



MERCUREIM

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**MERCUREIM  
EF1**

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SICAV  
EUROPEAN  
REAL ESTATE  
INVESTMENT

Past performance is not a reliable indicator of future performance. Investments made do not prejudice future investments. Investing in this fund involves risks, including the risk of capital loss.

Quarterly newsletter 31/03/2018

# MERCUREIM EF1

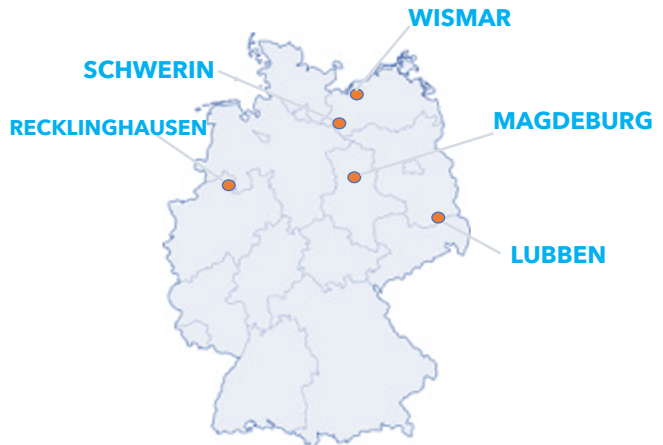
EUROPEAN REAL ESTATE INVESTMENT SICAV



## 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.



### KEY POINTS

31/03/2018

### CREATION DATE

11/2016

### NET ASSET VALUE / SHARE

1,725 €

### PERFORMANCE

Cumulative since creation

72,5%

### NET ASSET VALUE

13.011.676,01 €

### REAL ESTATE ASSETS

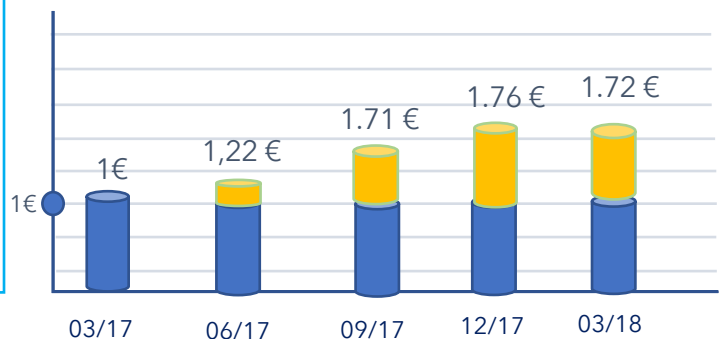
34.540.000,00 €

### DEBT

18.697.529,83 €

As of 31/03/2018, MERCUREIM EUROFUND I has a 100% real estate portfolio in Germany valued at € 34.540.000,00

## EVOLUTION NET ASSET VALUE



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EUROPEAN REAL ESTATE INVESTMENT SICAV

## 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

3.7M€ afi\*

YIELD

8.14% afi\*

VALUE EXPERTISE

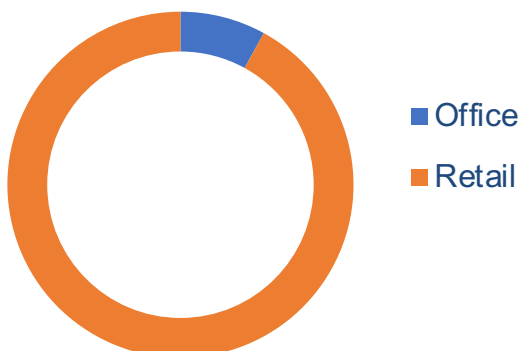
28/02/2018

4M€ afi\*

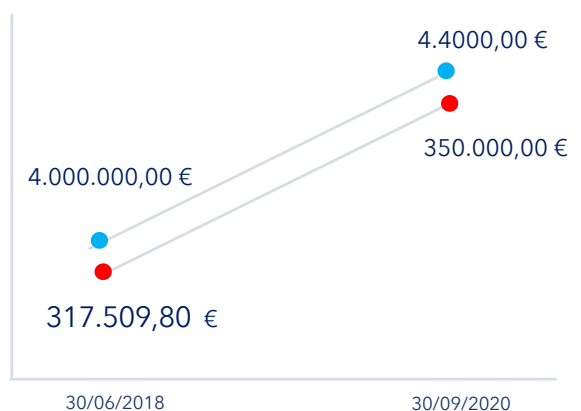


\*All fees includes

### Repartition of rent



### Asset valuation potential Potential rent increase





# MERCUREIM EF1

SICAV DE RENDEMENT IMMOBILIER EUROPEEN

## REAL ESTATE ASSET



Acquisition on 28/02/2018 of a commercial real estate complex / offices located in Recklinghausen in Germany.

### INVESTMENT

2.9M€ afi\*

### YIELD

8.40% afi\*



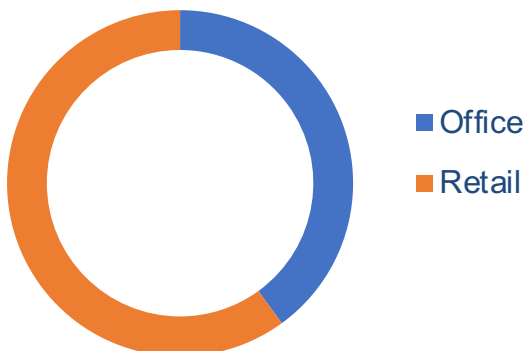
### VALUE EXPERTISE

28/02/2018

3.2M€ afi\*

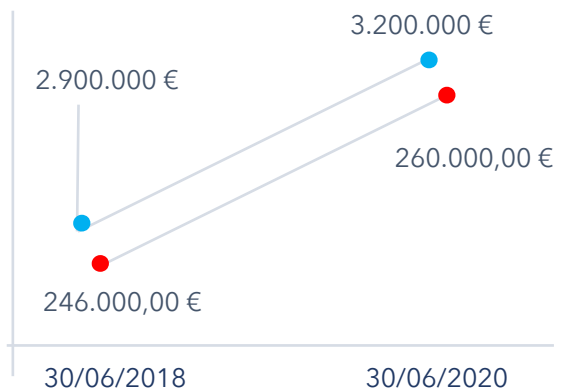
\*All fees includes

### Repartition of rent



### Asset valuation potential

#### Potential rent increase



# MERCUREIM EF1

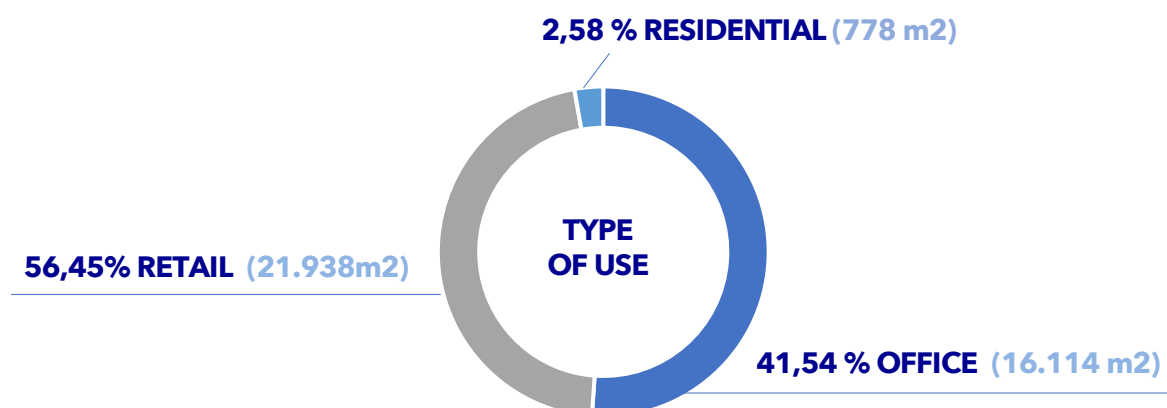
EUROPEAN REAL ESTATE INVESTMENT SICAV

## REAL ESTATE PORTFOLIO

### KEY NUMBERS

31/03/2018

<b>NUMBER OF ASSETS</b>	<b>5</b>
<b>NUMBER OF TENANTS.</b>	<b>139</b>
<b>USEFUL SURFACE</b>	<b>38.860 m2</b>
<b>GLOBAL RENTAL INCOME</b>	<b>2.797.222.00 €</b>
<b>PORTFOLIO VALUATION</b>	<b>35.540.000,00 €</b>
<b>AVERAGE PRICE / M2</b>	<b>888,83 m2</b>



### PORTFOLIO VISION

The portfolio offered a solidity to its metric price during acquisitions always well inferior to the valuation, to its number of important tenants. The office portfolio 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 anchor tenants 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 31/03/2018 :** 13.011.676,01 €

**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