

AIF Development Services invests in property developments/ brown field developments in attractive locations across southern Germany.

## AIF DEVELOPMENT SERVICES

### DEVELOPER

AIF Development Services is the development line of AIF Capital Group. Specializing in new construction, revitalization and reutilization of various types of properties (living, commercial, urban districts or senior living), the company aims to maximize the development potential and breathe new life into each property.

The broad range of services includes the development and structuring of investment products as well as ongoing fund-, portfolio- and asset-management.

### INVESTMENT STRATEGY

AIF Development Services invests in property developments in attractive locations across southern Germany with more than 50,000 residents. Transparent and efficient decision-making channels enable a streamlined and fast transaction process.

## INVESTMENT CRITERIA



**Southern Germany**  
Cities with >50,000 residents



**Types Of Use**  
Living, office, commercial  
District developments  
Conversion plots  
Vacant hotels



**Upside Potential**  
Land reserves  
Underrent  
Vacancies  
Short WAULTs  
Maintenance backlog



**Planning Law**  
Existing, regarding §34  
(no site plan process)



**Asset Volume**  
> 5,000 qm GFA

## DOCUMENTS REQUIRED FOR INVESTMENT PROPOSAL

### PLOT

- Cadastral map, site plans, pictures
- Land register extract
- Information on site contamination and building encumbrances
- Development plan excerpt

### PROPERTY

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

### OPERATOR

- Tenant list (key lease agreement information, indexation clause)
- Operator information, credit rating
- Service charges and investments in the last 5 years



### MRS. MAIKE ZWEIL

Asset Manager

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We appreciate your offer!  
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