

Fund reserved exclusively for professional investors within the meaning of the 2014/65/UE - MiFID II directive

Luxembourg SICAV
invested in German
real estate

**EVEREST
ONE**



Risk factors/Disclaimers

1. Investment risks

Investors who plan to purchase shares of the Everest One real estate fund should consider the specific, non-exhaustive risk factors set out below. Such risks, alone or combined, may negatively affect the income and profitability estimates of the fund and lead to a decrease in the value of shares.

2. Dependency on economic developments

Everest One mainly invests in commercial and corporate real estate in Germany and in the EU area. The fund may also invest in residential real estate. The fund is therefore dependent on the economic development and the general economic framework conditions. For example, a poor economic development can lead to many properties owned by the fund remaining vacant.

3. Limited liquidity and portfolio expansion

The real estate markets in Germany and in the EU area have limited liquidity, particularly with regard to large properties. This can have negative effects on price development. There is a risk that short-term sales and/or purchases of large-scale properties may, depending on the market situation, sometimes not be possible or only be possible through price concessions.

There is a risk that your investment will not be fully exposed to the real estate market because of a lack of opportunity to acquire properties. There is also a risk that you will not be able to sell the assets or that you will be able to sell them at such a discount that the expected return cannot be achieved or that the sale of shares may be limited. This would also have a direct effect on the investment return and the tax value of the fund share at the end of the year.

4. Increase in rates

Changes in interest rates, particularly mortgage rates as well as inflation and/or inflation expectations, may have a negative impact on the value of real estate, on the growth in rental income and on financing costs. However, in accordance with the investment fund agreement, the maximum debt ratio must not exceed 85 % of the market value of all properties.

5. Environmental risks

The fund management company examines the properties at the time of acquisition in order to identify environmental risks. If recognizable and significant environmental problems are identified, these are taken into account when calculating anticipated costs and reflected on the property sale price. They are covered by an agreement with the seller, according to which the latter releases the fund from any liability in the event that damage occurs that would result in the renunciation of the purchase of the property.

However, there is a risk that contaminated sites may not be immediately identified and only later be discovered.

The existence of such sites can result in significant unforeseen remediation costs that will impact the valuation of the fund's assets and shares.

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Everest One is under no obligation to keep them up to date or to modify them. Investors are advised to consult their own legal, tax and financial advisers in the light of the regulatory, domiciliary tax and accounting considerations applicable to them before investing in Everest One shares in order to determine the suitability and consequences of their investment, provided that they are authorized to do so.

Indeed, Everest One cannot be held liable for any guarantee as to the adequacy, relevance or profitability of a specific investment for the portfolio of an investor or future investor.

The value of investments in Everest One's shares is likely to, by nature, increase or decrease, depending in particular on Everest One's investment objectives or strategies and economic and market conditions.

Investing in Everest One can lead to a risk of capital loss. Given economic and market risks, no guarantee can be given that Everest One will achieve its investment objectives.

intro- duction

Germany is noted for its economic, legal and fiscal stability. Its strong dynamism is highlighted by steady growth.

Over the past few years, an increasing number of fund managers, and sometimes even private property owners, have tended to consider real estate only as a financial investment.

“We believe that it is first by investing in certain assets to revitalize them, by ensuring that they are in line with current market standards, that value can be maintained and maximized.”

Our in-depth knowledge of the German market means we know where to position ourselves to create value on medium-term assets in order to ensure appropriate capital gains and a fair redistribution among shareholders.

To be efficient, we must be close to our properties and tenants and this is one of our main strengths.

Our priority is to satisfy our shareholders, partners and employees.

Our commitments:
Exigency,
Expertise,
And Performance.

The founders

“A collective commitment to create real estate value”

In a changing world, with changing practices and lifestyles, MIMCO Capital creates value by managing assets which are in line with market and user expectations.

We adapt real estate to its time, in particular through the use of technology and adopting the latest energy standards, to stand the test of time.

Our investment solutions, with a high level of transparency, are aimed at seeking relatively high and stable income flows through a good diversification of risk sources, in return for a lock-up period of 12 months and a recommended investment period of 6 years.*

Our strategic focus



Commercial and office real estate to be revitalized in Germany



Development of high-end residential real estate projects in Luxembourg



Restructuring of commercial properties in Germany and Luxembourg

**An experienced player
in the real estate
restructuring sector**

**“Contributing to
the development of
our living spaces”**

* Investing in Everest One presents a risk of capital loss.

Market facts

The regional real estate market is very substantial compared to the French market, which is highly capital-centric. Opening the borders with East Germany in the early 1990s led to a massive influx of people to West Germany. **Ten years later, house prices in Germany had risen by only about 10 %**, while they more than doubled in France and the United Kingdom.

Since 2006, prices in the major cities have risen by more than 60 %, and their evolution is still very good since they still remain undervalued by more than 20 %

A decentralized market

Unlike France, Germany is a decentralized country, organized into Länder (16 Länder). This decentralization means that the population is more dispersed therefore resulting in many dynamic secondary large cities and towns.

An undervalued real estate market

Because of the way it has been regulated for many years, the German property market is now at a much lower price than its European neighbours.

Fund investment strategy



Income real estate to be revitalized



**Priority assets
Commercial real estate /
Office real estate**



**Focus on the
German market**



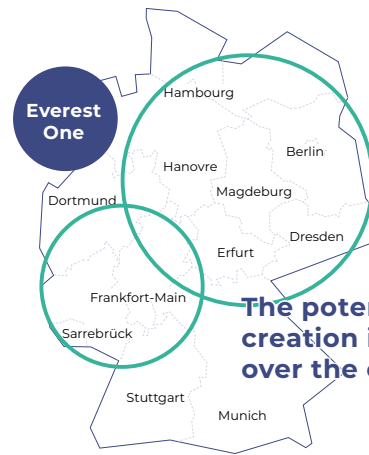
**« Value-added » assets
with high potential for
value creation**

The main objective of the Everest One fund is to build up a real estate portfolio offering a regular distribution of dividends and an increase in the value of the shares over a long-term holding horizon.

The real estate portfolio will be located in the German market, through investments in buildings intended primarily for retail or office use.

This fund will invest in previously leased real estate assets, generating a minimum income, with the aim of revitalizing these assets and re-evaluating their future rental conditions.

We mainly select properties resulting from bank liquidations, auctions, succession sharing, arbitrages, investment fund portfolios, assets considered «value-added» with strong potential for revitalization and value creation.



The potential for value creation is significant over the coming years.

In short

- **Non-cyclical** market
- **Small** price variations
- **Large network** of medium-sized cities
- **Attractive tax incentives** improving returns
- **Both rental markets and macroeconomic fundamentals are strong**

WHY INVEST IN EVEREST ONE?

- **The search for** a complementary **income distribution**
- **A clear** and transparent **investment strategy**
- **Dilution of risk** by the diversity of the assets and the large number of tenants*
- **A stable** and solid **economy**

Asset example in our portfolio

- Commercial complex located in Lippstadt in West Germany, North Rhine-Westphalia;
- Excellent attractiveness and dynamism of the center, leased to the Canadian manager Cineplex and to renowned retailers;
- Asset of almost 13.500 sqm of usable space, acquired from a US fund for +20M€ deed in hand;
- This investment reinforces the stability of the assets with a WALT** of more than 8 years.



* We recommend that you ensure that your overall portfolio is not composed solely of real estate assets. We recall that the investment presents a risk of capital loss and that the possibility of exit from the fund is limited.

** WALT: Weighted Average Lease Term

Investment characteristics

Legal form	SCA - SICAV - RAIF					
Fund domicile	Luxembourg					
Launch date	06 / 2019					
Subscription closing	06 / 2023					
Investment term	2027					
Share classes ISIN code	Class A1 LU1989853418	Quarterly Distribution objective and payment of potential performance at the end of the fund's term.				
	Class A2 LU1989853509	Capitalization over the term of the investment with the objective of generating an interest of 5 %* on unpaid dividends (distribution section of the prospectus).				
Lock-up period	12 months of detention (cf. redemption of the prospectus chapter)					
Minimum subscription	250.000 EUR					
Subscription rights	As soon as the account is opened and accounted at the following NAV with a maximum value date of 3 months.					
Subscription fees	From 0 % to 4 %					
Redemption fees	7 % then decreasing to 0 % year 6					
Management fees	1,30 %					
Distribution rule on performance objective (see prospectus)	Subscription year	2019	2020	2021	2022	2023
	Value objective to be perceived by the investor	90 %	80 %	70 %	60 %	50 %



5 %*
Annual distribution objective or fully paid out at the end of the term



6 years**
Minimum recommended investment period



*Performance objective between 7 % - 8 %****

- * The announced returns are forecasts and are not guaranteed. By their nature, they are likely to vary upwards or downwards depending on market conditions.
- ** The investment is locked up for 12 months.
- *** Annualized performance objective calculated on an 8-year holding. This objective is given for information purposes only. Past performance does not guarantee future performance. The investment involves the risk of capital loss.

SICAV

EVEREST ONE SICAV-RAIF

SCA / Company limited by shares
SICAV / Open-ended collective investment scheme
RAIF / Reserved Alternative Investment Fund
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**A collective commitment focused
on real estate revitalization**