



FINANCIAL NEWSLETTER
31/12/2019

Luxembourg SICAV invested
in German real estate

Mercureim EF1

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KEY ELEMENTS

As of 31/12/2019

**DATE OF
INCORPORATION**
11/2016

REDEMPTION VALUE
Amount of capital invested/paid up
Article 7 of the prospectus

NET ASSET VALUE A1 *
1.88 €

NET ASSET VALUE A3 *
2.55 €

TOTAL NET ASSETS
47.894.934,68 €

REAL ESTATE ASSETS
86.180.000,00 €

DEBT RATE
(calculated on the fund's GAV)
53,44 %

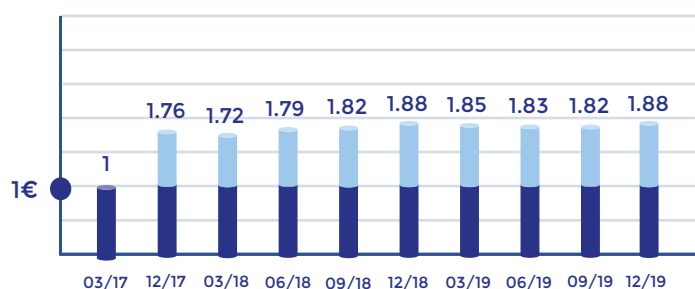
NEWS

MERCUREIM closes its investment period with a building located in the city of Zweibrücken which was acquired in the 4th quarter of 2019. This acquisition represents a volume of approximately 6 million Euros for a surface of 11.300 sqm. It is a commercial property with surfaces rented to companies such as C&A or CAP.

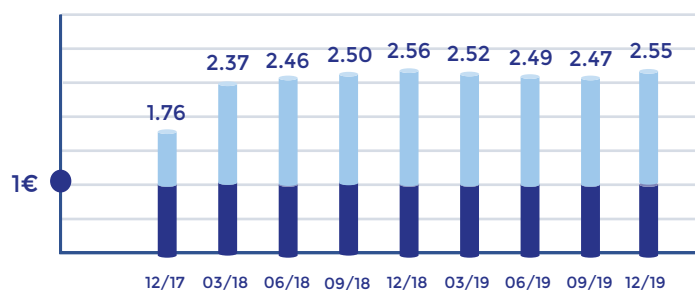
LAST MINUTE

In November 2019, MERCUREIM sold the asset located in Erfurt for an amount of 12.1 million euros net to the DVI group. This building had been acquired in August 2018 for 9.7 Million euros all costs included, which represents a capital gain of more than 2 million euros over 15 months of holding.

NET ASSET VALUE EVOLUTION (A1)*



NET ASSET VALUE EVOLUTION (A3)*



(*) Net asset values 31/12/2019 unaudited.

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.



www.mercureim.com

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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