

## Primus Valor funds make record payouts of €40 million

- ICD 8 R+ pays out 20 per cent to investors
- ICD 9 R+ is likely to make payments of 5 per cent by the end of 2022
- Investors in AIF ICD 10 R+ and ICD 11 R+ receive payouts in line with the prospectus
- G.P.P.1–3 funds to make payouts of €10 million in 2022

Mannheim, September 1, 2022 – For the last 15 years, Primus Valor AG has offered a type of investment in tangible assets with its residential real estate funds, in which private investors benefit from a clear and transparent strategy. By focusing on existing properties with potential for renovation and improvement as well as subsequent prompt sales, Primus Valor accompanies the properties from purchase to sale with systematic measures, professional rental management and a variety of sales strategies.

The funds are paying out high returns once again this year. The investors in the alternative investment fund (AIF) ImmoChance Deutschland 8 Renovation Plus (ICD 8 R+), which was placed until 2018, have already received payouts of 27 per cent this year, which means the current total return amounts to 48 per cent. Investors will likely be able to look forward to a third payout as soon as the fall of 2022 – the management is currently expecting a payout of 7 per cent.

The investors in ImmoChance Deutschland 9 Renovation Plus (ICD 9 R+) will receive payouts of up to 5 per cent this year – depending on when they joined and based on the limited partnership capital paid in respectively. The management has decided to pay out 3 per cent at this time, with investors then receiving a further payout of around 2 per cent towards the end of the year.

Investors in Primus Valor AG's latest alternative investment fund (AIF) are already benefitting from these payouts. The AIF ImmoChance Deutschland 11 Renovation Plus (ICD 11 R+) that is still being placed, recently made its first payout – investors received 4.25 per cent of their investment in line with the prospectus. Its predecessor ImmoChance Deutschland 10 Renovation Plus (ICD 10 R+) paid out 4 per cent to investors in line with the prospectus.

Not only the AIF, but also the G.P.P.1–3 real estate funds, which are in the process of being liquidated, made considerable payouts this year. Altogether, the total returns for G.P.P.1 amount to 325.0 per cent, for G.P.P.2 they are 259.5 per cent and for G.P.P.3 311.5 per cent. "In total, the investors in our G.P.P. funds received €10 million this year and investors in our AIF even €30 million. We are delighted at the confidence our investors have shown, which is reflected in their high reinvestment rate. Thanks to the great demand for affordable residential space, the spread of our properties nationwide and the usually automatic increase in value over time, the real estate asset class is very valuable, especially in times of high inflation," says Gordon Grundler, Primus Valor's CEO.



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**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.

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