

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

**FINANCIAL  
NEWSLETTER**  
Classes A1 and A2  
As of 31/12/2019



**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 31/12/2019

**DATE OF INCORPORATION**  
16/04/2019

**NET ASSET VALUE A1**  
1.104,01 €

**NET ASSET VALUE A2**  
1.098,61 €

**TOTAL NET ASSETS**  
23.391.725,39 €

**REAL ESTATE ASSETS**  
28.010.000,00 €

**DEBT RATE**  
(calculated on the fund's GAV)  
36,98 %

## NEWS

The second acquisition of EVEREST ONE is a property located in the city of Lippstadt in North Rhine-Westphalia, a federal state in Western Germany.

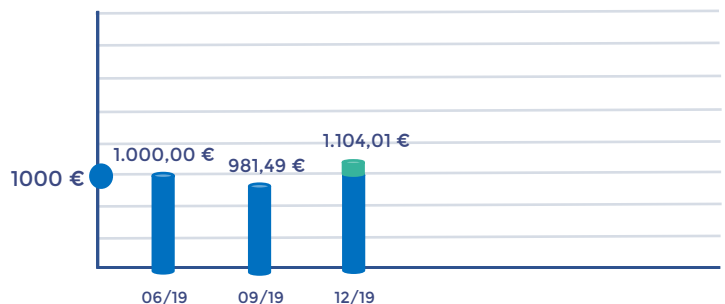
It is the most populous and economically strongest German state, partly due to the Ruhr area.

This asset with no works to be done was acquired from a US fund. It offers a shopping, leisure and entertainment experience and was acquired in the 4th quarter of 2019.

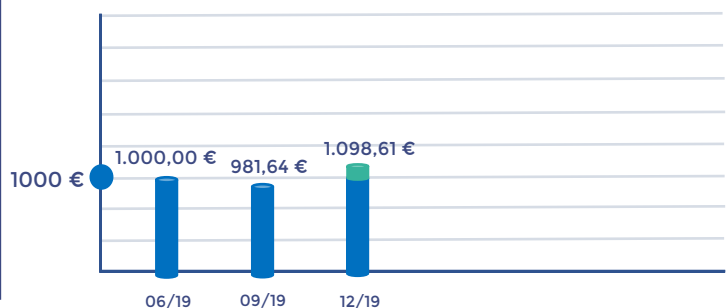
The investment represents more than 20 million euros and the total surface area represents 13.388 sqm of floor space.

The valuation potential is in the vacant space of 720 sqm on the level of the shops.

## NET ASSET VALUE EVOLUTION (A1)



## NET ASSET VALUE EVOLUTION (A2)



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:** 25 C Bd Royal L-2449 Luxembourg  
**RCS Luxembourg:** B233886, registered on 26 April 2019

## EVEREST FUND MANAGEMENT

**Registered office:** 25 C 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