

REAM: REAL ESTATE INVESTMENT FUND

REAM EU Balanced Real Estate Fund is an alternative investment fund operating in the Grand Duchy of Luxembourg and in Belgium. The fund specialises in real estate development as well as in the management of diversified rental portfolios.

BRANDS MANAGED BY REAM INVESTMENT FUND

DEVELOP A leading real estate developer, operating in Belgium and in the Grand duchy of Luxembourg.



A well-established provider of a premium coliving offer in the cities of Luxembourg, Brussels and Namur.

INVEST A high return diversified leasing portfolio.



NET TARGET RETURN

7%/year



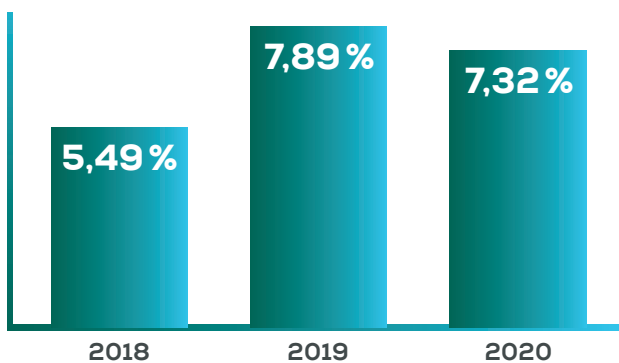
RECOMMENDED MATURITY

7 to 10 years



CUMULATIVE GROWTH

+ 22,14 %



RISK CATEGORY

Lower risk

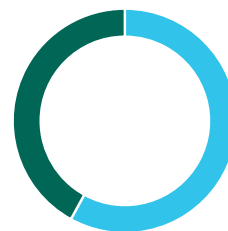
Higher risk



Lower return

Higher return

GEOGRAPHICAL SPLIT



Luxembourg 58%

Belgium 42%

PORTFOLIO DISTRIBUTION



Development 45%

Leasing 55%



OCCUPANCY RATE

98%



ANNUAL RENTAL income

1.000.000 €



PROJECTS

currently in development

8

THE GROUNDS FOR OUR INVESTMENT STRATEGY

1

Risk-adjusted returns

— Thanks to a well-diversified portfolio structured around real estate development and a premium coliving offer.

2

Secured attractive returns through a highly selective approach of the assets and upgrading strategy

- Strategic locations in city centers and nearby business hubs.
- Transformation and upgrading of high-potential and undervalued assets.
- Optimized and foreseeable rental income.

3

Expertise and know-how allowing a smooth running of operations

- High precision of the investments analysis process on both financial and operational scales.
- Proficiency of the sales process (on average 100% of our new projects' lots are sold within a six-month period).
- Seamless running of operations throughout the life cycles of projects thanks to a highly proactive asset and property management.

2020 ACHIEVEMENTS

- **Completion of Devlop first project in Arlon, Le Lorrain residence**
- **100% of the appartements of Devlop residence in Namur, the Général Michel residence, sold in 3 months**
- **+ 5 building permits granted**
- **+ 5 new Projects**
- **Opening of a new Flexiroom coliving residence in Luxembourg**
- **First steps for Flexiroom Brussels with the acquisition of a first building in the European district**
- **Impressive resilience to COVID 19 crisis with a 100% occupancy rate and 0 rent default payment**

2021 OBJECTIVES

DEVLOP

Initiation of the construction phase for 180 lots accounting for forecasted gross sales of **more than 40.000.000€**

FLEXI ROOM

Expansion of our premium coliving offer with **30 new rooms and studios in Luxembourg and 20 in Brussels**

FACT SHEET

Structure	SCA
Strategy	Value Added
Asset	Real estate
Inception	April 2018
Minimum suscription	125.000€
Recommended detention period	7 tot 10 years
Maximum management fees	1,5%
Auditor	Akene
Valuator	Altus Group

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