

The AIF Capital Group Parking Fund invests in multi-storey car parks, underground garages and parking spaces in Germany.

AIF PARKING 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 Capital Group Parking Fund, is constantly looking to further expand and diversify its portfolio. With existing equity commitments amounting to EUR 50 million, investments can be realized without debt financing.

INVESTMENT CHARACTERISTICS

LEASE AGREEMENT

No minimum term requirements, even properties with expiring leases or management contracts.

PROPERTIES

Property developments (acquisition according to construction progress or completion), new buildings or existing buildings. Property must comply with the respective legal regulations (State Building Regulation or Ordinance Governing Parking Facilities).

OPERATOR

There is the possibility of an operating company to participate in/transfer to an existing one or to establish a joint operating company with the owner.

DOCUMENTS REQUIRED FOR OFFER REVIEW

PLOT

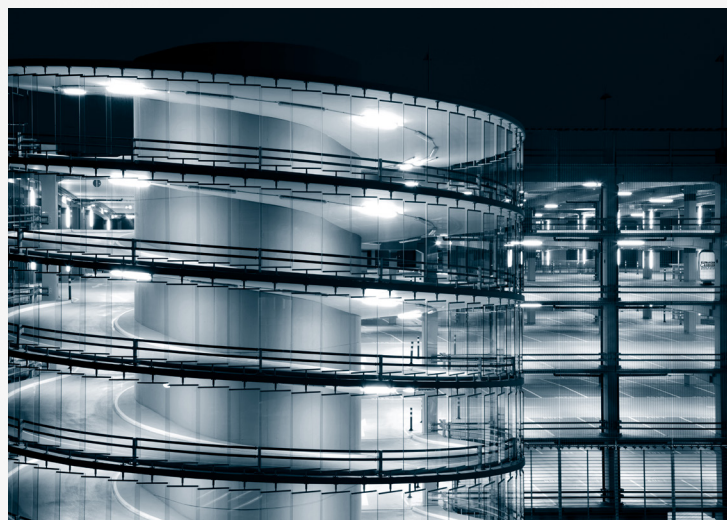
- Cadastral map, site plans, pictures
- Land Register extract, information on easements
- Information on site contamination and building encumbrances (including parking encumbrances)

PROPERTY

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

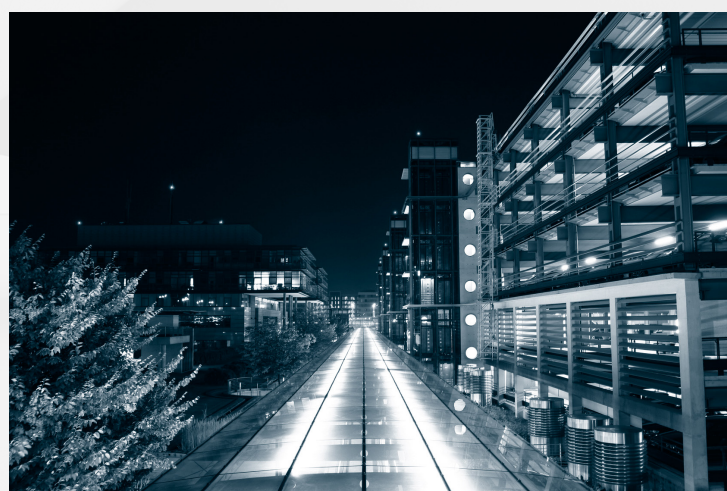
OPERATOR

- Operator information, credit rating
- Tenant list (key contract information, indexation clauses)
- Turnover figures (car entry frequency, fee structure)



INVESTMENT CRITERIA

Location	Germany
Local infrastructure	Highly frequented central city locations, railroad stations, hospitals, airports or event and leisure centers
Type of use	multi-storey car parks, underground garages with up to 70% third-party use
Ownership structure	Freehold, Leasehold, Shared ownership, Asset or Share Deal, Co-investment
Investment volume	Single-properties: EUR 2-40 million Portfolios: up to EUR 200 million



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