

Registre de Commerce et des Sociétés

Numéro RCS : B204861

Référence de dépôt : L180155148

Déposé et enregistré le 02/08/2018

Mercureim Eurofund I S.C.A. SICAV-FIAR

*Société en Commandite par Actions –
Société d'Investissement à Capital Variable –
Fonds d'Investissement Alternatifs Réservés*

Annual Report and Independent Auditor's Report
for the year ended December 31, 2017

Registered office: 5, Allée Scheffer
L-2520 Luxembourg
Grand Duchy of Luxembourg

R.C.S. Number: B 204.861

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Management and Administration

Registered Office

5, Allée Scheffer
L-2520 Luxembourg
Grand Duchy of Luxembourg

Board of Managers of the General Partner

Sylvie PROÏA
Christophe NADAL

AIFM

Fuchs Asset Management S.A.
49, Boulevard Prince Henri
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Grand Duchy of Luxembourg

General Partner

Mercureim S.à r.l.
5, Allée Scheffer
L-2520 Luxembourg
Grand Duchy of Luxembourg

Auditor

Ernst & Young S.A.
35E Avenue JF Kennedy
L-1855 Luxembourg
Grand Duchy of Luxembourg

Central Administration and Domiciliary Agent

CACEIS Bank, Luxembourg Branch
5, Allée Scheffer
L-2520 Luxembourg
Grand Duchy of Luxembourg

Depositary and Paying

CACEIS Bank, Luxembourg Branch
5, Allée Scheffer
L-2520 Luxembourg
Grand Duchy of Luxembourg

Legal Advisor

ATOZ Luxembourg
1 B Heienhaff - Aerogolf Center
L-1736 Senningerberg
Grand Duchy of Luxembourg

Activity report

General Partner report

Dear Shareholders,

- As at March 15, 2016, the Company has been incorporated under the name: "MERCUREIM EUROFUND I S.C.A."

- As at October 5, 2016, the Company has been registered as a Reserved Alternative Investment Fund under the Luxembourg law of July 23, 2016 with subsequent modification of the business purpose. The Company has been renamed "Mercureim Eurofund I S.C.A., SICAV-FIAR".

- As at October 5, 2016, in accordance with the RAIF Law and AIFM Law, the General Partner of the Company has appointed:

Fuchs Asset Management S.A., a public limited company established under the Luxembourg law, having its registered office at 49, Boulevard Prince Henri, L-1724 Luxembourg and registered in the Luxembourg Register of Commerce under the number B 188 359, as Alternative Investment Fund Manager (the "AIFM") authorized by the CSSF.

The AIFM performs its duties in accordance with the AIFM Law and RAIF Law, and is in charge of the portfolio management, risk management and marketing of the Company. The AIFM acts solely in the interest of the Company and in compliance with the applicable laws and regulations, the articles of incorporation and offering memorandum.

- New contracts have been signed with CACEIS Bank, Luxembourg Branch as depositary and paying agent and with Ernst & Young as auditor of the Company.

- During November and December 2016, the Company's marketing and offering memorandum have been set-up in order to start the offering of the Company's shares from January 2017.

- During 2017, real estate financial assets in Germany have been sourced and analyzed.

MERCUREIM EUROFUND I bought its first asset in March 2017, a privately owned office building in Schwerin, having a yearly rent of 768,027 € and a market value as at 31 December 2017 of 8,450,000 €.

Most of the rents were undervalued with prices around 5€ to 6€ per sqm whereas the market average is set between 8€ and 9€ per sqm. Renewals of leases were already undertaken (for example with an insurer for a fixed term of 5 years, a commercial lease was renewed for 5 years with a dental technician, a lease with the bakery has been renewed for 10 years) and indexations are calculated on all rents starting from 2017.

In August 2017, the Fund finalized its second acquisition: a Retail Park in Lubben having a yearly rent of 871,992 € and a market value as at 31 December 2017 of 11,200,000 €. The entire roof (14,000 sqm) and facades have been renovated thus providing an argument for negotiation of lease renewals. Discussions are opened with the REWE supermarket on both rental price and a project of expansion.

In November 2017, MERCUREIM EUROFUND I completed the acquisition of a shopping center located in Magdeburg. The market value as at 31 December 2017 of 8,040,000 € and the yearly property income is € 712,816.

A commercial lease for a restaurant has been renewed for 5 years with a rent increase of + 10%, another local with a beauty center has been rented, a renewal of the lease for a firm period of 8 years with the textile sign KIK is under discussion.

Maintenance work was carried out on the center, door changes, pipe cleaning, and an ongoing plan for the use of basements in storage.

In addition, negotiations are opened with a new tenant, a butcher activity, for a lease start in August 2018.

As of the end of December 2017, the portfolio is composed of 56.07% of retail, 42.75% of offices, 0.88% of storage and 0.29% of residential.

According to expertise' values, the three assets experienced a growth in valuation across the year driving the Gross Asset Value of the portfolio to 29.151M€as at 31st December 2017.

Activity report (continued)

AIFMD Disclosures

1./ Remuneration of the AIFM:

The total amount of remuneration for the financial year, split into fixed and variable remuneration, paid by the AIFM to its staff, including the number of beneficiaries, and broken down by senior management and members of staff whose actions have a material impact on the risk profile of the AIF, is available on demand for investors and the CSSF at the registered office of the AIFM.

The remuneration policy is publicly available at the registered office of the AIFM.

2./ Leverage in the Fund:

As at 31 December 2017, there is no leverage in Mercureim Eurofund I S.C.A. SICAV-FIAR.

However, leverage is in use at the level of the SPV's held by Mercureim Eurofund I S.C.A. SICAV-FIAR.

3./ Liquidity:

The liquidity management policy applied by Fuchs Asset Management S.A. to Mercureim Eurofund I S.C.A. SICAV-FIAR describes the procedures and monitoring tools that ensure that the liquidity profile of the AIF complies with its underlying obligation at all time.

The liquidity policy details the involvement and roles of the management committee and the risk management function of Fuchs Asset Management S.A. in determining the liquidity profile and monitoring and managing liquidity issues.

The liquidity policy also describes the process for establishing the liquidity profile for every AIF and its main input factors.

4./ Delegations:

Over the period from 01 January to 31 December 2017 and as at 31 December 2017, only the Central Administration function of Mercureim Eurofund I S.C.A. SICAV-FIAR has been delegated.

The selection and the appointment of the Central Administrative Agent have been performed in accordance with the provisions of article 19 of the AIFMD.

The Central Administration function has been delegated to CACEIS Bank Luxembourg pursuant to the Central Administration Services Agreement dated 5 October 2016.

Activity report (continued)

5./ Risk Management:

At the level of Fuchs Asset Management S.A., the Risk Management is executed following the Risk Management Process approved by the board of directors of Fuchs Asset Management S.A.

The Risk Management Process is a set of procedures in order to identify, assess, measure and manage all risks associated with the management of the underlying funds.

Risk Management process for AIFs

This part describes the process for setting up the risk management system for AIFs as well as the risk management framework depending on the different strategies of the AIF universe.

Setting up the risk management system for AIFs is a four-step process based on

- risk assessment,
- data collection and analysis,
- risk monitoring,
- self-assessment and mitigating actions.

AIF strategies covered by the Risk Management Process are hedge fund strategies, private equity strategies, real estate strategies, fund of fund strategies and other strategies.

For Mercureim Eurofund I S.C.A. SICAV-FIAR, Fuchs Asset Management S.A. established a dedicated Risk Management Process agreed upon with the Board of Directors of Mercureim S.à r.l., acting in its capacity of general partner of Mercureim Eurofund I S.C.A. SICAV-FIAR, and the Investment Adviser.

It is divided into five different parts:

- i) An introductory part describing the Risk Management function of Fuchs Asset Management S.A., how it is organised, how the control functions are organised and how its independence is ensured.
- ii) A governance part describing the roles of the various stakeholders (Risk Management function of Fuchs Asset Management S.A., the Board of Directors of Mercureim S.à r.l., acting in its capacity of general partner of Mercureim Eurofund I S.C.A. SICAV-FIAR, and the Investment Adviser).
- iii) A part dedicated to the risk identification including the specific risks incurred by Mercureim Eurofund I S.C.A. SICAV-FIAR, their classification, measurement, the leverage calculation and monitoring. This part also describes the stress and back testing processes.
- iv) A part describing the escalation process and the mitigation systems in place.
- v) A part describing the risk reporting that the Risk Management function of Fuchs Asset Management S.A. is issuing and providing the Board of Directors of Mercureim S.à r.l., acting in its capacity of general partner of Mercureim Eurofund I S.C.A. SICAV-FIAR with.

6./ Material Changes

As at 31 December 2017, there is no material change to report.

Ernst & Young
Société anonyme

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Independent auditor's report

To the Shareholders of
Mercureim Eurofund 1 S.C.A. SICAV-FIAR
5, Allée Scheffer
L-2520 Luxembourg
Luxembourg

Opinion

We have audited the accompanying financial statements of Mercureim Eurofund 1 S.C.A. SICAV-FIAR (the "Fund") and each of its sub-funds, which comprise the statement of net assets as at 31 December 2017, and the statement of operations and the statement of changes in net assets for the year then ended, and the notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Fund and of each of its sub-funds as at 31 December 2017, and of the results of their operations and changes in their net assets for the year then ended in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the financial statements.

Basis for Opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (the "Law of 23 July 2016") and with International Standards on Auditing ("ISAs") as adopted for Luxembourg by the "Commission de Surveillance du Secteur Financier" ("CSSF"). Our responsibilities under those Law and standards are further described in the "responsibilities of the "réviseur d'entreprises agréé" for the audit of the financial statements" section of our report. We are also independent of the Fund in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants ("IESBA Code") as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the financial statements, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The General Partner of the Fund is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and our report of the "réviseur d'entreprises agréé" thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regard.

Responsibilities of the General Partner of the Fund and those charged with governance for the financial statements

The General Partner of the Fund is responsible for the preparation and fair presentation of these financial statements in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the financial statements, and for such internal control as the General Partner of the Fund determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the General Partner of the Fund is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the General Partner of the Fund either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

Responsibilities of the "réviseur d'entreprises agréé" for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a report of the "réviseur d'entreprises agréé" that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

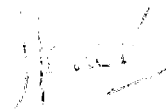
As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Partner of the Fund.
- Conclude on the appropriateness of General Partner of the Fund use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the "réviseur d'entreprises agréé" to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report of the "réviseur d'entreprises agréé". However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Ernst & Young
Société anonyme
Cabinet de révision agréé



Julie Honoré

Statement of Net Assets as at December 31, 2017

ASSETS	Note(s)	Year ended December 31, 2017 EUR
Formation expenses, net of amortization	3	102,363.50
Investments	5	10,902,853.47
Other receivables and prepayments	6	212,998.83
Cash at bank	4	2,883,909.24
TOTAL ASSETS		14,102,125.04
LIABILITIES		
Accrued expenses and other liabilities	7	3,477,055.41
TOTAL LIABILITIES		3,477,055.41
NET ASSETS AT THE END OF THE YEAR		10,625,069.63

Statement of Changes in the Number of Shares for the year ended December 31, 2017

	As at December 31, 2017
GP Share	
Number of shares at the beginning of the year	1.00
Number of shares issued during the year	1.00
Number of shares at the end of the year	1.00
Ordinary Shares	
Number of shares at the beginning of the year	30,999.00
Number of shares reimbursed during the year	(3,100.00)
Number of shares at the end of the year	27,899.00
Ordinary Shares – A1	
Number of shares at the beginning of the year	-
Number of shares issued during the year	6,018,779.22
Number of shares at the end of the year	6,018,779.22

Statistical Information as at December 31, 2017

	December 31, 2017	December 31, 2016
	EUR	EUR
Total net asset value	10,625,069.63	(56,145.11)
<i>Net asset value per GP Share</i>	1.757	(1.811)
<i>Net asset value per Ordinary Share</i>	1.757	(1.811)
<i>Net asset value per Ordinary Share – A1</i>	1.757	-

Statement of Operations for the year ended December 31, 2017

INCOME	Note(s)	Year ended December 31, 2017 EUR
Interest income		143,477.17
TOTAL INCOME		143,477.17
EXPENSES		
Amortization of formation expenses	3	(25,661.21)
Administration and custody fees	8	(96,625.71)
Professional fees	9	(202,107.77)
Management fees	10	(136,487.50)
AIFM fees	11	(25,000.00)
Interest expense		(2,446.76)
Subscription tax		(306.81)
Other expenses		(350.00)
TOTAL EXPENSES		(488,985.76)
Net loss from investments		(345,508.59)
Net realised results:		
- from foreign exchange		(1.13)
Net realised loss		(1.13)
Net variation of unrealized results:		
- from investments	5	3,945,904.89
Net variation of unrealized results		3,945,904.89
Increase in net assets from operations		3,600,395.17

Statement of Changes in Net Assets for the year ended December 31, 2017

	Note(s)	Year ended December 31, 2017 EUR
Net assets at the beginning of the year		(56,145.11)
Increase in net assets from operations		3,600,395.17
Capital issued during the year		7,255,000.00
Distribution		(174,180.43)
Net assets at the end of the year		10,625,069.63

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Note 1 – General Information

1.1 The Fund

Mercureim Eurofund I S.C.A., SICAV-FIAR (the “Fund”) is a partnership limited by shares (*société en commandite par actions*) established in Luxembourg and registered under the Luxembourg law of July 23, 2016 (the “RAIF Law”) as an investment company with variable capital (*société d’investissement à capital variable*) — Reserved Alternative Investment Fund (“RAIF”) with the Commission de Surveillance du Secteur Financier (“CSSF”). It also qualifies as Alternative Investment Fund (“AIF”) under the AIFM Law.

The Fund has a registered office in 5, Allée Scheffer, L-2520 Luxembourg, Grand Duchy of Luxembourg and is registered in the Luxembourg Register of Commerce under number B 204 861.

The Fund was incorporated in Luxembourg on March 15, 2016 for a limited period of 5 years following the first closing with the possibility to extend the maturity two times of 1 year.

The main objective of the Fund is the creation of a real estate portfolio in Germany, France and Luxembourg through investments in shopping centers, offices, hotels, healthcare facilities and in residential buildings.

The Fund will invest exclusively in pre-leased real estate assets, generating a minimum of income.

The Fund will mainly select real estate assets from bank clearances, auctions, estate shares, arbitrage, investment fund portfolios, value-added assets with potential for value creation. More generally assets with good locations and quality tenants.

The General Partner is Mercureim S.à r.l., a limited company (*société à responsabilité limitée*) organised and established under the laws of Luxembourg on August 10, 1915 with a share capital of EUR 12,500.00. The General Partner is registered with the Registre de Commerce et des Sociétés de Luxembourg under number B 204 486.

The General Partner has appointed Fuchs Asset Management S.A., a public limited company established in Luxembourg and registered under the Luxembourg law, as authorized Alternative Investment Fund Manager (the “AIFM”) to perform the portfolio management and risk management of the Fund.

The Fund’s financial year starts on January 1, and ends on December 31, of each calendar year. The first accounting year began on March 15, 2016 (date of incorporation) and terminated on December 31, 2016.

The reference currency of the Fund is the Euro (“EUR”).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Note 2 – Principle accounting methods

The financial statements are presented in EUR and have been prepared in accordance with Luxembourg legal and regulatory requirements relating to investment funds (“Luxembourg GAAP”).

The preparation of the financial statements requires the Board of Managers of the General Partner to make estimates and assumptions that affect certain amounts reported in the financial statements. Although these estimates are subject to uncertainties, they are based on the Board of Managers of the General Partner’s best knowledge of current events and actions. It is reasonably possible, on the basis of the existing knowledge that outcomes within the next financial year may differ from these estimates.

2.2 Foreign Currency Translation

The capital of the Fund is expressed in EUR, and the financial statements are presented in EUR, being the Fund’s reference currency and reflecting its primary economic environment.

Foreign currency transactions are translated into EUR at the exchange rate prevailing at the transaction date.

The market value of investments as well as other assets and liabilities expressed in currencies other than the Fund’s reporting currency are converted at the exchange rates prevailing at the reporting date.

The resulting realized and unrealized foreign exchange gains or losses are recognized in the statement of operations and changes in net assets.

2.3 Accounting estimates

The preparation of financial statements in accordance with generally accepted accounting principles in Luxembourg requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

2.4 Formation expenses

Formation expenses are booked at their acquisition value and are amortized on a straight line basis over five years.

2.5 Acquisition costs

Acquisition costs which are capitalized are amortized on a straight line basis from the end of the subscription period over the Term of the Fund.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Note 2 – Principle accounting methods (continued)

2.6 Valuation of investments

The value of securities quoted on an official stock exchange or traded on any other organized market is determined according to their last available price at the closing price. Investments in open-ended investment funds are valued on the basis of the last available net asset value per share of such fund. For other securities neither quoted on a stock exchange nor dealt in on another market, their valuation is estimated prudently and in good faith by the AIFM.

2.7 Taxation

In accordance with current legislation in Luxembourg, the Fund is exempt from Luxembourg in-come and net wealth tax. Dividends (if any) are exempt from dividend withholding tax.

The Fund is, however, liable in Luxembourg to a subscription tax (*taxe d'abonnement*) at a rate of 0.01% per annum of its net assets, such tax being payable quarterly and calculated on the basis of the total net assets of the Fund at the end of the relevant quarter.

No stamp duty or other tax is payable in Luxembourg on the issue of shares in the Fund.

2.8 Determination of the net asset value per share

The net asset value per share of each share class is determined by dividing the net asset value of the Fund by the number of shares.

2.9 Debts

Debts are recorded at their reimbursement value.

Note 3 – Formation expenses

Formation expenses include incorporation expenses and other expenses relating to the setup of the Fund.

	Year ended December 31, 2017 EUR
Formation expenses at the beginning of the year	128,306.06
Additions during the year	-
Cumulated formation expenses at the end of the year	128,306.06
Amortization at the beginning of the year	(281.35)
Amortization during the year	(25,661.21)
Cumulated amortization at the end of the year	(25,942.56)
Balance as at December 31, 2017	102,363.50

Note 4 – Cash at bank

As at December 31, 2017, the caption “Cash at bank” amounts to EUR 2,883,909.24 (2016: EUR 586.71) and is composed of cash account held at CACEIS Bank, Luxembourg Branch.

Note 5 – Investments

Investment	Ownership %	Instruments	Maturity date	Acquisition Costs	Increase (Decrease) in investment	Increase (Decrease) in Value EUR	Carrying value as at 31/12/2017 EUR
MEF One Erste GmbH	100%	Equity	NA	412,092.47	2,800.00	2,279,192.94	2,694,085.41
MEF Zweite GmbH	100%	Equity	NA	-	2,900.00	-	2,900.00
Dreescher GmbH	94.9%	Equity	NA	594,000.00	100,000.00	1,582,709.08	2,276,709.08
Mercureim Finco S.à r.l.	100%	Equity	NA	-	12,000.00	(12,956.17)	(956.17)
Magdebourg GmbH	94%	Equity	NA	330,000.00	25,000.00	96,959.04	451,959.04
Mercureim Finco S.à r.l.	NA	Bearing Loan Interest	24/04/22	-	1,723,250.36	-	1,723,250.36
Mercureim Finco S.à r.l.	NA	Bearing Loan Interest	18/05/22	-	1,984,867.58	-	1,984,867.58
Mercureim Finco S.à r.l.	NA	Bearing Loan Interest	16/11/22	-	1,770,038.17	-	1,770,038.17
Total				1,336,092.47	5,620,856.11	3,945,904.89	10,902,853.47

Total increase in value: EUR 3,958,861.06

Total decrease in value: EUR (12,956.17)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Note 6 – Other receivables and prepayments

As at December 31, 2017, this caption is composed as follows:

	December 31, 2017
	EUR
Interest receivable	34,109.23
Amount receivable from the General Partner	156,627.29
Prepaid management fees	6,391.50
Other receivables	15,870.81
Total	212,998.83

Note 7 – Accrued expenses and other liabilities

As at December 31, 2017, this caption is composed as follows:

	December 31, 2017
	EUR
Formation expenses	126,535.50
Accounting fees	40,000.00
Reporting fees	5,500.00
Registrar and transfer agency fees	10,808.83
Domiciliary services	8,000.00
Depository services	25,350.00
Transaction fees	7,660.00
Audit fees	3,510.00
AIFM fees	5,625.00
Amount payable to Mercureim Finco S.à.r.l.	100,000.00
Amount payable to Mercureim S.à.r.l.	455,000.00
Amount payable to shareholders	2,637,201.00
Accrued interest payable	109.51
Subscription tax	306.81
Other debts	33,117.81
VAT payable	18,331.45
Total	3,477,055.41

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Note 8 - Administration and custody fees

As at December 31, 2017, this caption is composed as follows:

	Year ended December 31, 2017
	EUR
Accounting fees	40,000.00
Reporting fees	5,333.33
Registrar and transfer agency fees	10,664.89
Domiciliary services	7,617.49
Transaction fees	7,660.00
Custody fees	25,350.00
Total	96,625.71

Note 9 – Professional fees

As at December 31, 2017, professional fees are composed as follow:

	Year ended December 31, 2017
	EUR
Legal fees	14,386.01
Audit fees	4,269.33
Fiscal fees	30,000.00
Advisory fees	48,673.70
Other fees	104,778.73
Total	202,107.77

Note 10 – Management fees

Following the circular resolution of the board dated of March 6, 2018, and in consideration for the management services performed for the benefit of the Fund, the General Partner is entitled to receive an annual management fee, payable quarterly and equal to to 1.2% of the last gross asset value.

For the year ended December 31, 2017, management fees amount to EUR 136,487.50 (2016: nil).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Note 11 – AIFM fees

The AIFM is entitled to receive an AIFM fee calculated on the gross assets of the Fund and payable quarterly as follows:

- up to EUR 25,000,000.00: 10 bps
- from EUR 25,000,000.00 to EUR 50,000,000.00: 8 bps
- from EUR 50,000,000.00 to EUR 125,000,000.00: 6 bps
- from EUR 125,000,000.00 to EUR 250,000,000.00: 5 bps
- over EUR 250,000,000.00: 4 bps

With a minimum of EUR 15,000.00 per annum.

For the year ended December 31, 2017, AIFM fees amount to EUR 25,000.00 (2016: nil).

Note 12 – Share capital

The Fund has been initially incorporated with a capital of EUR 31,000 represented by 1 General Partner Share for EUR 1.00 and 30,399 ordinary shares for EUR 30,999.00.

During the subscription period, 3 classes of shares will be available to investors:

- Class A Shares: available for subscription by well-informed investors with a minimum subscription amount of EUR 250,000.00. Class A Shares will be available in 3 sub-classes of shares: Class A1 Shares, Class A2 Shares and Class A3 Shares.
- Class B Shares: represent a deferred interest and are initially reserved to key persons with a minimum subscription amount of EUR 250,000.00.
- Class C Shares: reserved to the General Partner.

Note 13 – Subsequent events

As at December 31, 2017, no subsequent event occurred.