

Events overview to date

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SUMMARY

Premium Real Estate Fund S.C.A SICAV RAIF

Incorporation

1st closing

2nd closing

3rd closing

June 2020

July 2020

December 2020

April 2021

Investment in Miami :

- 1370 S Venetian Way
(USD 2,850,000)
- 79N Hibiscus
(USD 2,620,000)



Investment in Marbella:

- La Fuente – first tranche
(EUR 2 000 000)



Follow up Marbella:

- La Fuente – second tranche
(EUR 3 613 000)

Investment in Luxembourg:

- Esch-Belval Plaza
(EUR 1 000 000)

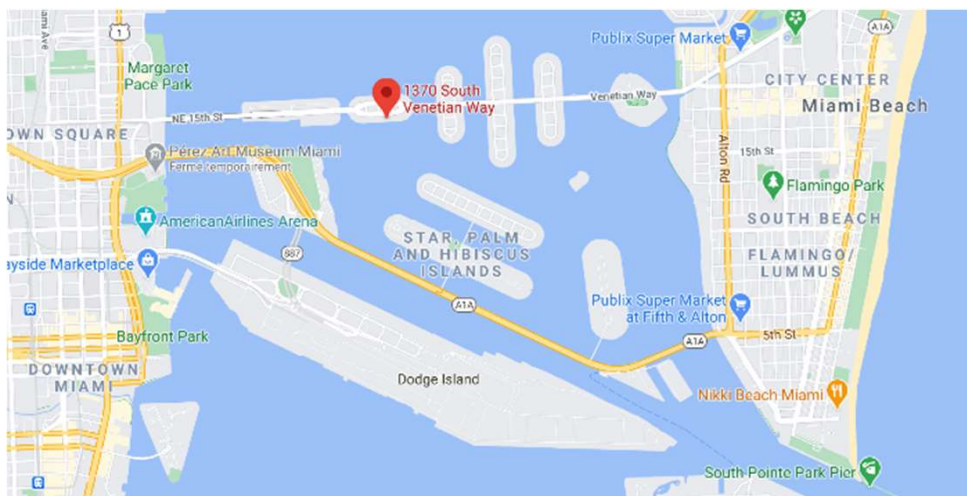


INVESTMENT PORTFOLIO OVERVIEW

Deal by Deal – USA / Miami – 1370S Venetian Way (executed)



- Located in the San Marco Island, 1370 S Venetian Way is ideally located in the Venetian Islands
- The land was acquired for USD 4.5m by the former owner. He invested USD 0.6m in the development of the land, and he arranged to pass all the sections to obtain the building permit
- The former owner has decided to sell the property because he couldn't finance the development of the project (divorce ongoing)
- The land has been acquired @ USD 4.2m in total, which is below the price of the former land acquisition price + the invested development fees
- The project requires USD 4.5m of Equity Financing. Of which Premium took a USD 2.85m participating interest
- The deal shows an outstanding capacity to improve in terms of sale price



Investment Profile

Exit planned in 2022

USD 2.85m invested

Hedged for 2 years



INVESTMENT PORTFOLIO OVERVIEW

Deal by Deal – USA / Miami – 79N Hibiscus (executed)



INVESTMENT RATIONALE

High performance with a short and controlled investment period

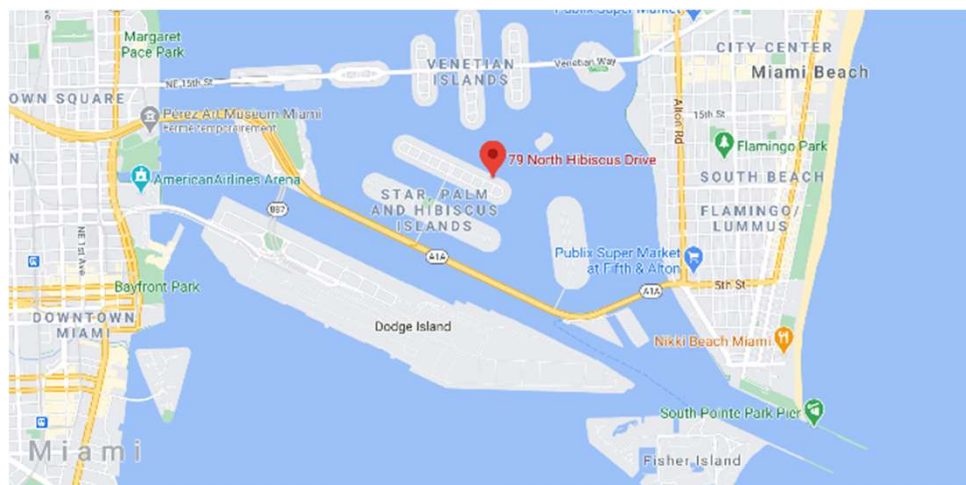
- Located in the Hibiscus Island, 79N Hibiscus Drive is perfectly located in a very exclusive place
- The land is to be acquired for USD 5.25m
- The building permit was delivered before the investment decision
- The project requires USD 4.5m of Equity Financing. Of which Premium took a USD 2.62m participating interest

Investment Profile

Exit planned in 2022

USD 2.6m invested

Hedged for 2 years



INVESTMENT PORTFOLIO PIPELINE

Deal by Deal – Spain / Marbella – La Fuente



- The project consists in the refinancing of a total of 15 villas to be developed
- All permits have been obtained, and the construction is ready to start
- The land is located in the center of Marbella, close to the beach. This area offers luxury apartments priced between 2 and 3 million euros
- La Fuente is the only project in Marbella that offers luxury villas in the heart of the city, just a few minutes walk from the sea, in the most exclusive area and in an exceptional setting combining greenery, sea views, 24-hour security and concierge services
- A lack of buildable land in Marbella will continue to put pressure on prices

INVESTMENT RATIONALE

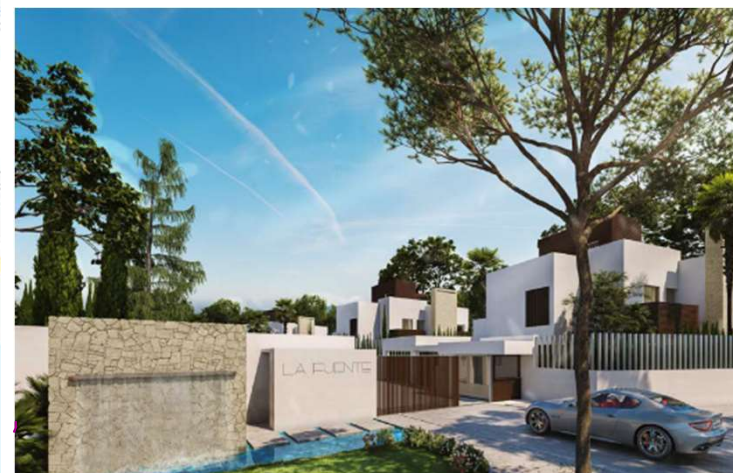
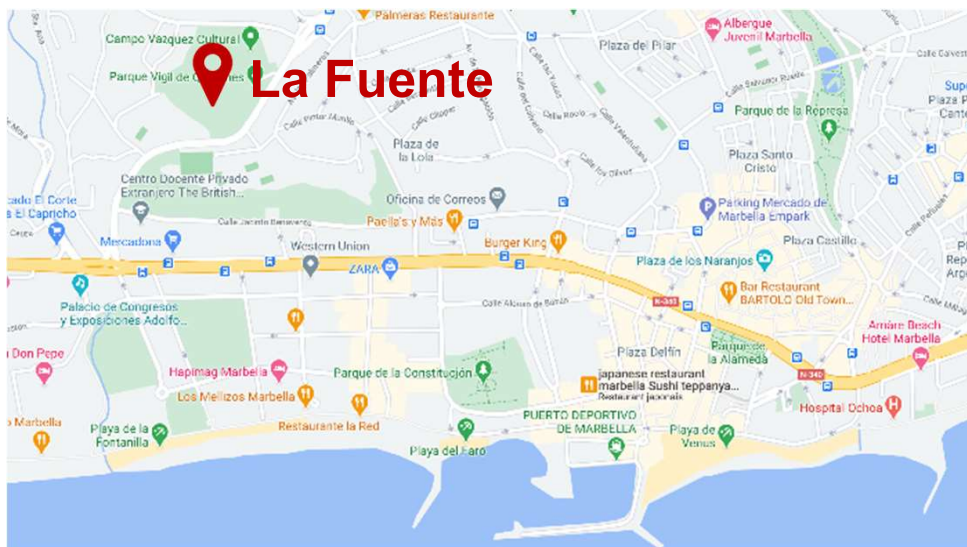
Taking advantage of the first development program in that area of Marbella in the last two decades

Investment Profile

Exit planned in 2022

Up to EUR 8.3m to be invested

In two instalments



INVESTMENT PORTFOLIO OVERVIEW

Deal by Deal – Luxembourg / Esch sur Alzette – Belval Plaza (executed)



INVESTMENT RATIONALE

Taking advantage of the shopping center's premium location and repositioning it by attracting international brands enable the development of a profitable investment strategy

- The Grand Duchy of Luxembourg is a popular destination for real estate investment. The excellence of its economy, its political stability and its development prospects form a rich breeding ground for added value on different types of projects
- As part of the preparation for the launch of the Premium Real Estate Fund S.C.A. SICAV RAIF, WelInvest Capital Partners S.à r.l., the promoter of the fund, has positioned itself on a real estate investment project worth more than 1 million euros through its partners
- The "Project Belval" consists in co-investing in the acquisition of the Belval Plaza shopping center, located in the 2nd largest city of Luxembourg (Esch-sur-Alzette) and directly connected to the neighbouring railway station
- The investment was made through a minority (>10%) equity stake in a company set up specifically for this purpose by our partner



Investment Profile

Exit planned in 2025

EUR 1.15m invested

On behalf of the Fund

