

MERCUREIM EF1
MANAGEMENT
NOTE
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MIMCO
Capital



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MERCUREIM EF1

As a reminder, the Mercureim EF1 fund closed on 31/01/2019 with more than 42 Million euros of equity. Following the great success with investors, the fund closed more than 6 months ahead of schedule.

The investment period was closed on 31/12/2019.

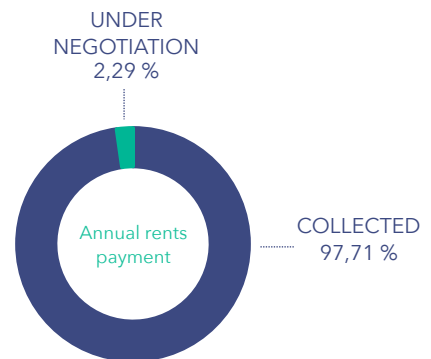
Mercureim EF1 fund's insights

Assets statement as of 30/09/2020

The assets of the Mercureim fund amounted to 105 Million euros as of 30/09/2020.

During the second quarter of 2020, following the Covid-19 epidemic, negotiations were initiated with tenants to defer rent for the closing period.

For the period from April to September 2020, €5.571.566,90 have been paid and €264.557,59 have been cancelled or postponed (but in return, the leases have been extended) out of a total amount of €5.836.124,49 of gross rents received by Mercureim EF1 during the 2nd and 3rd quarter of 2020, which represents 2.29% of annual rental income not yet collected.



Assets' insights as of 30/09/2020

o Magdeburg

On the asset located in Magdeburg, negotiations with a large supermarket chain are being finalized for the lease of a vacant space of 1.000 sqm. Discussions are underway for the sale of the asset by the end of 2020.



o Zweibrücken

Discussions are in progress with two tenants for an extension of the lease contracts on the Zweibrücken asset for a period of 10 years.

o Dorsten

On the asset located in Dorsten, discussions are underway to lease a vacant space to a care company.

o Wismar



A permit application has been submitted for the renovation of the building located in Wismar.

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.



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