



Distributed dividend of 50 per cent for real estate AIF ImmoChance Deutschland 7 Renovation Plus (ICD 7 R+)

- ImmoChance Deutschland 7 Renovation Plus pays out 50 per cent dividend
- Total return so far is up to 115.5 per cent – the forecast 26 per cent clearly exceeded
- Current ICD 9 R+ issue receives its hitherto best AIF rating (AA+) from Dextro

Mannheim, July 29, 2019 - Last week, the alternative investment fund (AIF) ImmoChance Deutschland 7 Renovation Plus (ICD 7 R+) announced it had been able to sell a real estate portfolio consisting of properties in the cities of Siegen, Fulda and Lingen for significantly more than €30 million to an institutional investor. “Due to the sale and after repayment of loans, all the investors in the ICD 7 R+ fund will now receive a dividend of 50 per cent based on the invested equity in 2019. The payout will be made in the fourth quarter of 2019. The total amount of payments made to our investors so far is therefore up to 115.5 per cent – compared with the 26 per cent that was scheduled for this point in time,” as the CEO and founder of Primus Valor AG, Gordon Grundler is pleased to report. For the investors in ICD 7 R+ this current development means the investment company’s annually targeted return should be significantly exceeded.

Currently, the ICD 7 R+ fund company still has properties in Frankfurt, Würzburg and Siegen. Work is ongoing here too to achieve quick sales. “Real estate in downtown Frankfurt in particular will still put a big smile on our investors’ faces. Because the value of the property has increased significantly according to a recent estimate of an established local real estate broker since the purchase to date. However, we still need some time to present the best possible sales scenario,” says Sascha Müller, the investment company’s CEO.

At present, the fourth Renovation Plus fund and simultaneously third AIF ImmoChance Deutschland 9 Renovation Plus are being placed. Due to the planned dividend distribution for the ICD 7 R+ at the end of 2019, a correspondingly high level of demand can be expected at this time. On the one hand, the current ICD 9 R+ has already been able to acquire real estate portfolios in 29 towns and cities with over 1,300 rental units and more than 100,000 square meters of living space at scheduled rental yields of around 6 per cent a year. On the other hand, the payout from the ICD 7 R+ in the fourth quarter of 2019 and the closure of the ICD 9 R+ on December 31, 2019 are close to each other. In addition, the Dextro Group recently awarded the ICD 9 R+ investment company its best ever rating given to an AIF of AA+ in combination with the lowest possible risk classification of RK3.



About Primus Valor

Primus Valor AG can look back on 12 years of experience in the purchase, development and sale of real estate in Germany. The goal the Mannheim-based issuing house has set itself is to provide investors with innovative types of investment in the real estate sector that have previously been reserved for institutional investors. The Primus Valor Group holds around 5,000 residential units under management and has a total investment volume of more than €800 million.

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