

Primus Valor has begun the placement phase of the new ImmoChance Deutschland 12 Renovation Plus real estate AIF

- New ICD 12 R+ real estate fund in placement since March 29
- ICD 12 R+ qualifies as a financial product in accordance with article 8 of the EU Disclosure Regulation
- ICD 12 R+ offers investment in lasting value tangible assets

Mannheim, April 14, 2023 – After 2022 ended outstandingly with the placement of the ImmoChance Deutschland 11 Renovation Plus fund in the amount of €118 million in equity, the placement phase of its successor ImmoChance Deutschland 12 Renovation Plus (in short: ICD 12 R+) began on March 29, 2023 – for the first time as what is known as an article 8 fund. In line with Renovation Plus investment strategy, the fund continues to focus on the purchase, energy optimization and sale of (existing) residential properties in medium-sized and major regional German cities.

“With the systematic optimization of our fund properties, we are generating returns for our investors that are largely independent of the market, plus we enhance the tenants’ residential comfort and reduce their utility costs through energy-efficient renovations. These are measures we have been implementing for some time and which are good for the environment as well. We are therefore proud that our ICD 12 R+ fund also officially takes account of ecological aspects and qualifies as a financial product within the meaning of article 8 of the EU Disclosure Regulation¹,” says Sascha Müller, member of the fund management board.

“There is a huge housing shortage. The drastic collapse in the new construction market continues to intensify this situation. By rezoning, adding extensions and densification, we are generating additional affordable living space that is urgently needed. However, with our approach to renovation, it is not just about creating residential space but also preserving its substance. Otherwise, many properties would in reality fall into neglect in the coming years and decades and would ultimately be lost to the rental market. This is where we tackle the issue profitably and with our real estate fund we seek to provide investors with an investment in tangible assets of lasting value, which we believe offers above all the right answer to the currently high inflation rate,” says Gordon Grundler, Primus Valor CEO.

At the launch of the issue of ICD 12 R+, the fund’s equity volume to be placed is at €40 million, and the placement period is expected to end on December 31, 2023 (with an extension option to December 31, 2024). You can find out more about the fund on our website at <https://www.primusvalor.com/investments/aktuelle-investments/>

¹ Ecological aspects within the meaning of the EU Disclosure Regulation (EU) 2019/2088 are therefore promoted, but no sustainable investments are made.



PRIMUS VALOR

About Primus Valor:

Primus Valor AG boasts 15 years of experience purchasing, developing, and selling real estate in Germany. The Mannheim-based issuing house is dedicated to offering investors innovative forms of investment in the real estate sector previously reserved for institutional investors. With its "ImmoChance Deutschland" fund series, Primus Valor has so far invested in around 10,000 residential and commercial units in 120 locations throughout Germany. The Primus Valor Group has a total investment volume of some 1.1 billion euros.

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