

Primus Valor increases again - equity planned to be raised to EUR 70 million for ICD 12 R+ property fund

Mannheim, 02 October 2024 - Primus Valor AG is announcing a further increase in the equity volume of its current real estate fund, ImmoChance Deutschland 12 Renovation Plus. Launched in spring 2023 with planned equity of EUR 40 million, the volume was last increased to EUR 60 million in March 2024. The expansion to 70 million euros will now be implemented in the coming days.

The past few months have been characterised by consistently high investor interest, as a result of which the ICD 12 R+ fund has now been able to raise more than EUR 58 million in limited partner capital. Primus Valor believes that one of the reasons for this is the fund's already extensive property portfolio, which comprises over 35,000 square metres of residential and commercial space in nine investment locations across Germany. Potential investors were thus able to demonstrably implement the strategy of 'anti-cyclical investment' pursued since last autumn, i.e. taking advantage of favourable entry opportunities on the property market, and consistently conclude property purchases below the appraisal value.

'Due to the imminent closure of the fund at the end of the year, we would also like to give other interested parties the opportunity to benefit from our investment with our increase. The additional funds of EUR 10 million will be invested specifically in properties that offer considerable potential for value appreciation through targeted modernisation measures and can take advantage of the current rise in rents. Investors who have already invested will also benefit. This will further expand the diversification of the fund portfolio, while at the same time minimising potential risks and further benefiting the ultimate return on their investment,' says Gordon Grundler, CEO of Primus Valor AG.

Due to the speed of placement to date - in conjunction with the increased demand that is usually expected in the last quarter of the year - Primus Valor does not rule out a further increase before the sixth alternative investment fund of the Mannheim-based issuing house reaches its definitive placement end at the turn of the year.

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.

Contact:

Tobias Rausch
Tel. 06 21 / 49 09 66 - 150
Fax: 06 21 / 49 09 66 - 6 00
Cell: 0152 / 27 98 30 45
tobias.rausch@primusvalor.de