

Empowering Private Investors

Transforming the Future of Online Investing

Since 2024, the **MIMCO Group Germany** has been introducing **UNIVERS Capital**, a revolutionary online investment platform designed specifically for private investors in the German real estate market. The platform provides access to exclusive property investment opportunities that were once reserved for large institutional investors.

Our mission is to empower every investor with access to premium investment opportunities. **MIMCO Group** and **UNIVERS Capital** share the same values, dedication, and vision—united under two strong brands that are reshaping the future of investing.



Investment Experts & Cutting-Edge Real Estate

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 Total gross area

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 Area of the existing building

20.000 sqm Usable space after restructuring

approx. 600 M € Total acquisition & development



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



Track Record

Key Facts MIMCO Group

MIMCO Capital is a real estate investment and development firm specializing in private equity. Based in Luxembourg, France and Germany, we manage European property investments through fund MIMCO Capital is a European property developer and asset manager. With offices in Luxembourg, France and Germany, we manage and develop European property investments through exclusive fund and club deal structures. Our subsidiaries, MIMCO Asset Management GmbH and UNIVERS GmbH in Berlin, as well as our team of more than 65 experts, ensure long-term value appreciation, adaptability and attractive returns in changing markets.

>7.3 B €

Track Record

>1 B €

current real estate assets

>470 M €

Equity capital

8 %

average portfolio yield

Ø 53 %

average loan-to-value ratio (LTV)

>55

Real estate assets

Attractive Interest, Short Investment Period & Maximum Diversification

Current Offers in Real Estate Investment



La Reserva Benahavis | 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

Veredelung eines flexiblen Gewerbekomplexes, der eine Bestandsimmobilie darstellt.

36 months	Total term of the investment*
5 M €	Total amount of the bond
8.5 % p.a.	Annual interest rate***

(*) The term may be extended twice, each time for a period of six months.
(**) The annual interest payment and the final bonus will be paid out upon the completion of the project and are subject to the project's success.
(***) The annual interest rate will be paid out annually.

Important Notice: This short information is for information purposes only. It does not constitute a binding offer or a contractual basis. All information, illustrations and descriptions contained in this short information are non-binding and may be subject to change. Only the individual contracts and official documents are legally binding. Status: February 2025