

The AIF Capital Group Children Day-Care Fund, „GO-KITA“, invests in children day-care centres with long-term holding periods, across Germany.

CHILDREN DAY-CARE FUND

THE 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.

THE FUND

The AIF Children Day-Care Fund is welcoming offers for attractive investments in children day-care centres to further diversify and expand its portfolio. With a total investment volume amounting to 100 million euro, we acquire day-care centers with a long-term investment horizon. Transparent and efficient decision-making processes enable a lean transaction process.

INVESTMENT CHARACTERISTICS

PROPERTY

Plots of land, real estate developments (Forward Deal), newly built or existing properties across Germany are accepted.

LEASE AGREEMENT

Double-net Lease Agreement with a minimum lease term of 20 years is encouraged.

OPERATOR

Children day-care centres managed by operators with a high market share and excellent reputation are preferred.

DOCUMENTS REQUIRED FOR OFFER REVIEW

PLOT

- Cadastral map, site plans, pictures
- Land Register, information on easements
- Information on site contamination and building encumbrances

PROPERTY

- Year of construction, latest renovation
- Property condition, maintenance measures for the last 3-5 years
- Owner costs for the last 3-5 years

OPERATOR

- Operator information, credit rating
- Lease Agreement key information
- Demand confirmation, operating license
- Number and size of child day-care groups



INVESTMENT CRITERIA

Location	Germany Long-term demand in the area
Type of use	children day-care centres/ pre-schools
Ownership structure	Freehold, Leasehold, Asset/ Forward Deals
Investment volume	Single-properties and portfolios (> EUR 2 million)



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