



MERCUREIM

**MERCUREIM
EF1**

SICAV
EUROPEAN
REAL ESTATE
INVESTMENT

Quarterly newsletter 31/12/2017

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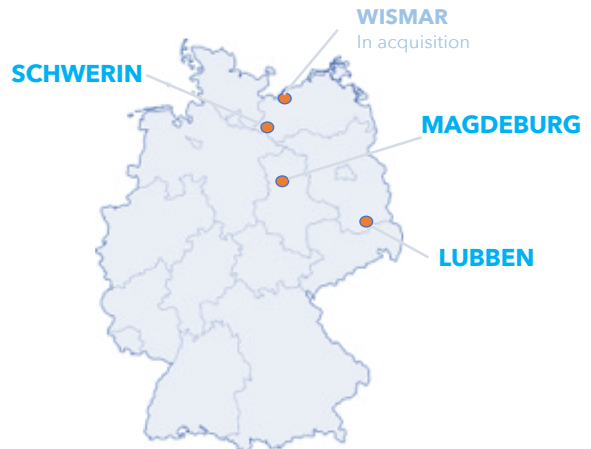
EUROPEAN REAL ESTATE INVESTMENT SICAV



NEWS

Established in 2016 and officially launched in January 2017, MERCUREIM EUROFUND I finalized in November 2017 its third acquisition : a commercial real estate complex of 8 million euros deeds in hands located in Magdeburg in Germany.

The city of Magdeburg has more than 232,000 inhabitants. The shopping center is located in the city center, close to highway 189. A large IKEA department store is 500 m away. The residential density around the center is very important. • 64% of the shopping center is occupied by major quality brands.



As of 31/12/2017, MERCUREIM EUROFUND I has a 100% real estate portfolio in Germany valued at € 27,690,000.00.

KEY POINTS

31/12/2017

CREATION DATE

11/2016

NET ASSET VALUE / SHARE

1,76 €

PERFORMANCE (*)

Cumulative since creation
+76%

NET ASSET VALUE

10.625.069,63 €

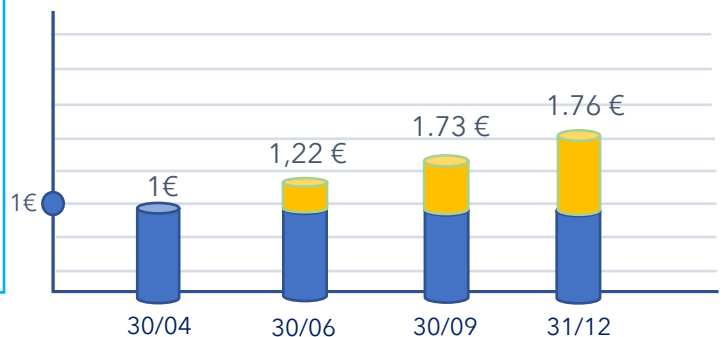
REAL ESTATE ASSETS

27.690.000,00 €

DEBT

18.526.535,19 €

EVOLUTION NET ASSET VALUE



* Subject to validation by the auditor.

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REAL ESTATE ASSET



Acquisition of a commercial real estate complex from HD GRUPPE BERLIN leased to major retailer such as ROSSMANN, ALDI, EDEKA ... located in Magdeburg, Germany.

INVESTMENT

8M€

YIELD

8.35%

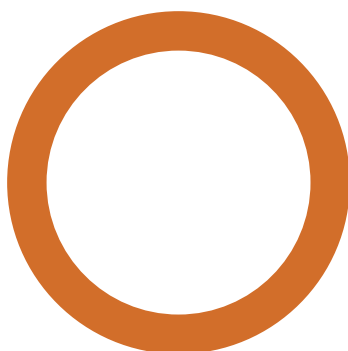


VALUE EXPERTISE

31/12/2017

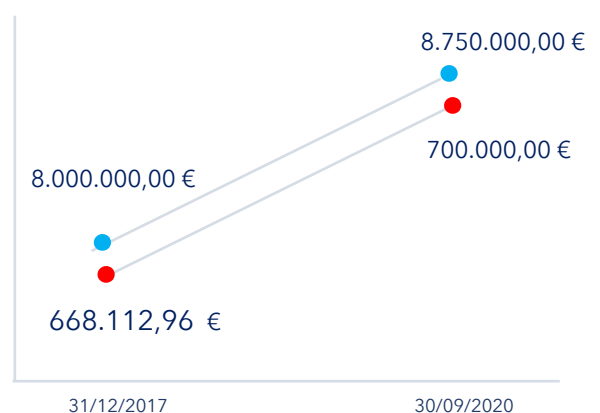
8.3M€

Rental income repartition



Commercial

Asset valuation potential
Potential rent increase HT / HC / AN



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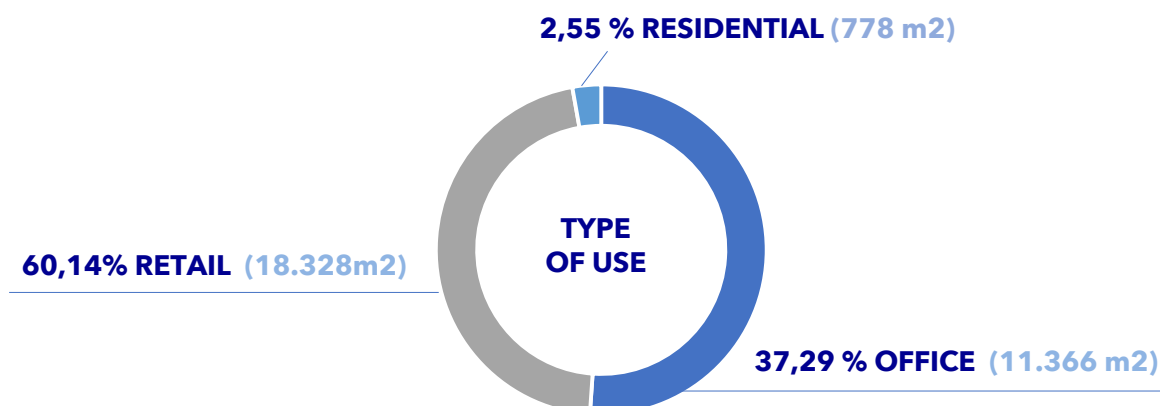
EUROPEAN REAL ESTATE INVESTMENT SICAV

REAL ESTATE PORTFOLIO

KEY NUMBERS

31/12/2017

NUMBER OF ASSETS	3
NUMBER OF TENANTS.	115
USEFUL SURFACE	30.472 m2
GLOBAL RENTAL INCOME	2.257.139,28 €
(*) PORTFOLIO VALUATION	27.690.000,00 €
AVERAGE PRICE / M2	908,69 m2



Office Building - Schwerin / Germany



Retail Park - Lübben / Germany



Shopping center- Magdeburg / Germany



PORTFOLIO VISION

The support offered today of a solidity on the one hand thanks to its metric price during acquisitions always well inferior to the expertises and on the other hand, thanks to its number of important tenants. The office park is made up of a large number of tenants that dilutes the risk in case of departure. The turn-over rate remains very low and short term at this location. REWE, OBI, TEDI, KiK and DM.

These tenants were allowed to have financial commitments. An important part of the Lübben Retail Park will allow the assets to be revalued and new leases signed with the existing chains. The Magdeburg site adds value to the entire portfolio, with many well-known brands in the center. Negotiations are underway for the extension of the leases.



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COMMITMENT
EF1

Requirement
Profitability
Performance



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MERCUREIM EUROFUND I SCA SICAV-FIAR (MERCUREIM EF1)

Head office : 5 Allée Scheffer - L-2520 Luxembourg

RCS Luxembourg : B204486, registration March 16, 2016

Capitalization 31/12/2017 : 10.625.069.63 €

Autorisation AMF authorization sale : n°FDS57365

Management company

FUCHS Asset Management agréé par la CSSF

Head office : 47-49 Boulevard Prince Henri, 1724 Luxembourg

Authorized under the AIFM Directive

Investment Advisory

MERCUREIM REAL ESTATE INVESTMENT MANAGEMENT

Head office : 5 Allée Scheffer - L-2520 Luxembourg

RCS Luxembourg : B204486, authorization sale 16 Mars 2016