

The AIF Capital Group Retail Fund invests in shopping centers and retail parks in several locations across Germany with a strong footfall.

AIF PARTNER KVG

THE MANAGER

AIF Partner KVG is a BaFin-regulated capital management company that focuses on the establishment and management of open and closed-ended special AIFs as well as closed-ended public AIFs, according to the KAGB. The company is part of AIF Capital Group, which was founded in 2006 and currently employs more than 35 experts in Stuttgart.

THE FUND

AIF Partner KVG is constantly on the lookout for attractive shopping centers and retail parks for various fund mandates.



INVESTMENT CHARACTERISTICS

- Catchment area > 10,000 residents
- Stable population growth of the location
- Good accessibility
- > 50% of tenants in the food retail or drugstore sector
- Occupancy rate > 90%
- Standard market floor area with sufficient parking spaces
- Age of building < 20 years / last major renovation < 20 years

DOCUMENTS REQUIRED FOR OFFER REVIEW

PLOT

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

TENANT/ OPERATOR

- Lease Agreement, tenant credit rating
- Rent roll (key lease information, indexation clause)

INVESTMENT CRITERIA

Target locations	Baden-Württemberg, Bavaria, Hesse, Rhineland-Palatinate, North Rhine-Westphalia, Lower Saxony, Berlin, Hamburg, Bremen and the regions of Dresden, Leipzig, Erfurt, Jena
Property site	Sustainable retail locations with a catchment area > 10.000 residents
Type of use	Supermarket, discounter, full-range stores, drugstores, retail parks, DIY stores
Ownership structure	Freehold, Leasehold, Shared ownership, Asset or Share Deal, Co-investment
Investment volume	Single-properties: 3-25 million EUR Portfolio: up to 200 million EUR



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