

The residential property funds of AIF Capital Group invest in inner-city mixed-use district developments with residential focus.

## AIF PARTNER KVG

### MANAGER

AIF Partner KVG is a regulated Capital Management Company, licensed to launch and manage open-ended and closed Special AIF's, as well as closed mutual AIF in accordance with German investment law (KAGB). The company is part of AIF Capital Group, founded in 2006, and currently employs 35 specialists at its HQ in Stuttgart.

### FUNDS

AIF Partner KVG are continuously searching for attractive inner-city district developments with residential focus to be included in our open-ended Special AIF with an investment volume of EUR 300m.

### INVESTMENT CRITERIA

- A-/B-cities all over Germany as well cities with > 40.000 inhabitants in southern Germany
- > 50% residential use (incl. senior citizen-friendly and assisted living)
- Further types of use such as basic retail, drug stores, pharmacies, medical centers and children daycare preferably complement the mix (gastronomy and office possible on minor scale)
- Market-conform size and sufficient parking
- Project developments, new build or existing property

### DOCUMENTS FOR DUE DILIGENCE

#### PLOT

- Cadastral map/ site map / pictures
- Excerpt from land register, information on easements
- Contamination, encumbrances (esp. for parking spaces)

#### PROPERTY

- Ownership costs in last 3-5 years
- Year of completion / modernizations
- Current condition, maintenance measures in last 3-5 years

#### OPERATOR/OPERATIO

- Lease contracts/ credit reports
- Tenancy schedule (lease benchmarks, indexations)

#### PROJECT DEVELOPMENT

- Building law, construction schedule
- Projected rent revenues

> This acquisition profile does not represent an offer for the conclusion of a brokerage contract



### ACQUISITION PROFILE

Location	A-/B-cities in Germany Primary and secondary cities in Baden-Württemberg, Bavaria, Rhine-Main-Area
Situation	Preferred locations in cities > 40.000 inhabitants (incl. catchment area)
Types of use	Residential, plus complementary commercial usage
Type of acquisition	Free hold, lease hold, partial ownership, asset / share deal, co-investment
Volume	Single property: EUR 10-50m Portfolio: up to EUR 200m



#### CHRISTIAN HOLZ

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We look forward to your offers:  
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## TARGET LOCATIONS

### GERMANY

A-/ B-cities

### SOUTHERN GERMANY

#### PRIMARY

##### BADEN - WÜRTTEMBERG

Böblingen, Bodenseekreis, Esslingen, Freiburg (Breisgau), Göppingen, Heidelberg, Heilbronn, Karlsruhe, Konstanz, Lörrach, Ludwigsburg, Mannheim, Ortenaukreis, Pforzheim, Ravensburg, Rems-Murr-Kreis, Reutlingen, Stuttgart, Tübingen, Ulm

##### BAVARIA

Augsburg, Bamberg, Dachau, Erding, Erlangen Fürstenfeldbruck, Fürth, Ingolstadt, Kempten (Allgäu), Lindau (Lake Constance), Landshut, München, Neu-Ulm, Nürnberg, Regensburg, Rosenheim, Schwabach, Starnberg, Würzburg

##### HESSE

Darmstadt, Darmstadt-Dieburg, Frankfurt (Main), Groß-Gerau, Hochtaunuskreis, Main-Taunus-Kreis, Offenbach, Wiesbaden

##### RHINELAND-PALATINATE

Mainz

#### SECONDARY

##### BADEN - WÜRTTEMBERG

Baden-Baden, Biberach, Heidenheim, Rastatt, Schwäbisch Hall, Schwarzwald-Baar-Kreis

##### BAVARIA

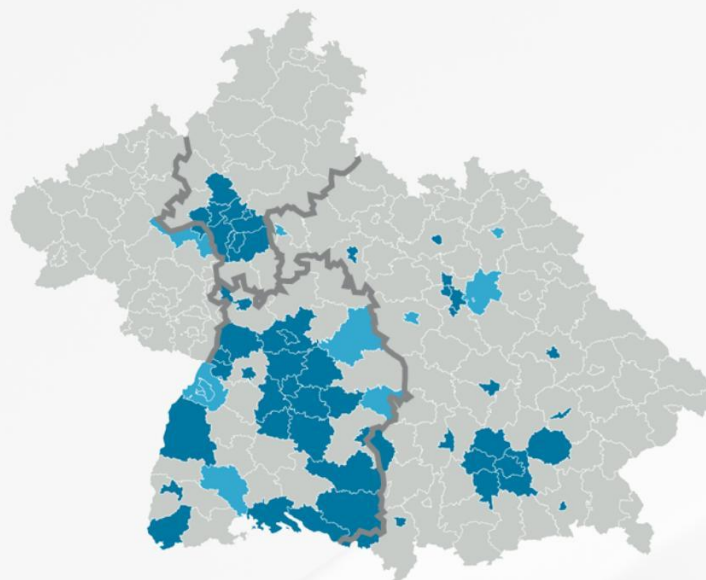
Ansbach, Aschaffenburg, Bayreuth, Nürnberger Land

##### HESSE

-

##### RHINELAND-PALATINATE

Mainz-Bingen



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