



**Livory** Capital

Acquisition profile  
Hotel fund 2026

# Acquisition profile

## Hotel fund 2026

Livory secured a mandate in 2018 for the BVK hotel fund, enabling us to act not only as a successful hotel project developer but also on behalf of an end investor. The fund is a specialized fund under Luxembourg law that is intended to invest in hotels in the D-A-CH region. Livory has been exclusively appointed to handle the fund and asset management for this hotel fund.

### Hotels, boarding houses, serviced apartments, and accommodation establishments

- Locations: D-A-CH region
- A-cities
- Primarily hotels in the budget to upscale category
- Minimum 120 rooms
- Fixed-lease and rental agreements with franchise structure
- No turnover-based or management contracts
- No conference and convention hotels
- Risk strategy: core

### Existing properties

- CRREM decarbonization pathway [1.5°C pathway] → at least 20 years from acquisition until the asset becomes stranded
- With long-term lease and rental agreements
- With expiring lease and rental agreements
- Refurbishments
- Acquisition of properties with a minor combination of retail, gastronomy, and office possible
- Portfolio acquisitions possible

### Project developments

- CRREM decarbonization pathway [1.5°C pathway] → at least 20 years from acquisition until the asset becomes stranded
- Forward deals
- Maximum lead time to completion: 32 months
- With long-term lease and rental agreements
- Acquisition of properties with a minor combination of retail, gastronomy, and office possible
- Portfolio acquisitions possible

### Contact

We look forward to receiving your properties.

Please send them for an initial assessment to:

[hotelfonds@livory-group.de](mailto:hotelfonds@livory-group.de)