

Primus Valor acquires major real estate package with 448 units of the Immoval group of companies for investment funds no. 9 and 10

- Primus Valor makes real estate purchases of over €45 million
- ICD 9 R+ purchases another property in Lünen

Mannheim, January 19, 2021 – The Primus Valor group has been able to acquire real estate for approximately €45 million as part of a portfolio purchase, in which the purchase is shared almost equally between the current issue of ImmoChance Deutschland 10 Renovation Plus (ICD 10 R+) and its predecessor ImmoChance Deutschland 9 Renovation Plus (ICD 9 R+).

The vendors of the real estate package are companies in the Immoval group. Lars Bergmann, chairman of Immoval AG and Sascha Müller, CEO of the fund companies, said how satisfied they were with the successfully conducted negotiations. Bergmann: “The current development in the real estate market under the impact of the coronavirus shows especially clearly how fundamental residential property is for our society. The sold portfolio consists almost exclusively of residential real estate. The great interest shown by investors in acquiring the properties shows yet again that investments in residential real estate in selected locations in particular are a comparatively reliable investment, even in changing market conditions.” According to company information, both Immoval AG as well as the Primus Valor group are also planning to invest in residential real estate in the future and achieve profits inter alia by increasing the value of the properties.

The Primus Valor ICD 10 R+ fund, which has been in placement since January 2020, has acquired a sub-portfolio with properties in Lahr (Baden-Württemberg), Kassel (Hesse), Rendsburg (Schleswig-Holstein), Lippstadt (North Rhine Westphalia) as well as in the Lower Saxony towns of Alfeld and Bergen. For around €22 million, it was possible to purchase 176 residential units with a total of approx. 14,700 sqm of living space as well as numerous parking spaces.

With the second sub-portfolio, properties were also acquired for around €22 million in Lünen (North Rhine Westphalia), Schwerin (Mecklenburg Western Pomerania), Erfurt and Meiningen (Thuringia), Burgkirchen (Bavaria) as well as Kassel once again, which were assigned to the real estate portfolio of ICD 9 R+. In addition to more than 100 parking spaces, 272 residential units with a total living space of around 16,400 sqm were acquired.

Also located in Lünen, the ICD 9 R+ fund management was able to make another purchase shortly before Christmas. The property extends over almost 1,700 sqm of area and includes 19 residential units with the same number of underground parking spaces.



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 about €900 million.

About the ImmoVation group of companies

More than 30 years ago, Lars Bergmann laid the foundation for today's ImmoVation group of companies with his brokering of real estate and capital. The focus of the company's activities is on the purchase, projection, administration and sale of real estate. The second pillar of the company's activities is its creation of customized investments for institutional investors who wish to invest in the real estate market in Germany.

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