

## Liquidations of the Primus Valor funds G.P.P.1, G.P.P.2 and G.P.P.3 initiated – outstanding total payouts expected

- Funds G.P.P.1 to 3 with likely total payouts of approx. 197-259 percent each

Mannheim, June 10, 2020 – With the issue of the ImmoChance Deutschland G.P.P.1 fund in 2007, Primus Valor launched its ImmoChance Deutschland series, which has since focused on German residential real estate in medium to large centers. The tenth issue is currently on the market, created as a fund that relies on the quick sale of renovated properties. The first four Primus Valor funds, on the other hand, were designed in such a way that a minimum holding period of 10 years has to be complied with after the properties are purchased and long-term revenue is achieved from letting and leasing.

The first three ImmoChance Deutschland funds (G.P.P.1, G.P.P.2 and G.P.P.3) have since met these requirements and have posted a significant increase in value for a decade. Based on the cumulative view of all the important decision factors, the executive board has therefore decided that it is time to successfully finalize the investments in question.

Liquidation scenarios were therefore developed for each fund, which were presented to the investors to vote on. Following approval by the trustors, the sale of all properties will begin in 2020.

### Expected final payments from the funds

Based on the current forecast, the sales proceeds of all three funds will amount to well over €60 million (approx. €12.2 million in the G.P.P.1 fund, approx. €20.8 million in the G.P.P.2 fund and approx. €29.0 million in the G.P.P.3) and is expected to result in the following final payouts for investors.

ImmoChance Deutschland G.P.P.1	over 140 percent
ImmoChance Deutschland G.P.P.2	approx. 132 percent
ImmoChance Deutschland G.P.P.3	approx. 198 percent

### Expected total payouts from the funds

Cumulatively with the previous annual payments in the forecast amount, the trustors will have received the following total payments of their respective limited partner share at the end of the term of the respective fund, depending on when they joined.

ImmoChance Deutschland G.P.P.1	over 230 percent
ImmoChance Deutschland G.P.P.2	approx. 197 percent
ImmoChance Deutschland G.P.P.3	approx. 259 percent

“Based on these impressive figures, we not only see confirmation that we have pursued this investment strategy consistently from the start, but are also delighted to be able to thank our investors for their loyalty in this regard,” said Gordon Grundler, CEO of Primus Valor AG. “We have a large number of investors who have been with us for well over 10 years, the majority of whom have invested in other funds from our company. We do not take them for



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granted. This is why we are already looking forward to welcoming our investors to our latest issue (currently ImmoChance Deutschland 10 Renovation Plus) following a successful liquidation and continuing our success story together,” Grundler explained.

### **About Primus Valor**

[Primus Valor AG](#) looks back on over 13 years of experience in the purchase, development and sale of real estate in Germany. The issuing house based in Mannheim has set itself the objective of providing investors with innovative types of investment in the real estate sector that were previously reserved for institutional investors. The Primus Valor Group has around 5,000 residential units under management and a total investment volume of more than €800 million.

### **Contact**

Tobias Rausch

Phone 06 21 / 49 09 66 - 150

Fax 06 21 / 49 09 66 - 6 00

Cell 0152 / 27 98 30 45

[tobias.rausch@primusvalor.de](mailto:tobias.rausch@primusvalor.de)