

Press Release

AIF Capital Group acquires senior care home in Jena

Further investments and follow-up fund in care property

Stuttgart, 13 October 2020 – AIF Management have acquired a centre for senior care in Jena to complement their Care Fund I (Pflegefonds I). Via this special Alternative Investment Fund (AIF), AIF Capital is now invested in 16 care properties with a total volume of €100 million. Further acquisitions for the fund are planned in the near future.

The newly acquired senior care home and senior living is situated in Jena's historical Lobeda district. The care facility started operations in 2018 and was built by the project developer Schellmann Group from Bechhofen in Bavaria. Now Schellmann sold the property to AIF Capital Group from Stuttgart.

“Thanks to its central location and excellent traffic links to public transport as well as the nearby motorway, the care home is easy to reach,” says Daniel Wolf, Managing Director of AIF Management. „Additionally, the care home and senior living is served by super markets, pharmacies and doctors in the immediate vicinity. These conveniences provide an adequate infrastructure for senior living. Also the high structural quality of the building offers residents real added value.”

The full inpatient care facility on Karl-Marx-Allee 22 comprises eight floors with a total of 166 single rooms and 68 apartments. Residents profit from a café with a sun terrace and common rooms for activities, events, therapies and church service. “We are happy to have found a reliable partner as buyer for our senior care home in Jena,” says Christoph W. Schellmann from Schellmann Group. “This has been the 28th care property we have developed. In the near future, we're planning to implement further projects together with AIF Capital.” RMC Investment, a property consulting company from Potsdam, Germany offered the property to AIF Capital.

Since it opened in 2018, the senior care home has been operated by KORIAN Group with leases currently running until minimum 2038.

„With this investment, we were able to add significant value to our Care Fund I,” assesses Wolf the property acquisition. “The success of Care Fund I has motivated us to launch an additional care fund. For this, we have already secured a start portfolio. We are currently in placement phase and are aiming for a total fund volume of €250 million.”

About AIF Capital Group

AIF Capital Group are experts for regulated alternative investment funds. The group acts as investor, BaFin-licensed trustee and asset manager to facilitate high-yielding property investment opportunities for institutional investors. The company was founded in 2006 as a subsidiary of Bankhaus Ellwanger & Geiger in Stuttgart. Since then it has been striving with to make classical asset management more innovative and dynamic while offering an outstanding quality of service. The group currently employs 35 specialists, has own equity of €2.3 million and manages assets with a total volume of around €1 billion.

www.aif.capital

About Schellmann Group

SHELLMANN Group is a competent partner and project developer of care property. Their range of services comprises the entire property cycle providing customers with the opportunity to receive a complete service package.

A long-term, close cooperation with partners and specialists from the social economy and social science, with experienced planning offices, but also with financial institutions specializing in care property safeguards the group's excellence in service and success as a project developer.

20 years of experience and more than 25 successfully developed senior care homes with satisfied investors and operators make SCHELLMANN Group the right contact partner for private, public and non-profit investors and operators all over Germany.

www.schellmann.de

Press contact

Ruven Börger

Presse- und Medienarbeit

+49 221 800 471- 27

boerger@dieprberater.de