

The AIF Capital Group Living Fund invests in inner-city mixed-use quarter developments with a focus on residential.

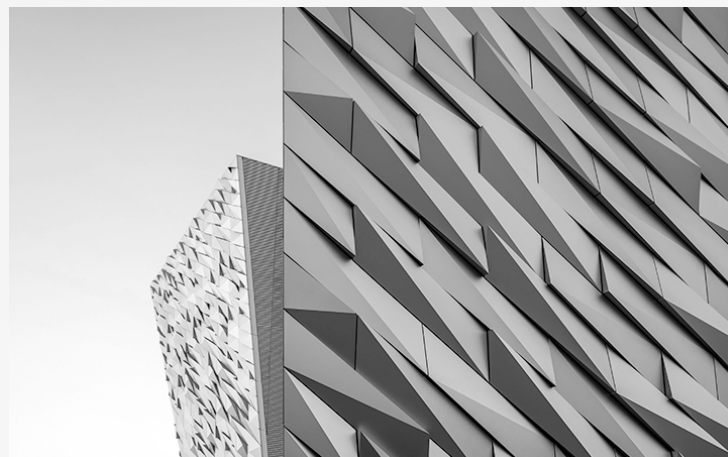
AIF PARTNER KVG

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 50 experts in Stuttgart.

THE FUND

AIF Partner KVG is constantly on the lookout for attractive inner-city district developments with a residential focus for an open-ended special AIF with a total volume of 300 million EUR.



INVESTMENT CHARACTERISTICS

- A-/B-Cities throughout Germany as well as Cities > 40,000 inhabitants in southern Germany
- > 50% of the area allocated to residential types of use (incl. senior care and assisted living)
Other types of use such as food retail, drugstores, pharmacies, but also medical practices, gastronomy or offices are possible
- Standard market sizes and sufficient number of parking spaces
- Project developments, new buildings or existing buildings

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	Bavaria, Baden-Wuerttemberg, Rhine-Main area
Property site	Sustainable central locations in cities with > 40.000 residents, incl. catchment area
Type of use	Residential, incl. share of commercial types of use
Ownership structure	Freehold, Leasehold, Shared ownership, Asset or Share Deal, Co-investment
Investment volume	Single-properties: 10-50 million EUR Portfolio: up to 200 million EUR



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TARGET LOCATIONS

THROUGHOUT GERMANY

A-/B-Cities

SOUTH GERMANY

PRIMARY

BADEN - WUERTTEMBERG

Boeblingen, Bodenseekreis, Esslingen, Freiburg (Breisgau), Goeppingen, Heidelberg, Heilbronn, Karlsruhe, Constance, Loerrach, Ludwigsburg, Mannheim, Ortenaukreis, Pforzheim, Ravensburg, Rems-Murr-Kreis, Reutlingen, Stuttgart, Tuebingen, Ulm.

BAVARIA

Augsburg, Bamberg, Dachau, Erding, Erlangen, Fuerstenfeldbruck, Fuerth, Ingolstadt, Kempten (Allgäu), Lindau (Lake Constance), Landshut, Munich, Neu-Ulm, Nuremberg, Regensburg, Rosenheim, Schwabach, Starnberg, Wuerzburg.

HESSE

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

RHINELAND-PALATINATE

Mainz.

SECONDARY

BADEN - WUERTTEMBERG

Baden-Baden, Biberach, Heidenheim, Rastatt, Schwaebisch Hall, Schwarzwald-Baar-Kreis.

BAVARIA

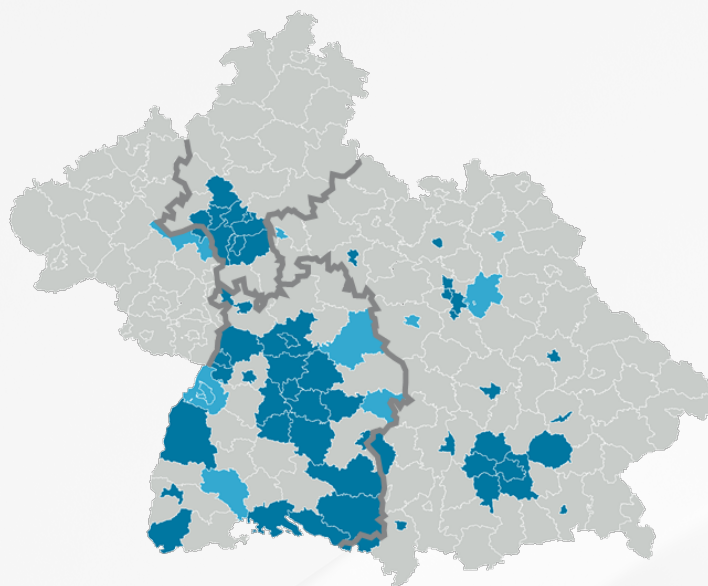
Ansbach, Aschaffenburg, Bayreuth, Nuernberger Land.

HESSE

-

RHINELAND-PALATINATE

Mainz-Bingen.



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