



BUILDIM 19
MANAGEMENT
NOTE
September 2020



MIMCO
Capital

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BUILDIM 19

BUILDIM's objective is to invest in real estate operations or buildings to be restructured with high added value corresponding to the investment strategy. BUILDIM invests mainly in the Grand Duchy of Luxembourg, which is a rapidly growing real estate market.

BUILDIM 19 fund's insights

- BUILDIM 19's equity fundraising since its launch amounts to 12.9 Million euros as of 30/09/2020.
- The valuation of investments (acquisitions + works) amounted to 30.7 Million euros as of 30/09/2020.

Acquisitions

o Gladbeck project

Following the signing of the Gladbeck shopping center's deed in June 2019, the BUILDIM fund started the restructuring project in January 2020, for a period of approximately 12 months.



MIMCO Capital has signed a firm 15-year lease with REWE for an annual amount of €456.000 (excluding taxes and charges) on a surface area of approximately 3.800 sqm.

MIMCO Capital has also signed a firm 10-year lease with the ROSSMANN brand for an annual amount of €115.600 (excluding taxes and charges) on a surface area of approximately 876 sqm.

MIMCO Capital has furthermore signed a 10-year lease with the ACTION brand for an annual amount of €164.000 (excluding taxes and charges) on a surface area of approximately 1.800 sqm.

Thanks to the signature of the various leases, the value of the asset as of June 30, 2020 is 10 Million euros for an AEM acquisition at 7.5 Million euros.

o Belair project

The demolition of the existing house has been completed since the end of August 2020; the application for a vertical cadaster is in progress.



The commercialization of the project began at the end of September 2020.

o Linster project

Following the signature of the authentic deed at the end of October 2019, the BUILDIM fund, in co-development with renowned developers/builders owned by two Luxembourg families, is in the process of drawing up the plans for the future office and retail building with a surface area of 15.500 sqm and representing a volume of approximately 110 Million euros located in the Bourmicht area of Luxembourg Bertrange. The building will have the BREEAM label. Several discussions are under way with institutional investors (insurance companies and banks) for a VEFA sale.



o Kirchberg project

The BUILDIM fund is in the final phase of acquiring a building located in the Kirchberg district of Luxembourg. This restructuring project is expected to take 18 months to complete.

The building, which currently houses offices, will house 18 apartments after its restructuring, with a total surface area of 1.069 sqm, representing a volume of approximately 14.1 Million euros.

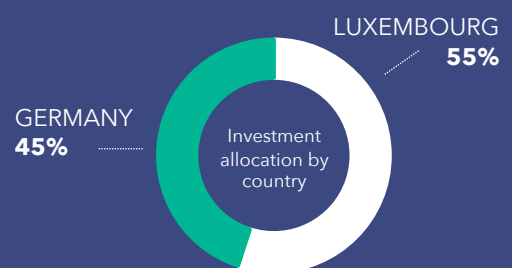
A building permit has been filed and is in the process of being obtained.

Overview

As of June 30th, 2020, 55% of the fund was invested in Luxembourg and 45% in Germany.

These assets are **100 % "Value-Added"***.

***Value-Added:** Assets with significant valuation potential..





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The entire MIMCO Capital team thanks you for your trust and is at your disposal for any information.

Please believe, Dear shareholders, Dear partners,
in the expression of our best wishes.

***MIMCO Capital
Management***

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