



MIMCO
Capital

Luxembourg SICAV for real
estate development in the
Grand Duchy of Luxembourg

CITY.
Real estate development

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

Risk factors / Disclaimers

1. Investment risks

Investors who plan to purchase bonds of the OCITY 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 bonds.

2. Dependency on economic developments

OCITY invests mainly in residential, office and commercial real estate in Luxembourg. 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 Luxembourg 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 bonds may be limited. This would also have a direct effect on the investment return and the tax value of the fund bond 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 80% 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 bonds.

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OCITY 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 OCITY bonds in order to determine the suitability and consequences of their investment, provided that they are authorized to do so.

Indeed, OCITY 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 OCITY's bonds is likely to, by nature, increase or decrease, depending in particular on OCITY's investment objectives or strategies and economic and market conditions.

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

OCITY's signature

Specializing in the **investment and development of large-scale real estate projects in Luxembourg**, OCITY was created by bringing together three Luxembourg financial and real estate professional groups: the real estate investment company MIMCO Capital and the recognized family businesses of real estate development CREAHAUS and ESPACE INVEST.

Backed by the expertise of their teams, these three partners are committed on a daily basis to developing a differentiating approach in their companies and are now joining forces to adapt to new challenges and ensure value creation in fast-growing, evolving markets.

A strong environmental signature

OCITY thus carries out real estate development operations in order to meet the expectations of new urban uses and lifestyles, mainly in the center of Luxembourg and its suburbs.

With its local footprint, OCITY positions itself primarily on the residential and office market or on operations to be restructured, all with a responsible approach towards its investments.

An in-depth knowledge of the grand-ducal territory

It is with a thorough knowledge and experience of the Luxembourg real estate market that OCITY strives to anticipate needs and carefully selects development operations in order to perfectly meet the requirements of demand.

Reference projects

1 ELEVEN Belval

- Residential
- Commercial/Office
- 3.290 sqm
- Operation revenue EUR 10 Million



2 SOGEL Bonnevoie

- Office
- 6.500 sqm
- Operation revenue EUR 46 Million



3 RENAISSANCE Belair

- Residential
- 10.500 sqm
- Operation revenue EUR 150 Million



4 PARK WOOD Bridel

- Residential
- 6.200 sqm
- Operation revenue EUR 30 Million



An investment strategy in Luxembourg's most attractive areas

The desire to identify the best real estate opportunities with a long-term vision and to create and promote functional living and working spaces with a unique identity and high added value while respecting the environment is part of its DNA.

Signatory of:



Associates' track record

Number of sqm achieved  **125.000**

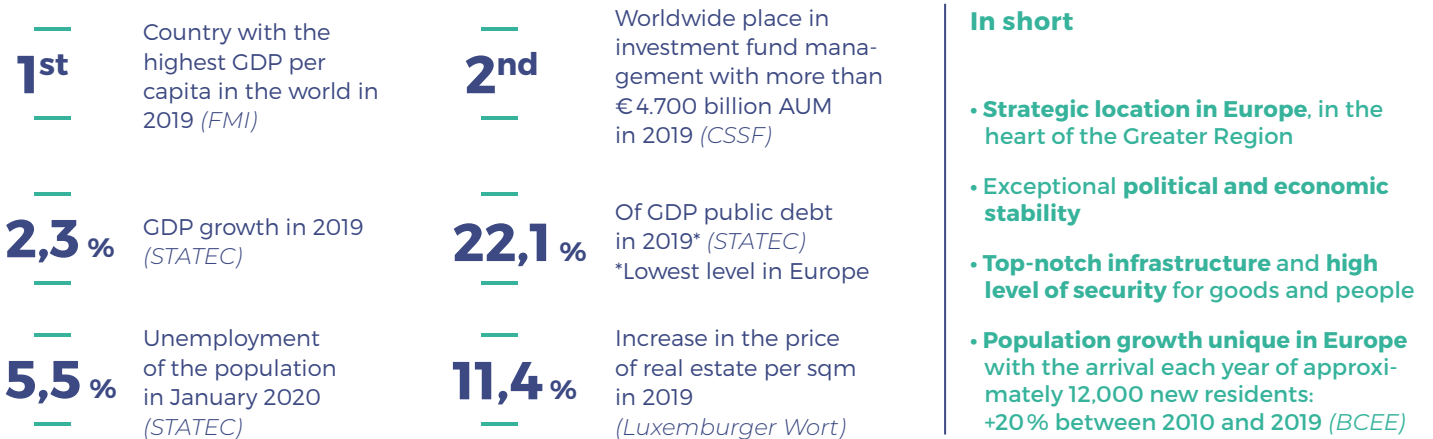
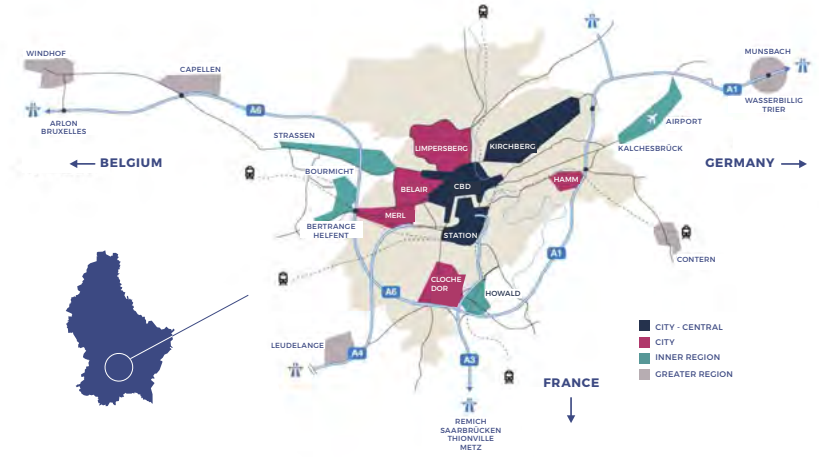
Number of sqm under development  **120.000**

Revenues from current operations  **+ EUR 580 Million**

Investing in Luxembourg

Economy facts - World economies are facing economic, social and political challenges. Luxembourg can count on its stability and thanks to the country's positive economic prospects, it received a triple A from the Fitch, DBRS and Moody's rating agencies.

Market facts - Each year Luxembourg attracts new investors, especially wealthy private individuals, due to its attractive tax environment. In terms of Gross Domestic Product (GDP) growth, forecasts by the government and international bodies such as the International Monetary Fund (IMF) remain optimistic.

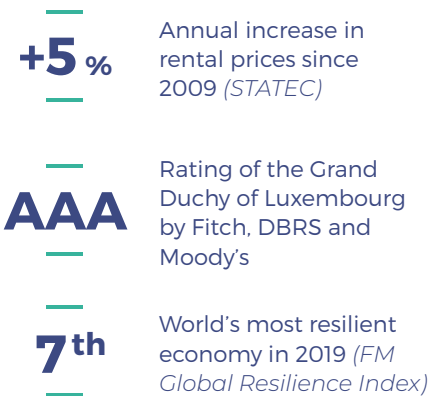


#1 - A very dynamic real estate market

Despite a residential construction sector that has seen a twofold increase in the number of people employed over the past 20 years, the development of new housing in Luxembourg is not keeping pace with the natural growth of the population, which is close to 2%/year. According to STATEC, approximately 3,000 housing units are delivered each year, while demand is more than double.

#2 - A stable and efficient administration

In Luxembourg, the rules governing the constructability of a plot of land are set out in the General Development Plan (PAG) and/or the Individual Development Plan (PAP). As the administration systematically respects the town planning rules, this makes it easier to obtain authorization and thus to validate more quickly the financing for the acquisition of land. This administrative stability is a major advantage in the operational process of a real estate project.



Development and restructuring of real estate operations



Priority assets:
Residential real estate
Office real estate
Commercial real estate



Focus on the Luxembourg market



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

Fund's investment strategy

The main objective of the OCITY fund is to achieve capital growth in the short/medium term by capitalizing on existing investment opportunities in the real estate sectors in Luxembourg. OCITY considers a strategy of investing in real estate assets that are intended to become primarily residential, office and retail development projects or properties offering restructuring opportunities. The fund will offer investors exposure

to diversified and quality real estate assets covering in particular the Luxembourg market with so-called «Value Added» assets offering a potential for value creation and which will be acquired on the market both through auctions, inheritance splitting or as a result of arbitration by the owners. The sale of the assets comprising the portfolio will be considered in order to generate a one-off capital gain.



Ongoing OCITY operation

- Real estate operation located in Sandweiler, east of Luxembourg City; between Kirchberg and the airport;
- Development project of **+17.000 sqm** in two phases;
- 20 building lots representing a total of 117 housing units, offices and shops;
- **Forecast turnover of more than EUR 114 Million** based on market prices per sqm.

Investment characteristics

Issuer	OCITY – OCITY I sub-fund
Legal form	SCA - SICAV - RAIF
Fund domicile and jurisdiction	Luxembourg
Launch date	11/2020
Subscription closing	12/2022
Issue price	EUR 1.000
Bond class ISIN code	Class OB LU2253067537
Lock-up period	12 months
Distribution objective	In fine
Minimum subscription class OB	EUR 250.000
Subscription rights	Last day of the subscription period + 60 days
Subscription fees	From 4% to 0% (see prospectus conditions)
Redemption fees	5%
Management fees	1% of the annual GAV



10%*

Annual distribution objective fully paid out at the end of the term



36 months

Recommended minimum investment period objective

* The announced returns are forecasts and are not guaranteed. By their very nature, they are likely to vary upwards or downwards depending on market conditions. Past performance is not a guide to future performance and the investment carries the risk of capital loss.

SICAV

OCITY 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**