NEXUM GROUP AG · REAL ESTATE DEVELOPMENT

# Acquisition Profile 2026

Nexum Group AG is an equity-strong real estate developer based in Munich, focused on the German residential property market. We develop rental and condominium apartments in high-growth locations — from land acquisition through planning and construction to marketing. Our focus is on projects with a robust planning-law foundation and sustainable value appreciation.

## TARGET MARKETS / LOCATION

- Top-7 Germany
- Cities ≥ 50,000 inhabitants with very positive population and household forecast
- Excellent infrastructure and established micro-location

## USE TYPES

- Residential
- Studend Accomodation (PBSA)
- Commercial residential
- Office: conversion projects to residential
- Other uses possible (subordinate)

## PROJECT TYPES & DEVELOPMENT STAGES

- Clear planning-law perspective (development plan, preliminary building notice or building permit)
- § 34 BauGB, if complies with planning regulations
- Undeveloped land
- Developed sites: demolition and new-build perspective

## VOLUMEN & PROJECT SIZE

| | |
|---|---|
| Project (TIC) | **EUR 20 – 350 million** |
| GFA | **from approx. 2,000 sqm** |
| Structure | **Asset Deal / Share Deal / Joint Venture** |

## REQUIREMENTS FOR INITAL CONTACT

- Complete property address and cadastral data
- Planning-law status
- Purchase price expectation
- Floor area schedules, floor plans where available

### Financial Strength

Equity-strong acquisition structure

### Execution Capability

Full in-house development capability

### Reliability

Transparent process, reliable offers

### Decisiveness

Clear acquisition criteria, fast feedback

## ACQUISITION TEAM

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