

## Real Estate Investment Criteria

**TAGOR GROUP** is a Pan-European investor, and deals originator of real estate investments valued at more than €30 million across Europe.

Together with our equity partners, institutional investors, or separate accounts investors, we operate specialized investment vehicles focusing on off-market investments in both performing and under-performing real estate assets.

**Countries of interest:** Germany, Netherlands, UK, Spain, Switzerland, Austria, Luxembourg, France, Italy, Poland, Portugal, Sweden, Denmark, Norway.

\*Other countries may be considered as well, depending on transaction's specifics.

### 1 Real estate acquisitions type - individual investments & portfolios

- Income-producing
- Opportunistic & Value added (including distressed /vacancy /repositioning)
- Core & Core plus
- Multi-tenant
- Single tenant, Sale & Leaseback with long leases

#### Asset classes of interest

- Multifamily /PRS /Affordable Housing
- Offices / Life Science
- Logistics, Self-storage & Industrial
- Healthcare, Senior Housing, Assisted Living, Hospitals
- Student Housing, Micro/Serviced Apartments
- Retail (supermarkets, high street, shopping centers)
- Data Centers
- Parking Garages
- Hospitality

### 2 Equity capital & debt solutions (property, development, buyouts, corporate)

- Growth Equity JV, preferred equity, forward funding/purchase
- Debt-Mezzanine /Bridge loans - minimum 30 million Euro
- Distressed loans acquisitions, including secured and unsecured NPLs.

#### Important conditions

- Direct contact with sellers, decision makers and /or mandated brokers.
- Confidential /off market deals
- Direct negotiations, no bidding process

We are always open to collaborate with sellers, third parties & mandated brokers, offering attractive referrals for mutual benefit at deal closing.

# TAGOR GROUP

## Providing Growth Equity Capital



### Our Pan-European Program

In today's financing environment of high interest rate and low LTV, **TAGOR GROUP**, together with its institutional investors have a unique proposal for European real estate companies / developers, and local operating partners, with a clear investment/expansion strategy, a solid track record and in need for equity capital to execute their vision to the fullest.

*\*Our program fits small to large companies, pending their strategy, expertise, and deal pipeline.*

### Proposed Structure

We propose a Joint Venture structure on the asset level with a credible institutional investor to support your expansion / new acquisitions / developments with equity as part of a multiple investment program over 3 year period. Investors will commit a substantial amount of equity to be deployed based on a pre-agreed business plan over the life of the program, in smaller amounts, depending on each individual deal size.

*\*Various JV/deal structures are available subject to transaction's particularities.*

### Company's /Local Partner's Benefits

- Equity or preferred equity investments, not debt.
- One investor to support a 3-year investment program with substantial equity.
- No corporate dilution as the JV is on the asset level (SPV).
- The company retains independence.
- Ongoing management fees (development, acquisition, operational, etc.).
- Additional profit share/promote upon exit.

### Deal Matrix

- Investor's equity commitment from €50 million upwards.
- The equity commitment will be deployed in smaller amounts for various investments/developments over a 3-year investment program.
- Investor's holding period is 4-6 years.
- Investor's participation is 90-95% of the required equity.
- Company's equity share can be as low as 5-10%.
- Based on a pre-agreed hurdle rate (IRR), the company will benefit from a significant additional profit share (promote) at exit.

**Student Housing**  
**Health Care**  
**Logistics**  
**Affordable Housing/PRS**  
**Senior Home**  
**Self Storage**  
**Data Centers**  
**Life Science**  
**Hospitality**  
**Commercial**  
**Developments**

### PAN-EUROPEAN PROGRAM



### SAMPLE KEY JV FIGURES

**€50 - 100 + million**  
Equity commitment

**2-3 years**  
investment program

**4-6 years**  
Investor holding  
period

**90% - 10%**  
Investor / Company  
equity split

**Company's Benefits**  
Management fees &  
additional profit share  
upon exit.