

**BUILDIM 19**  
**MANAGEMENT NOTE**  
**March 2021**



**MIMCO**  
Capital

# Disclaimer

The information provided in this presentation is only intended to present MIMCO Capital's expertise in the field of real estate.

It does not in any case have the following purpose:

- to constitute an offer or a solicitation for the sale of units or shares of the Fund(s), by any person operating in any jurisdiction in which such an offer, solicitation or distribution would be qualified as illegal or in which the person responsible for such offer or solicitation is not authorized to do so, or to any person to whom such an offer or solicitation is illegal;
- to present the Investment Fund(s) managed or set up by the MIMCO Capital Group in a comprehensive manner.

The Funds mentioned in this presentation are only authorized for marketing, notably outside their country of origin, in accordance with numerous restrictions and eligibility conditions, whether regulatory or statutory, not described or simply mentioned in a very summary manner on this site, which govern the subscription or acquisition of shares in these Funds, the methods of presentation and distribution by intermediaries (depending in particular on the investor's place of residence), the eligibility conditions linked to the investor (in particular according to his knowledge of financial matters, his financial standing, his regulated or unregulated status, his categorization, which varies from one country to another, etc.) or the minimum investment amount required by the Funds' documentation. Marketing may only be carried out based on a study of the Funds' complete documentation and by persons qualified to assimilate the risks.

## **Generally speaking, the Funds are only intended for professional investors.**

The recommended risks, commissions and investment opportunities for the Funds are set out in detail in the Funds' information documentation and must be made available to the subscriber prior to any subscription or acquisition. The official documentation is only available from MIMCO Capital or partners expressly authorized by MIMCO Capital.

The value of the Funds' investments and the income derived from them may rise or fall and are in no way guaranteed. The amount initially invested may not be recovered.

It is the responsibility of wealth management or asset management professionals to be aware of and comply with all legal and regulatory provisions in force in any relevant territory in which they are authorized to operate.

The information in this presentation is protected by copyright and all rights are reserved. It may not be reproduced, copied or redistributed in whole or in part.

MIMCO Capital declines all responsibility for any loss or damage resulting from the use of or reliance on the information provided, including, but not limited to, any loss of profit or any other direct or consequential damage, particularly in the event of access to the documentation without the agreement of MIMCO Capital.

# 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.



## EDITORIAL

Dear shareholders, dear partners

In a health and economic context influenced by the Covid-19 crisis, we continued to observe a low impact on our assets and operations located in Luxembourg. Our development projects thus continued to evolve normally during the 1<sup>st</sup> quarter of 2021.

The BUILDIM fund has realized an equity raising of 9 Million euros during the year 2020.

Since December 31, 2020, subscriptions of the BUILDIM 19 sub-fund were closed with a total subscribed amount of 17.8 Million euros since the launch of the fund in June 2019.

We would like to assure you that all the MIMCO Capital teams remain mobilized for the continuation of the investment operations of your fund.

*MIMCO Capital  
Management*

## BUILDIM 19 FUND'S INSIGHTS

During the first quarter of 2021, the fund signed a sales agreement for the acquisition of an operation located in Bascharage, southwest of Luxembourg City. The current building, acquired as an asset deal, will be demolished.

This operation will involve the development of a residence of 12 apartments on a surface of 790.80 sqm for a total investment (acquisition + works) of EUR 2.657.700.

The sector is growing rapidly, and its demography is increasing thanks to a dynamic economy and accessibility to various amenities.



Valuation of shareholdings of the BUILDIM 19 fund (acquisitions + works) as of 31/12/2020

**32.046.945,00 €**

## Overview of the portfolio

As of March 31, 2021, 57% of the fund was invested in Luxembourg and 43% in Germany.

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

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

GERMANY  
**43%**



LUXEMBOURG  
**57%**



## EVOLUTION OF ASSETS UNDER MANAGEMENT

### o Linster project



Following the signing of the deed of sale at the end of October 2019, the BUILDIM fund, in co-development with renowned developers/builders owned by two Luxembourg families, is currently 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 zone in Luxembourg Bertrange. The building will be BREEAM certified.

Several discussions are underway for a lease with recognized tenants.

At the same time, negotiations are underway for the sale of the building to institutional investors (insurance companies and banks).

### o Belair project

Demolition of the existing house has been completed since the end of August 2020, while the vertical cadastral application is in progress. The marketing of the project is underway. Our teams are currently preparing the tender for the works.



### o Kirchberg project

The BUILDIM fund is in the final stages of acquiring a building located in the Kirchberg district of Luxembourg. We have approached our banking partners to finance the transaction. This restructuring project is expected to last 18 months.



The building, which currently houses offices, will house after its restructuring 13 apartments for a total area of 951 sqm.

This represents a volume of approximately 15.3 Million euros. A building permit has been filed and is in the process of being obtained.

### o Lorentzweiler project

During the first quarter of 2021, the BUILDIM fund took the necessary steps with the municipality to be able to file the building permit during the second quarter of 2021.



### o Gladbeck project

The restructuring project began in January 2020 and will be completed in June 2021.

Thanks to the signature of the various leases, the asset valuation as of December 31, 2020 is 12.5 Million euros for an AEM acquisition at 7.5 Million euros.



The entire MIMCO Capital team remains committed despite the context related to the Covid-19 epidemic. We thank you for your confidence and remain at your disposal for any information.

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





**MIMCO**  
Capital

**MIMCO Capital S.à r.l. with a capital of EUR 1.000.000**  
**RCS Luxembourg n° B231153 • Business permit n° 10102768/0**  
**Address: 25C Boulevard Royal L-2449 Luxembourg**  
**Email: [office@mimcocapital.com](mailto:office@mimcocapital.com) - [www.mimcocapital.com](http://www.mimcocapital.com)**