



**UNIVERS** Capital

# Company Brochure

2025



UNIVERS Capital GmbH  
Grolmanstraße 36, 10623 Berlin

Status: February 2025

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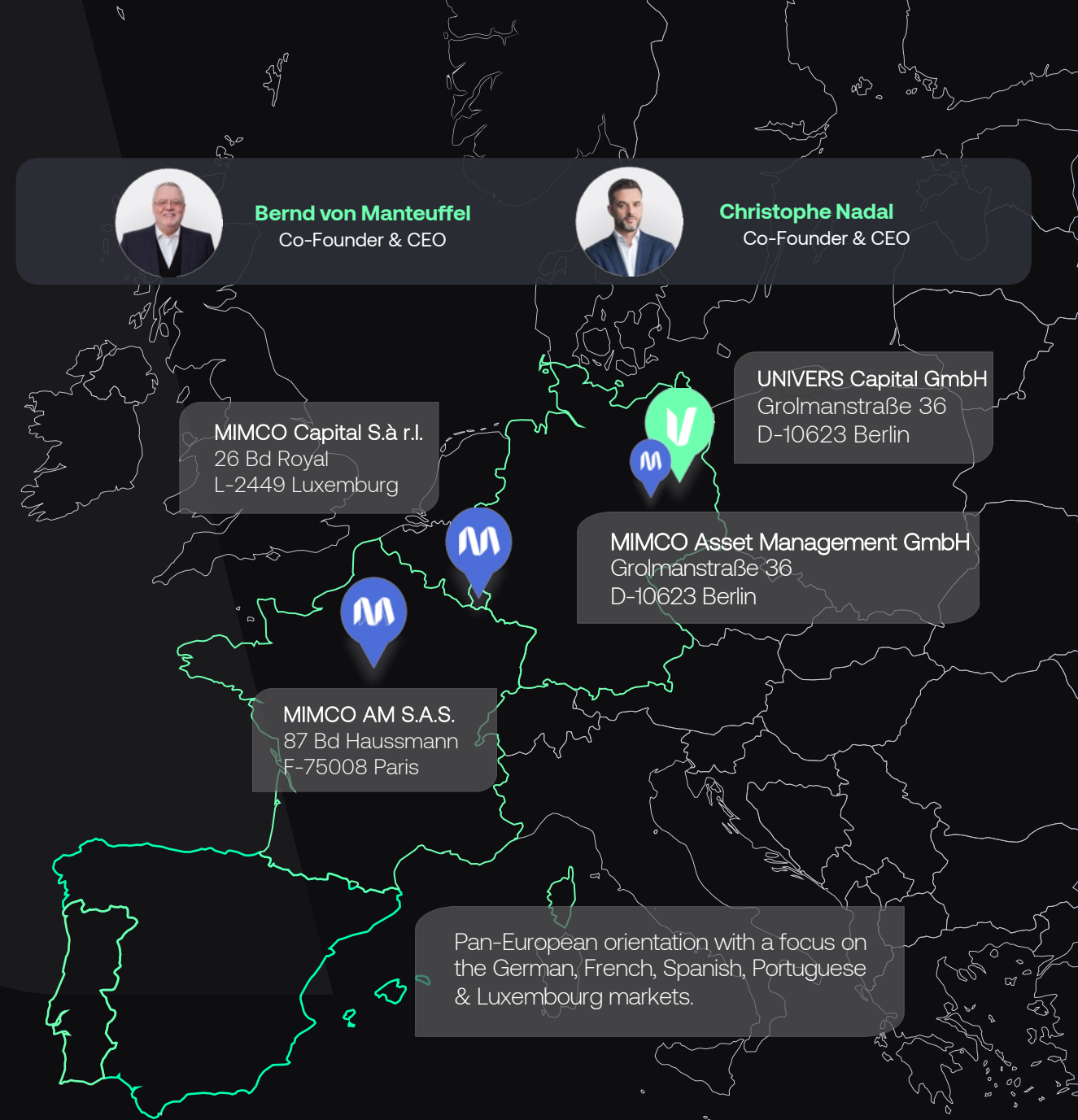
# Let's build the future together

In an evolving world of changing habits and lifestyles, **MIMCO Capital** creates value by ensuring that our properties meet the expectations of the market and the needs of our residents.

We adapt properties to contemporary usage requirements, in particular through the use of technology and compliance with the state-of-the-art property standards, to ensure that they stand the test of time while protecting the environment.



United Nations  
Global Compact



# Areas of expertise

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**MIMCO Capital** is a project development and investment company. We see ourselves as an exclusive real estate asset manager with access to European real estate investments, specialising in private equity. The group is based in Luxembourg and France, but also in Germany through its subsidiary **MIMCO Asset Management GmbH** and **UNIVERS GmbH** in Berlin.

Through various fund and club deal structures, MIMCO Capital and MIMCO Asset Management employ controlled strategies to secure the long-term value of its property investments and ensure that they continue to meet new market expectations.

Our experienced international team of over 65 property and investment experts combines expertise along the entire property value chain and has an extensive track record across the risk-return spectrum.

**+46**

completed projects in  
different countries

**+65**

committed employees  
in three countries

**+7,3 bn. €**

Track record, cumulated  
over the entire MIMCO  
Group

**+6**

active investment  
countries in Europe

**+440.000**

square metres  
managed and under  
development

**+19**

Club-Deals

# Reference Projects all over Europe



## The Butler | Bertrange, Luxembourg

Development of a mixed-use project with the unique ‘Hotel & Office’ concept in Luxembourg.

|                 |                                 |
|-----------------|---------------------------------|
| 30.718 sqm      | Gesamtbruttofläche              |
| 53 %            | Pre-leased area over 30 years   |
| approx. 100 M € | Total acquisition & development |

## 150 Champs-Élysées | Paris, France

Asset management mandate for the restructuring of a prestigious property complex.

|                 |                                  |
|-----------------|----------------------------------|
| 18.000 sqm      | Usable space after restructuring |
| 20.000 sqm      | Usable space after restructuring |
| approx. 600 M € | Structuring, Acquisition & Sale  |

## Steel | Luxembourg City, Luxembourg

Development of a residential project with 95 units in the centre of Luxembourg, near the railway station.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| +/- 95           | Residential units                                     |
| 4.077 sqm        | Planned usable area of the project                    |
| approx. 52,2 M € | Total value creation potential after the construction |

# Current investment opportunities



## La Reserva Benahavís | Marbella, Spain

Development of a 5-star hotel complex operated by HYATT Hotels.

|           |                               |
|-----------|-------------------------------|
| 24 months | Total term of the investment* |
| 8 M €     | Total amount of the bond      |
| 12 % p.a. | Annual interest rate**        |

## Steglitzer NaturResidenz | Berlin, Germany

Development of a residential project in sustainable wood construction.

|            |                               |
|------------|-------------------------------|
| 36 months  | Total term of the investment* |
| 2.8 M €    | Total amount of the bond      |
| 8.0 % p.a. | Annual interest rate**        |

## Q85 – The New Quarter | Bad Homburg, Germany

Refinement of a flexible commercial complex, which represents a standing property.

|            |                               |
|------------|-------------------------------|
| 36 months  | Total term of the investment* |
| 5 M €      | Total amount of the bond      |
| 6,5 % p.a. | Annual interest rate**        |

# Specialised areas of the MIMCO Group



## Partner & Investor Relations

Strong, high-quality relationships with major investors and creditors, which form the foundation for our collective investment approach to asset revitalisation. Customised solutions that give the general public the opportunity to invest their capital in stable and innovative investment products.



## Property Management

With expertise, oversight and our local roots, we ensure the performance of our investments across the entire value chain. We handle all aspects of property management - from the seamless operation of buildings and the selection of tenants to technical management, maintenance, contract drafting and accounting.



## Real Estate Consulting

We offer investors fast and in-depth advice based on our broad knowledge of the market and the expertise of our employees. Thanks to our presence in various locations, we have a comprehensive overview of the market and recognise opportunities at an early stage. This enables us to make well-founded investment decisions and achieve sustainable value growth.



## Project Development

Innovative strategies to efficiently design real estate projects from conception to completion. Working closely with architects, engineers and other professionals to develop bespoke solutions that maximise the value and sustainability of properties.



## Structuring & Fund Management

Development of investment structures that correspond to the strategy agreed with clients and investors. Expertise and knowledge of the property market to maintain the performance of our assets during the term of our management mandates.



## Real Estate Asset Management

Regional teams of experts who look after our property assets locally and know the culture and markets in which we operate, to continuously optimise the performance of our investments.

# UNIVERS Capital & MIMCO Asset Management GmbH



The German company MIMCO Asset Management, based in Berlin, is a subsidiary of the MIMCO Group, which has its headquarters in Luxembourg. In the German market, the company acts as the developer and provider of UNIVERS Capital.

In co-operation, the company develops investment opportunities for the German investor market – addressing various investment clienteles, from private to institutional.

By democratising investment opportunities, the MIMCO Group opens the doors to high-quality investment products for a wider audience.



Since 2024, the MIMCO Asset Management GmbH has been presenting UNIVERS Capital, a revolutionary platform for online investments that has been specially developed for private investors. This platform offers attractive property investment opportunities that were previously only available to large institutional investors.

Our mission is to give every investor access to first-class investment opportunities.

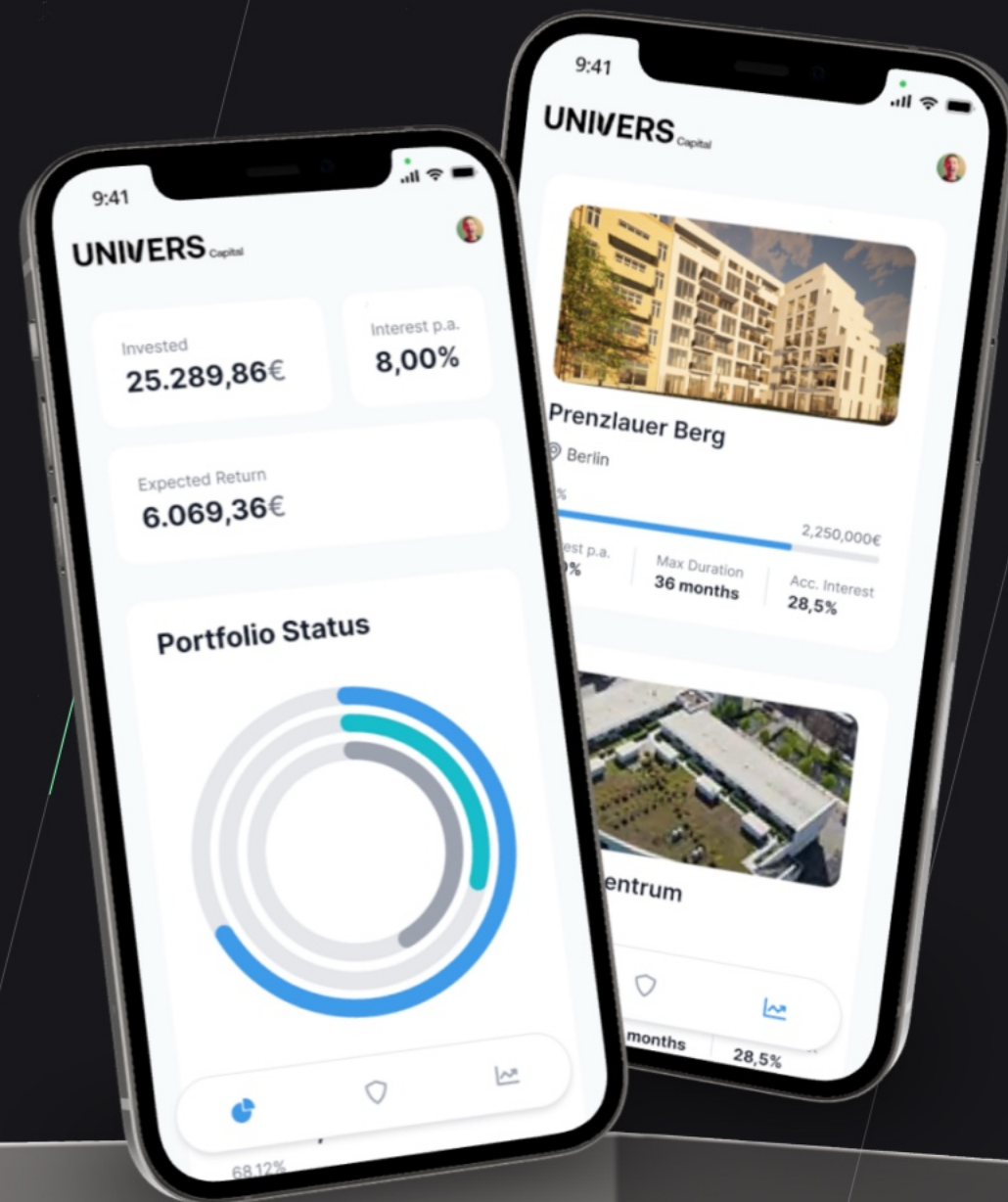
Both companies share the values, work and vision, united in two strong brands that are revolutionising the future of investing.



## Our digital investment platform

With UNIVERS Capital, you can expand your investment portfolio with exclusive property investments and diversify across various asset classes.

In this way, investors benefit from the advantages of numerous forms of investment that were previously reserved exclusively for professional investors.



# Thank you.

**UNIVERS** Capital

[universcapital.de](http://universcapital.de)

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