



PRIME PROPERTIES
your real estate investment

**Real Estate
Investment
Fund**



**Simplicity
is the ultimate
sophistication.***

* Leonard de Vinci

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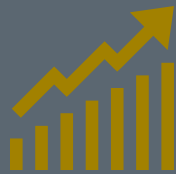
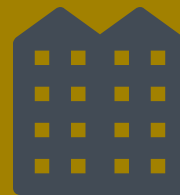
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PRIME PROPERTIES
your real estate investment

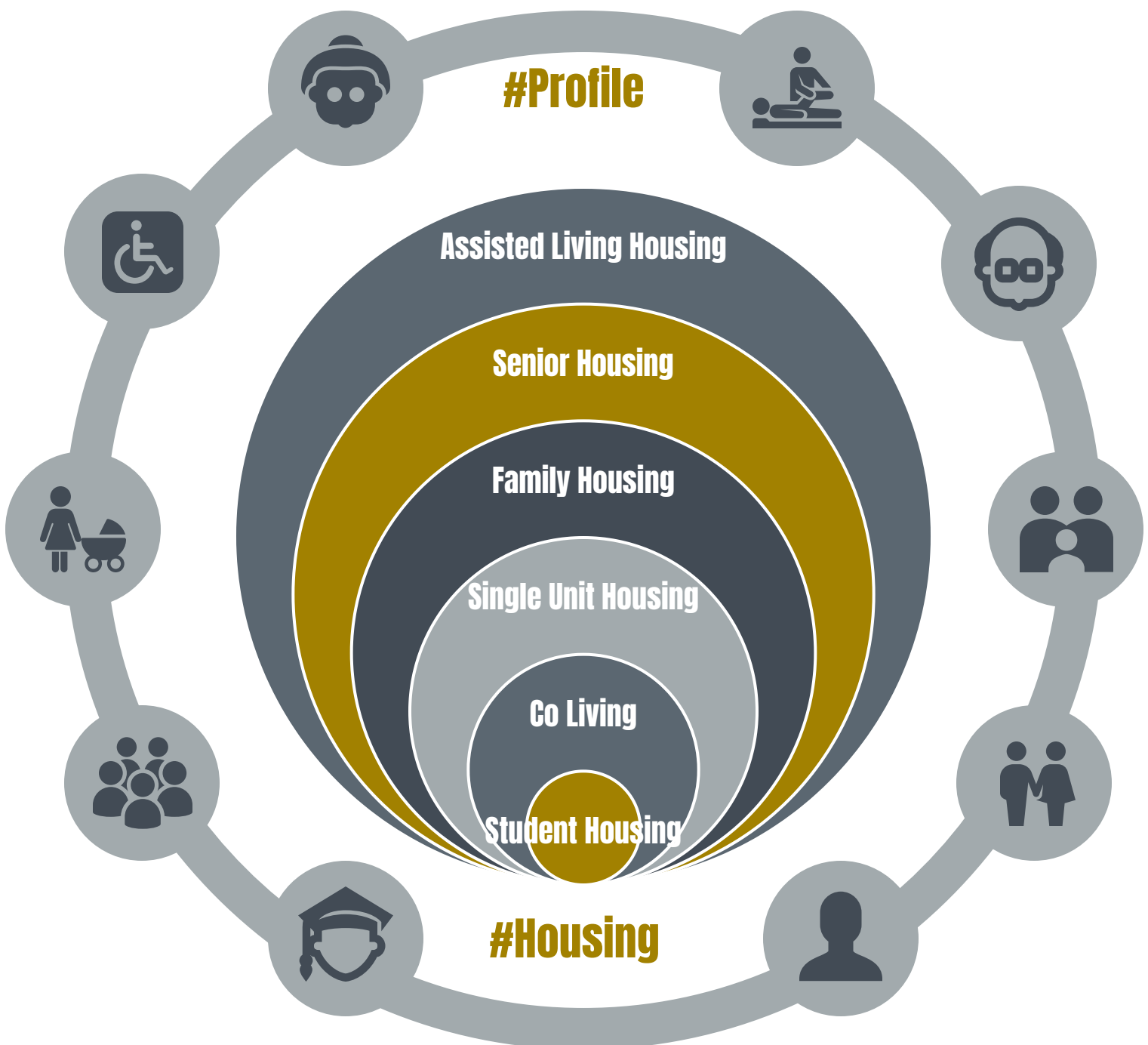
Strategy & Vision

Prime Properties is a real estate investment fund based in the **Grand Duchy of Luxembourg** and active in 5 countries.

Prime Properties' strategy is based on direct investment in **targeted residential real estate assets over the entire life cycle** (student housing, residential, senior housing, assisted living housing) in order to achieve an **attractive return**.

Prime Properties is an independent investment fund.

#CycleofLife



About us

2 € Billions

Asset Value

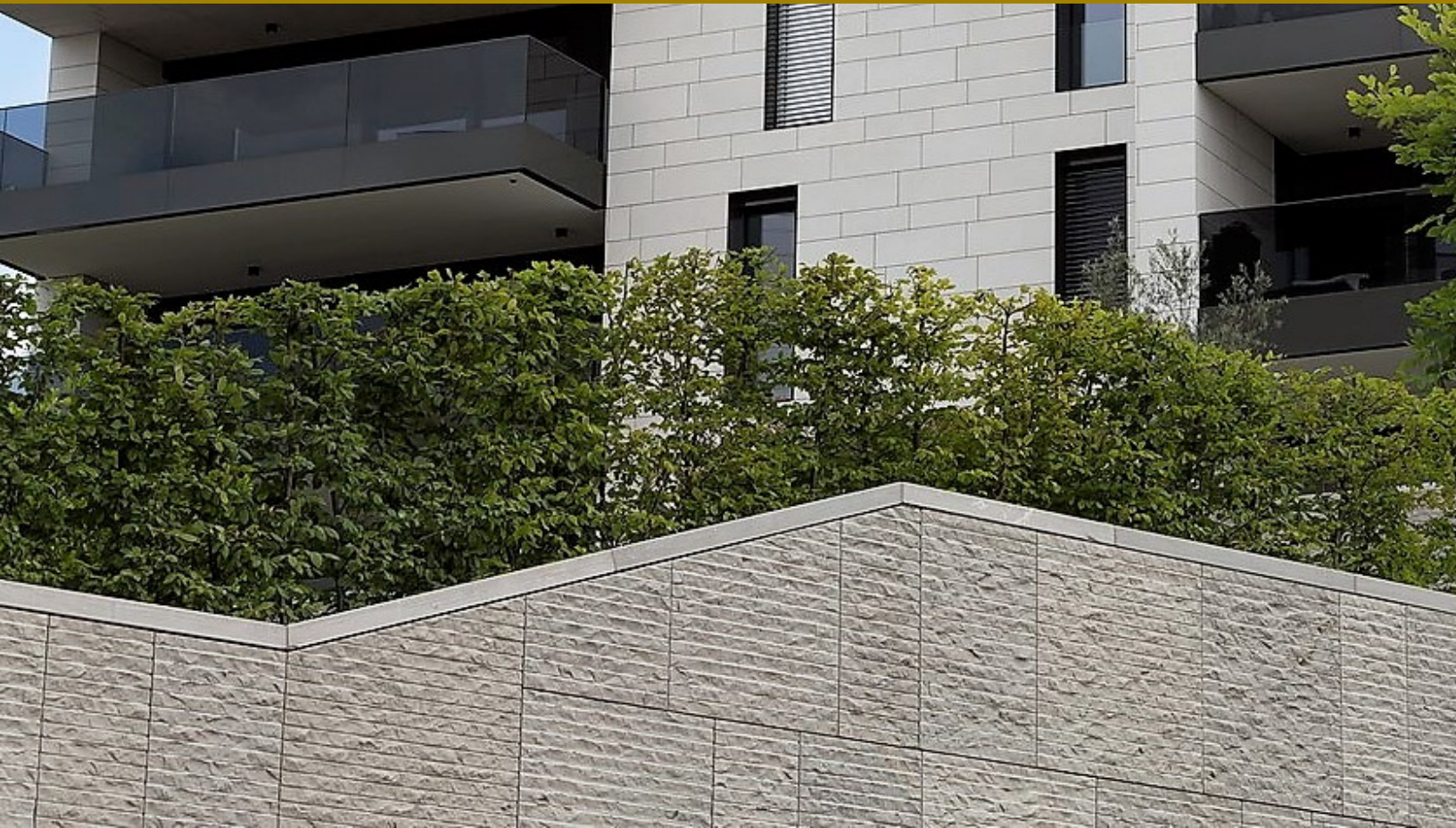
Development of a portfolio of assets
in 15 years of experience

Residential Real Estate
Nursing Homes
Living Care
Senior residences
Student Housing
psychiatry clinics
Construction
EHPAD
Care Homes
Service Residence
Sales
Rental
Management
Lands
Promotion
Development
Office Real Estate

6

compartments

EUROPE



Location of Assets

Euro Zone & Switzerland



Belgium

4 assets



Spain

1 asset



France

8 assets



Luxembourg

15 assets



Switzerland

2 assets



Germany

1 asset



Italy

1 asset



At a Glance

6

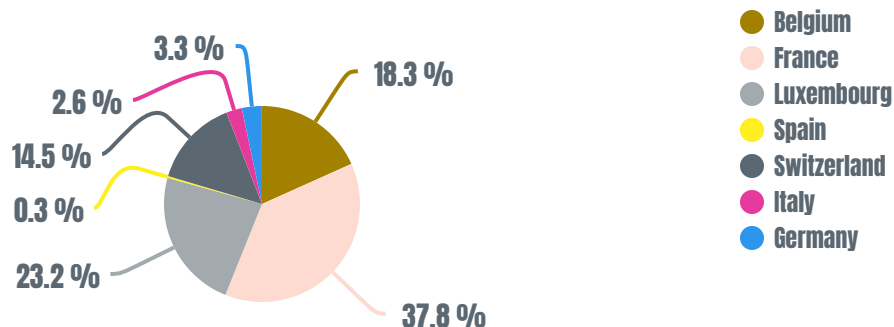
— ACTIVE —
COMPARTMENTS

32

#Assets

Number of assets in the portfolio

Geographical distribution of assets under management



Distribution of assets

11 %



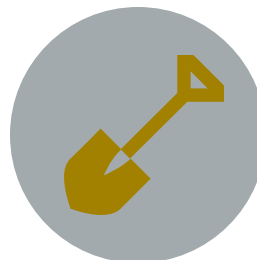
Office

74 %



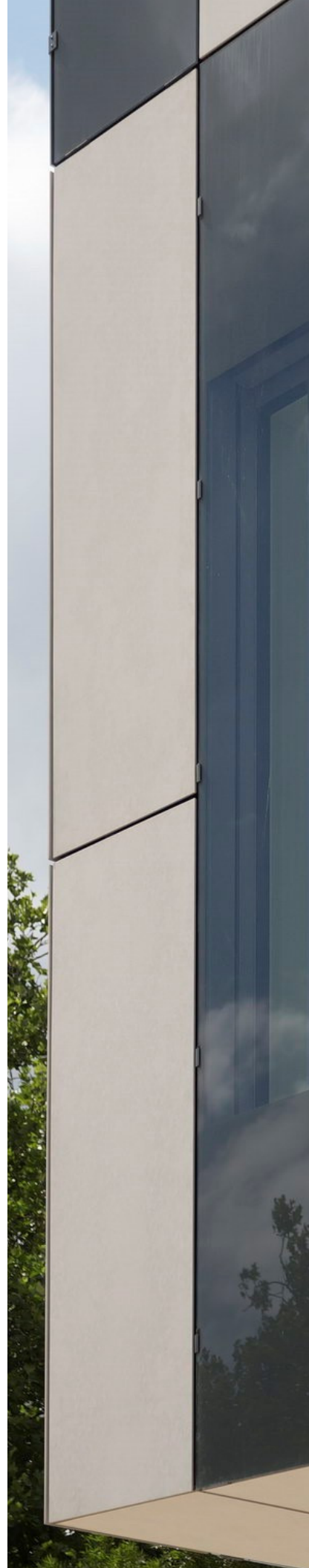
**Healthcare
Real Estate**

15 %



**Lands
(Apartments/
Nursing homes)**

*Assets under management



At a Glance

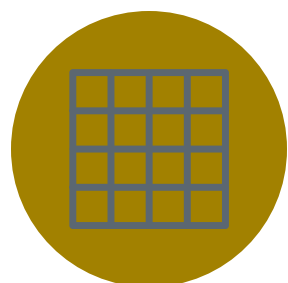
97,8 %
average occupancy rate
of the portfolio

7-10
— years —
**recommended
investment period**



+ 662 M €

Value of RE Assets*



255.701 sqm

Total area of Assets

*GAV: 512 M €

6 Compartments

HCE

Healthcare Europe

#RealEstate #CARE
#RentalIncome #ORPEA
#EuroZone #Switzerland

DPE

Defensive
Properties Europe

#RealEstate #Residential
#Development #Land
#LongTerm
#EuroZone #Switzerland

ALC

Assisted Living
Core

#RealEstate #CARE
#JointVenture
#RentalIncome #ORPEA
#EuroZone #Switzerland

LTP
DE

Long Term
Properties
Development

#RealEstate #Residential #Office
#Development
#RentalIncome
#EuroZone #Switzerland

DRE
2.0

Defensive
Residential Europe

#RealEstate #Residential #LifeCycle #Innovation
#Sale
#RentalIncome
#EuroZone #Switzerland



Success Story



#RealEstate #Residential #Office
#Land #Developpement #Sale
#Luxembourg

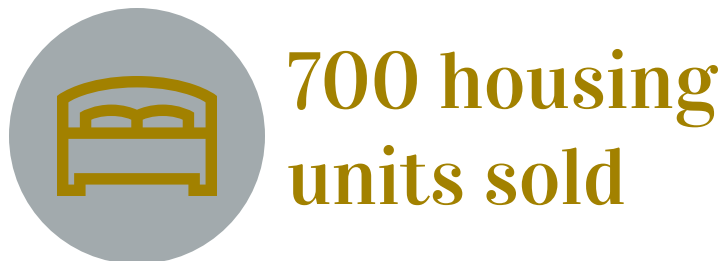
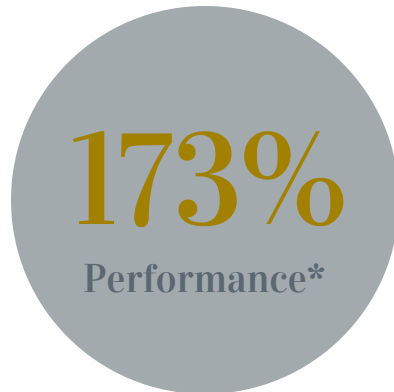
Les Jardins de Luxembourg



Residential Western Europe was established in December 2007.

RWE focused on a major pioneering **residential development** of over 110,000 sqm in the Merl district of **Luxembourg City**. The first construction phase started in 2008. The last building will be delivered in the second half of 2022.

The "**Les Jardins de Luxembourg**" project consists of more than **23 residential buildings, 1 office building, 1 business centre, shops and local services** gathered around a new public space. Residents, workers, students and families can come together and enjoy all the advantages of this new urban landscape.



*Since the launch of the project in 2008





WHY

INVEST IN RESIDENTIAL REAL ESTATE?

Focus on the facts



Healthcare Real Estate



Psychiatry Clinics
Care Homes
Serviced Residence
EHPAD
Nursing Homes
Rental Income
Management
Senior Residences

THE FACTS :

- European life expectancy is increasing
- The ageing population needs help or care that is no longer limited to conventional nursing homes
- In 2019, 20.3% of the Eurozone population was over 65
- Pensions are the highest in Western Europe
- Care facilities are not following the ageing curve of the population over the last 10 years in the Eurozone
- A volume of investment in constant progression for the last 5 years - 6.6 billion € in 2020 which does not cover the needs of the population

Population in EuroZone	343 M (2020)	346 M (2030)	+1%
Population in EuroZone + 65 years	92 M (2020)	108 M (2030)	+17%
Population in EuroZone + 80 years	26,9 M (2020)	32,6 M (2030)	+21%

#1

Market being consolidated by major players

*Prime Properties works with the world's leading healthcare company, the **ORPEA Group**, which owns more than 1,100 nursing homes across 22 countries.*



**Prime locations
&
Modern facilities**

5%
on 10 years

Average rate of return



Residential Real Estate



Family Houses

Flats

Studios

Co Living

Living Experience

Connected Residences

Apartments

Student Housing

Residences

THE FACTS :

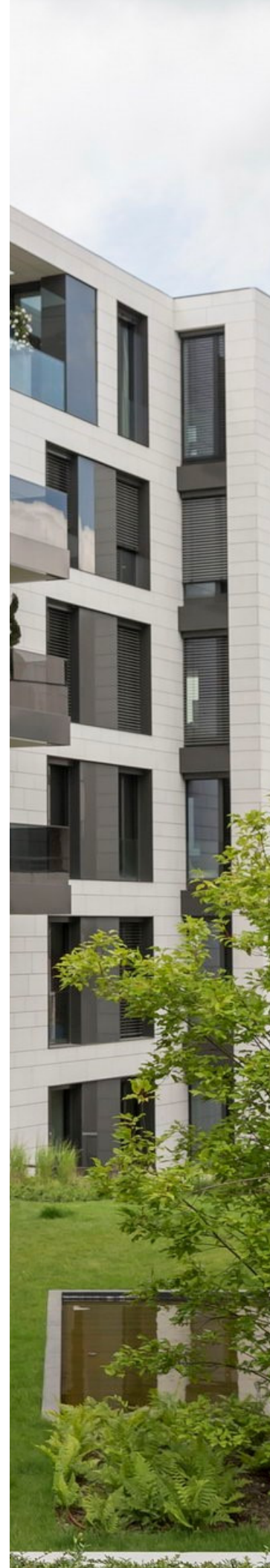
- 70% of people in the EU-27 own their own home; 20% rent at market price, 10% rent at reduced rent
- 46% of people in the EU-27 live in flats
- Increasing difficulty of affordability for individuals (ownership)
- European metropolises with strong economic dynamism are the ones that stand out and continue to see their population and prices rise
- Households are choosing to rent rather than own to maintain their purchasing power
- Lack of supply of rental accommodation
- Households' demand for "Living Experience" (co-ownership services)
- Composition of the "household" has evolved – single person households have overtaken two person households

#1

Belgium, The Netherlands and Ireland

are the countries that will be able to offer the best Prime Returns of over 5%.

Economic and cultural proximity will be essential, as will access to mobility and transport services



Team & Contacts



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Governance & Legal Structure

Prime Properties S.C.A., SICAV-SIF (the "Fund") is a limited partnership with shares ('*société en commandite par actions*') incorporated under Luxembourg law as a '*société d'investissement à capital variable - Fonds d'Investissement Spécialisé*'.

Prime Properties is managed by **Prime Properties Management S.A.** (the Managing General Partner or "MG").

The manager of the alternative investment Fund is FUCHS ASSET MANAGEMENT S.A. ("AIFM").

An investment committee has been set up to provide advice to the GP and the AIFM (investment/divestment proposals, due diligence, advice on asset selection).

The Fund is multi-fund and is limited to institutional investors, professional investors and experienced investors within the meaning of the 2007 Eurozone Law.

In order to ensure a high level of quality services to the Fund and its shareholders, the General Partner has selected well established service providers:

- Banque Degroof Petercam Luxembourg (Custodian Bank)
- Ernst & Young Luxembourg (Auditor)
- Nautadutilh (Advisors)

DISCLAIMER

The information contained on this document neither constitutes an offer to purchase nor advice on investment. This information is provided for guidance only and may be partial; in addition, it may be subject to change without notice. Access to the Fund may be subject to restrictions with regard to certain persons or certain countries. Thus, it may, in particular, not be offered or sold, directly or indirectly, for the account or benefit of a "U.S. person", as defined in US "Regulation S" and/or FATCA, or to investors other than institutional investors, professional investors and investors under the meaning of the Luxembourg Law of 13 February 2007 on specialized investment funds, as amended or supplemented at a later date.

Any investment to which reference is made may entail significant risks for each investor and may not be suitable for all investors. These risks may arise, in particular, from market risks, high volatility, credit risk, illiquidity of the underlying assets, and rate risk. No warranty is given that the investment referred to herein will achieve its investment targets.

The results recorded in the past do not constitute a guarantee of yield for the future and the Fund and/or the General partner and/or Manager shall not be held liable regarding the performance of these securities in the future. Any potential investor should ensure that he/she understands all the risks associated with these securities and should decide to invest only after careful consideration, with the assistance of his or her own advisers, on the suitability of these products and his or her particular financial situation, taking particular account of legal, tax and accounting matters. This information is provided solely for informational purposes without offering any guarantee as to its completeness.

Any investment in the Fund involves a risk of capital loss. Risks, running costs and other expenses are set out in the fund prospectus. The prospectus and other useful documents such as annual Fund reports are available on this site and upon request from the Fund, the Manager or the General partner.



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