

**EVEREST
ONE** | Luxembourg SICAV
invested in German
real estate

**FINANCIAL
NEWSLETTER**
Class S
As of 31/12/2021



**MIMCO
Capital**

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

EVEREST ONE

Luxembourg SICAV invested in German real estate



KEY ELEMENTS

As of 31/12/2021

DATE OF INCORPORATION
16/04/2019

NET ASSET VALUE S
1.038,10 €

TOTAL NET ASSETS
54.624.206,93 €

REAL ESTATE ASSETS
79.231.550,00 €

DEBT RATE
(calculated on the fund's GAV)
44,85 %

NEWS

During Q4 2021, the Everest One fund completed the acquisition of an asset located in Weisswasser.

The investment represents almost 10 Million euros for a total usable area of approximately 13.000 sqm.

The occupancy rate of the property is 86.74% with one of Germany's leading DIY store chains, TOOM Baumarkt, as the main tenant for an area of almost 9.000 sqm.

A first down payment was made in Q4 2021 and the acquisition will be integrated in the accounts in Q1 2022.

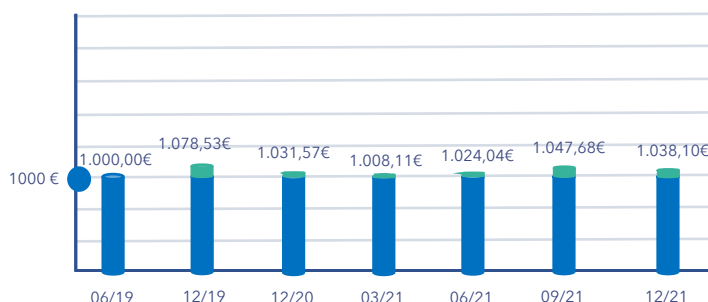
This acquisition will bring Everest One's real estate assets to a value of more than 90 million euros.

LAST MINUTE

The fund is in the process of acquiring a portfolio of assets located in central Germany, in the state of Hesse. The total area of the properties is approximately 6.903 sqm.

The investment for those buildings would represent more than 11 million euros.

AVERAGE NET ASSET VALUE EVOLUTION S*



(*) NAV audited as of 31/12/2020, average net asset value under audit for the year 2021. Non-final NAV likely to move up or down.

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.

EVEREST ONE COMMITMENT

High standards
Performance
Expertise



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EVEREST ONE SCA SICAV-RAIF

Registered office: 26 Bd Royal L-2449 Luxembourg
RCS Luxembourg: B233886, registered on 26 April 2019

EVEREST FUND MANAGEMENT S.À R.L.

Registered office: 26 Bd Royal L-2449 Luxembourg
RCS Luxembourg: B233729, registered on 18 April 2019

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