset Type	Business park, two office buildings
Region	Nuremberg metropolitan region, Bavaria
Plot	35,948 sqm
Lettable Area	46,447 sqm
Asking Price	EUR 94,500,000
Occupancy	100 %
Net Rent p.a.	above EUR 7,087,000
Gross Yield	above 7.5 %
Price Factor	approx. 13.3x
Parking	497 spaces, incl. two multi-storey car parks
Financing	Mortgage of EUR 70,000,000 at 3 %, assumable

WALT	Long-term leases

TENANTS & LEASES

Both office buildings and both car parks are let in full. The principal tenant is an international energy technology group with an investment-grade rating. The leases are long-term and provide stable, predictable rental income of more than EUR 7,087,000 net per annum.

MARKET & OUTLOOK

The property is located at an established technology location in the Nuremberg metropolitan region, within a recognised corporate cluster. The site carries additional building rights and offers considerable densification potential, which allows for long-term ESG optimisation of the location.

Given the investment volume and the clear division into two separate office buildings and self-contained car parks, the structure of the property lends itself to a club-deal or joint-venture scenario.

Detailed documentation is available to qualified parties upon execution of a non-disclosure agreement.

CONTACT

Adivera Ventures c/o Adivera AG. Enquiries via adivera.ventures. There is no application. A conversation begins with an introduction.

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