

FUND STRATEGY

E&G Parking Fund Europe invests in car parks situated in attractive metropolitan cities (40.000+ citizens) across Europe (EU-19). With existing equity commitments investments can be realized without debt financing. Transparent and efficient decision-making processes enable a lean transaction process.

FUND MANAGER

AIF Management GmbH is a privately-owned Investment Management Company specialized in the development of real estate investment products, fund, portfolio and asset management. The company was founded in 2006 in Stuttgart, Germany and currently employs more than 35 real estate experts. Having invested more than EUR 225 million since 2011, AIF Management GmbH is considered a pioneer in the management of institutional fund products in the parking sector. Our real estate professionals have long-standing expertise in the planning, construction, financing and operation of car parks.

COOPERATION PARTNERS

Holland Immo Group (HIG) initiates public funds and manages residential, retail and car park investments in the Netherlands and Germany. Since 2012 HIG has launched several multi-storey car park funds with more than EUR 135 million AuM, a total of EUR 650 million AuM is currently managed. Mr Matthieu Dekkers has been Head of Acquisition for HIG since 2011 and was responsible for European Transactions equal to approx. EUR 300 million in the parking sector.

Mr. Thomas Pohle, former Managing Director of Bouwfonds Investment Management B.V., and his team support the acquisitions for the E&G Parking Fund Europe. Thomas Pohle was responsible for the establishment and the management of an international portfolio with a volume of c. EUR 5 billion. Since 2007, he has been responsible for more than EUR 800 million in multi-storey car parking transactions.

REQUIRED DOCUMENTS

PLOT

- Cadastral map, site plans, pictures
- Land Register, information on easements
- Information on contaminated sites, building encumbrances

BUILDING

- Year of construction
- Maintenance measures for the last 3-5 years
- Owner costs from the past 5 years

OPERATION

- Rent roll (contract summary, indexation clauses, etc.)
- Tenant/Operator information, credit rating
- Revenues (entrances, parking rates, share of short-term/long-term parkers)

INVESTMENT CRITERIA



MICRO LOCATION



Inner-city



Transport hub



Airport



Medical center



Leisure



Educational Institution

RENTAL INCOME



> 50 % generated by parking operations

OWNERSHIP STRUCTURE



Freehold, Leasehold, Shared ownership through asset or share deal

INVESTMENT VOLUME



> 5 million EUR



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