

## **Primus Valor acquires over 300 residential units for alternative investment funds ICD 12 R+ and ICD 14 R+ in Aschaffenburg**

Mannheim, 02 April 2025 – In line with the acquisition strategy of the predecessor fund, investments were again made in the already familiar location of Aschaffenburg. The regional centre in the north-west of Bavaria has stable economic factors, a convenient location and a high quality of life with a diverse cultural offering. In this respect, Aschaffenburg had already qualified for the fund ICD 12 R+.

The acquired residential property portfolio comprises a total of 316 residential units and extends over seven streets. The total investment amounts to around EUR 36 million, including ancillary purchase costs and planned upgrading measures, and is spread across two funds in the ImmoChance Deutschland fund series.

ICD 14 R+ is acquiring three building entrances, which lead to 22 residential units on approx. 1,800 square metres of living space and can therefore already report its first purchase just two months after the start of the placement. Here, too, the proven strategy of renovation measures to upgrade and utilise potential for rent increases is being implemented.

Of the overall portfolio, a total of 294 residential units on more than 19,000 square metres of living space in seven streets will be transferred to the predecessor fund ICD 12 R+, which has been in the management phase since the beginning of this year. With the current acquisition, the ICD 12 R+ fund has now expanded its property portfolio to almost 1,300 units diversified across several locations throughout Germany. Optical, structural or energy optimisation measures are also planned for almost all of these properties.

Primus Valor is constantly reviewing further offers for potential investment objects for the current alternative investment fund ICD 14 R+.

## About Primus Valor:

Primus Valor AG boasts over 17 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. With its "ImmoChance Deutschland" fund series, Primus Valor has so far invested in almost 11,000 residential and commercial units in 120 locations throughout Germany. The Primus Valor Group has a total investment volume of some 1.2 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](mailto:tobias.rausch@primusvalor.de)