

## Primus Valor Fund G.P.P.4 makes another payout in 2024 and pays out 30 per cent to investors

Mannheim, 29 October 2024 - Primus Valor's residential real estate fund 'G.P.P.4' will make a payout of 30 percent<sup>1</sup> to its investors in the coming days. This is the result of successful sales from the fund's property portfolio in Steinau an der Straße, Kaufungen and Dresden.

Efficient asset management has enabled a high increase in value to be achieved over the years. The property in Dresden was sold for twice the original purchase price and shows that the stabilisation of the residential property market has already begun.

At the other two locations, the fund management has consistently focussed on selling the residential units individually. This exit option has led to earlier price stabilisation in recent months compared to the global sale. In Steinau an der Straße, the fund management has so far sold a third of the total of 68 flats and has generated net proceeds that significantly exceed the original entry price per square metre of EUR 515/sqm, which is now over EUR 1,600/sqm. Half of the 64 flats at the Kaufungen site have also already changed hands, the proceeds from which are included in the aforementioned payout.

The G.P.P.4 fund only made a payout of 20 per cent in July of this year. With the latest payout, the total payout to investors will now amount to 139 per cent<sup>2</sup>.

'The total payout to date and the outstanding results of recent months make us proud and underline the success of our investment strategy: on the one hand, the residential property vehicle must be seen as a medium to long-term investment. Sometimes this requires time and patience. Secondly, during the investment phase of the fund 13 years ago, we found ourselves in a buyer's market similar to today, from which we are also benefiting with our current fund no. 12. The exits of fund no. 4 already allow a certain assessment of the performance that a consistently anti-cyclical investment in the market can deliver,' says Gordon Grundler, CEO of Primus Valor AG.

The fund management is currently in final negotiations on the sale of further properties from the G.P.P.4 portfolio and has announced a further disbursement in spring 2025. The current ICD 12 R+ fund offers interested parties and potential reinvestors the opportunity to participate until 31 December 2024.

<sup>1</sup>Payout in % of the limited partner's contribution

<sup>2</sup>Total payout: payout in % of the limited partnership contribution without premium (before tax); pro rata temporis

## About Primus Valor:

Primus Valor AG boasts 17 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 1.2 billion euros.

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