



**FINANCIAL NEWSLETTER  
AS OF 31/12/2020**

Luxembourg SICAV invested in  
German real estate

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Mercureim EF1

# MERCUREIM EF1

Luxembourg SICAV invested in German real estate



## KEY ELEMENTS

As of 31/12/2020

### DATE OF INCORPORATION

11/2016

### REDEMPTION VALUE

Amount of capital invested/paid up  
Article 7 and subsequent of the prospectus

### NET ASSET VALUE A1

1.82 €

### NET ASSET VALUE A3

2.71 €

### TOTAL NET ASSETS

44.792.289,00 €

### REAL ESTATE ASSETS

102.620.000,00 €

### DEBT RATE

(calculated on the fund's GAV)  
57,80 %

## NEWS

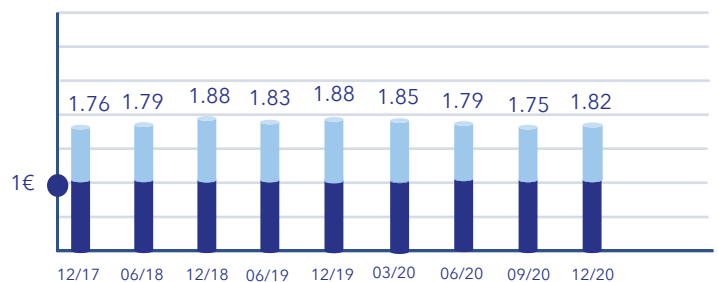
During the 4<sup>th</sup> quarter 2020, the Mercureim fund completed the sale of the asset located in Oberhausen at a price of € 3.200.000, which is in line with our objective.

This sale was integrated into the accounts in Q4 2020.

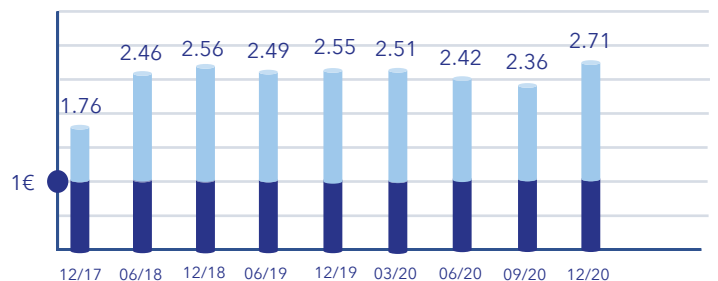
The increase of the net asset value is due to the increase of the value of the portfolio assets.

The Mercureim fund generated a profit for the year 2020 of €1.664.115,84.

## NET ASSET VALUE EVOLUTION (A1)\*



## NET ASSET VALUE EVOLUTION (A3)\*



(\*) NAV audited on 31/12/2019, average net asset value.

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](http://www.mercureim.com)

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**MERCUREIM EUROFUND I SCA SICAV-FIAR (MERCUREIM EF1)**

**Registered office:** 4, Rue Robert Stümper, L-2557 Luxembourg

**RCS Luxembourg:** B204861, registered on 16 March 2016

**AMF authorization** to market the product n° FDS57365

**MERCUREIM S.À R.L.**

**Registered office:** 25C Boulevard Royal L-2449 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