



FINANCIAL NEWSLETTER
30/09/2019

Luxembourg SICAV invested
in German real estate

Mercureim EF1

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KEY ELEMENTS

As of 30/09/2019

DATE OF INCORPORATION

11/2016

REDEMPTION VALUE

Amount of the invested / paid-up capital after deduction of costs
Article 7 & subsequent of the prospectus

NET ASSET VALUE A1

1.82 €

NET ASSET VALUE A3

2.47 €

TOTAL NET ASSETS

46.291.632,27 €

REAL ESTATE ASSETS

94.830.000,00 €

DEBT RATE

(calculated on the fund's GAV)

56,58 %

NEWS

A building located in the town of Bautzen with Roller as tenant was acquired in the 3rd quarter 2019. This strategic acquisition increases the portfolio's value potential, as the rental price per square meter of this building can be revalued over time.

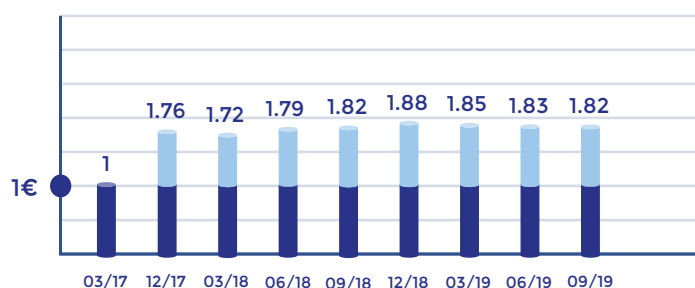
LAST MINUTE

MERCUREIM EF1 is in exclusive study for the acquisition of a real estate asset located in Zweibrücken in the 4th quarter 2019.

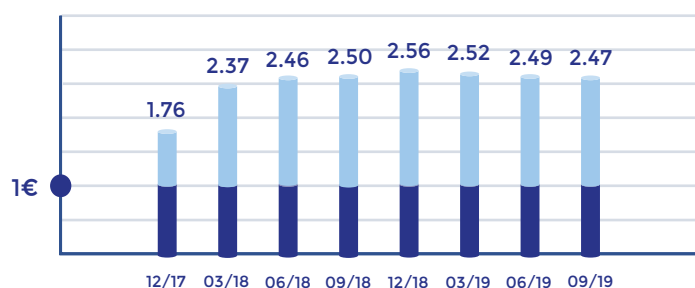
The acquisition represents a volume of approximately 6 million euros for a surface area of 11.300 sqm. It is a commercial property with surfaces rented to retailers such as C&A or CAP.

The acquisition will be consolidated for accounting purposes in Q4 2019.

NET ASSET VALUE EVOLUTION (A1)



NET ASSET VALUE EVOLUTION (A3)



The net asset values do not represent the redemption value.
Past performance is not a guide to future performance and is not constant over time.
By their very nature, they may go down as well as up depending on market conditions.



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MERCUREIM EUROFUND I SCA SICAV-FIAR (MERCUREIM EF1)

Registered office: 20 Bd Emmanuel Servais L-2535 Luxembourg

RCS Luxembourg: B204486, registered on 16 March 2016

AMF authorization to market the product n° FDS57365

MERCUREIM REAL ESTATE INVESTMENT MANAGEMENT

Registered office: 20 Bd Emmanuel Servais L-2535 Luxembourg

RCS Luxembourg: B204486, registered on 16 March 2016

AIFM FUND MANAGER

Fuchs Asset Management approved by the CSSF

Registered office: 47-49 Boulevard Prince Henri, L-1724 Luxembourg

Approved under the AIFM Directive