

Primus Valor's ICD 8 R+ fund achieves sales of €55 million

- Properties sold at four locations nationwide
- Sales include a total of 640 residential and commercial units
- Total return currently slightly above forecast

Mannheim, December 17, 2021 – The ImmoChance Deutschland 8 Renovation Plus real estate fund that was concluded in May 2018 recently brought several sales transactions to a successful conclusion. At Ludwigshafen, Aschaffenburg, Chemnitz and Detmold the fund managers were able to sell a total of 640 residential and commercial units or approx. 40,000 sqm of usable space in several partial sales. In total, the fund achieved sales proceeds of €55 million.

As part of the sale, it was agreed that the properties would not all be transferred to the buyer immediately but instead at specific times we requested. This gradual transfer of properties means the fund company will achieve an optimized balance between ongoing monthly income, financing costs or repayments and the generation of profits from sales. "Even though the fund is still entirely at the planning stage, we can already estimate a likely payout to our investors that is significantly above the prospectus information in financial year 2022 based on the possible capital flows from the aforementioned sales," says Gordon Grundler (CEO of Primus Valor AG) on further prospects for the fund.

The total payout of the ICD 8 R+ is currently 21.00 per cent (pro rata temporis), based on the investor's limited partnership capital and its payout performance is slightly above what is stated in the prospectus.



PRIMUS VALOR

About Primus Valor:

Primus Valor AG boasts 15 years of experience purchasing, developing, and selling real estate in Germany. The Mannheim-based issuing house is dedicated to offering investors innovative forms of investment in the real estate sector previously reserved for institutional investors. The Primus Valor Group holds around 7,500 residential units under management and has a total investment volume of 1 billion euros.

Contact:

Tobias Rausch

Tel. 06 21 / 49 09 66 - 150

Fax: 06 21 / 49 09 66 - 6 00

Cell: 0152 / 27 98 30 45

tobias.rausch@primusvalor.de