

Primus Valor closes ICD 10 R+ at EUR 100 million. Second fund of the G.P.P. series makes further outstanding payouts

- ImmoChance Deutschland 10 Renovation Plus closed with EUR 100 million in equity; total investment exceeds EUR 100 million
- G.P.P.3 pays out additional 80 percent to investors
- G.P.P.2 issues another 15-percent payout in 2021

Mannheim, June 29, 2021 - In May, Primus Valor successfully closed the **ImmoChance Deutschland 10 Renovation Plus** (ICD 10 R+) real estate fund following a 15-month placement period. Primus Valor's fourth alternative investment fund (AIF) reached the maximum possible equity volume of EUR 100 million at the beginning of May after several increases. In tandem with the recent very rapid pace of placement, the fund saw total investments of more than EUR 100 million even before closing. At the time of placement, ICD 10 R+ was already invested in 18 cities and over 800 residential units; and in a few cases, initial redevelopment measures had already been put into effect. Fund management continues to view the extensive purchases made in recent months as confirmation that well-timed and lucrative investment of investor capital is possible even in the current period that is marked by the COVID-19 pandemic.

Further disbursements of funds G.P.P.2 (15 percent) and G.P.P.3 (80 percent)

Through property sales at the locations Erfurt, Schwerin, Dresden and Chemnitz, the fund company **ImmoChance Deutschland G.P.P.3 GmbH & Co. KG (G.P.P.3)** succeeded in further advancing its liquidation of the fund portfolio in recent months. Prompt disbursement of the profit back to investors resulted in a recent disbursement of 50 percent as well as a 30-percent disbursement related to the respective limited liability capital in the process of being wound up. As a result, investors in G.P.P.3 have cumulatively already received 80 percent of their investment in the current fiscal year 2021 alone. The fund's current total reflow amounts to 166.5 percent, with the outstanding sales results to date serving as the fund management's basis for raising the fund's total payout forecast to well over 250 percent. Even following reflows to date, the fund still has offices in Chemnitz, Erfurt, Fulda, Leipzig, Schwerin, Sinsheim and Zwickau.

Most recently, investors in the predecessor fund **ImmoChance Deutschland G.P.P.2 GmbH & Co. KG (G.P.P.2)** were also able to enjoy a payout of 80 percent as early as the end of March and have now received a further 15 percent of their investment amount through disposals at the Chemnitz and Heidenheim locations. This brings the total payout to date to 159.5 percent, 95 percent of which will be paid out in spring 2021 alone. The G.P.P.1, 2 and 3 funds currently being wound up are all expected to generate total reflows of well over 200 percent.



PRIMUS VALOR

About Primus Valor:

Primus Valor AG can look back on 14 years of experience in purchasing, developing and selling real estate in Germany. As a Mannheim-based issuing house, we have set ourselves the goal of offering investors innovative forms of investment in the real estate sector that were previously only available to institutional investors. Primus Valor Group holds around 6,500 residential units under management and has a total investment volume of EUR 1 billion.

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