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# **Berlin Landbanking Fund**

**800 Mio. EUR – Investment Capital**

**Structuring a Fund SICAV-SIF in Luxembourg  
& Administrative Investment Advisor**

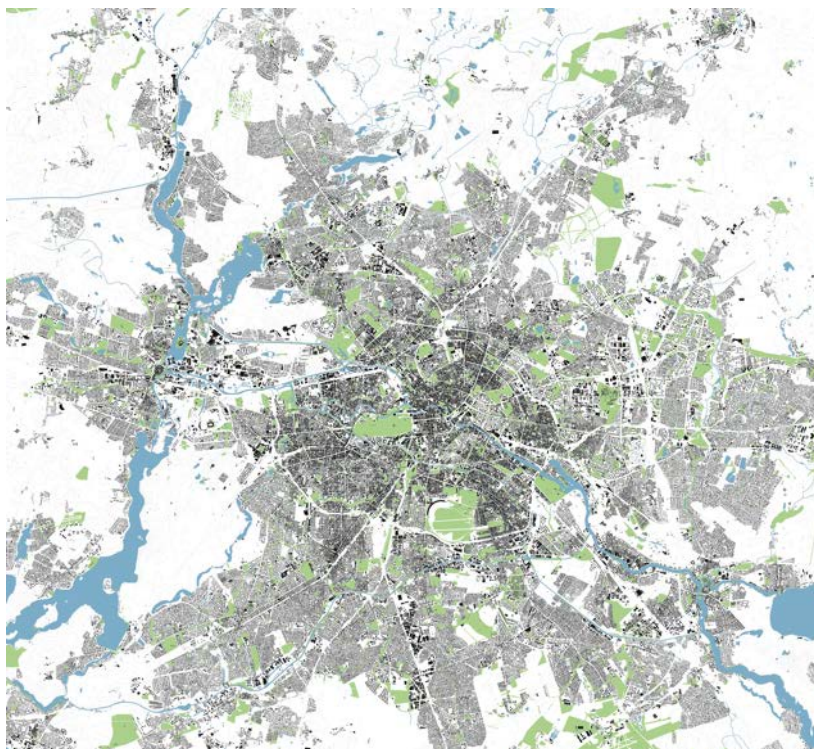
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## Fund

The investment strategy of the Berlin Landbanking Fund is, to buy still available pre-developed land in the city of Berlin. The Fund will only buy plots within the range of the master development and town planning scheme for Berlin. Therefore, each plot carries a legal claim for building permission.

Each property will be converted into developed land by applying for building permission. The Fund sells these properties with received permissions to developers before the construction process starts.



*Img. 1 City map of Berlin (Source: schwarzplan.eu)*

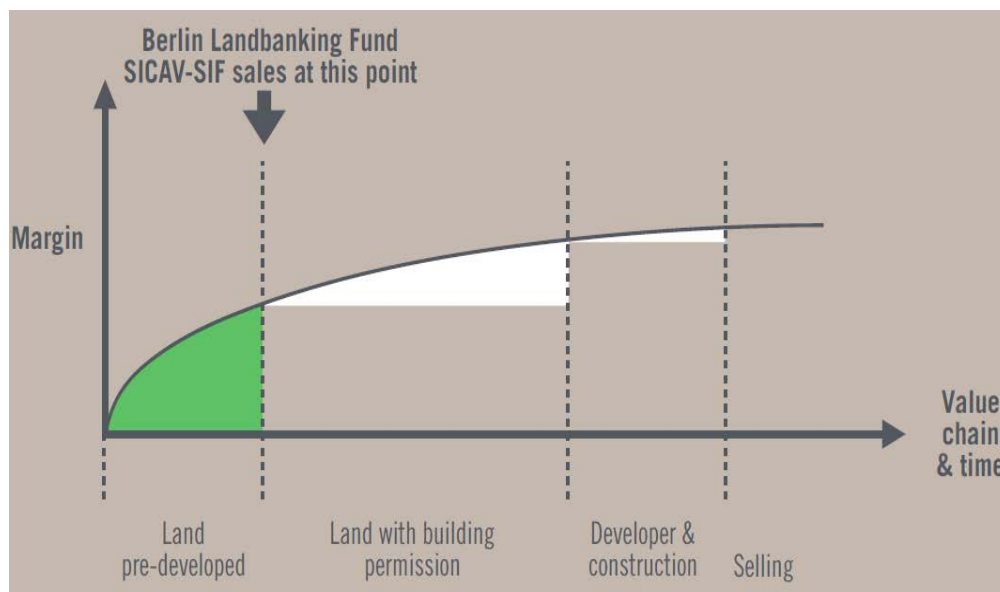


## Value Chain

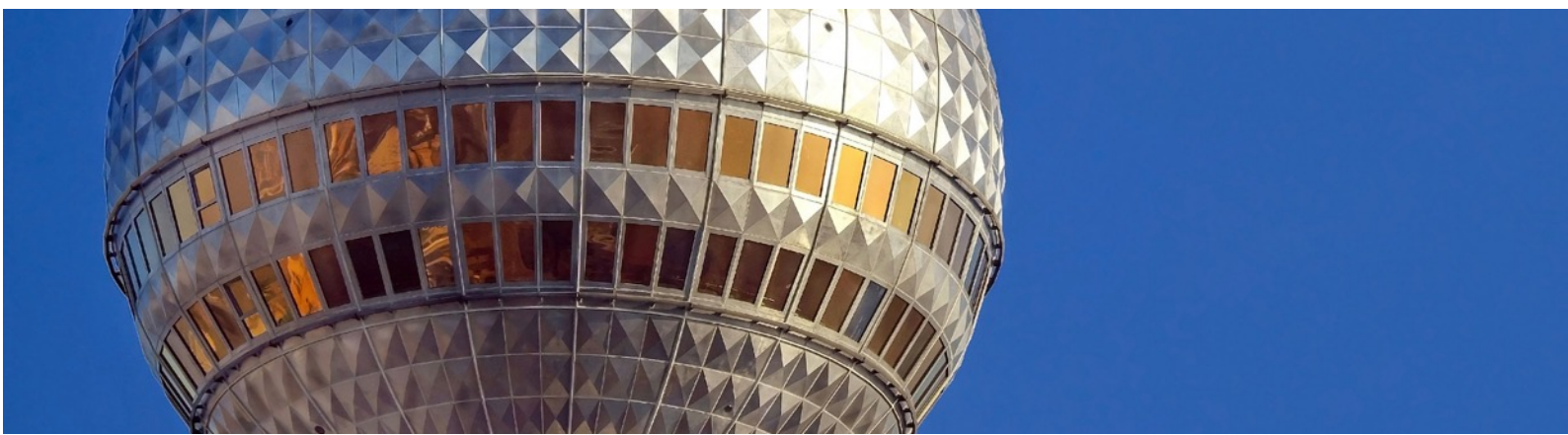
The process of buying properties, getting building permission and selling is at the beginning of the value chain. That is why there are neither builder's nor development risks.

Furthermore, the margin at the beginning of the value chain is high. Therefore, the Fund and investors can profit from this effect.

The future purchaser can derive benefit from buying the property because banks are now willing to grant a loan.



Img. 2 Profit Margin

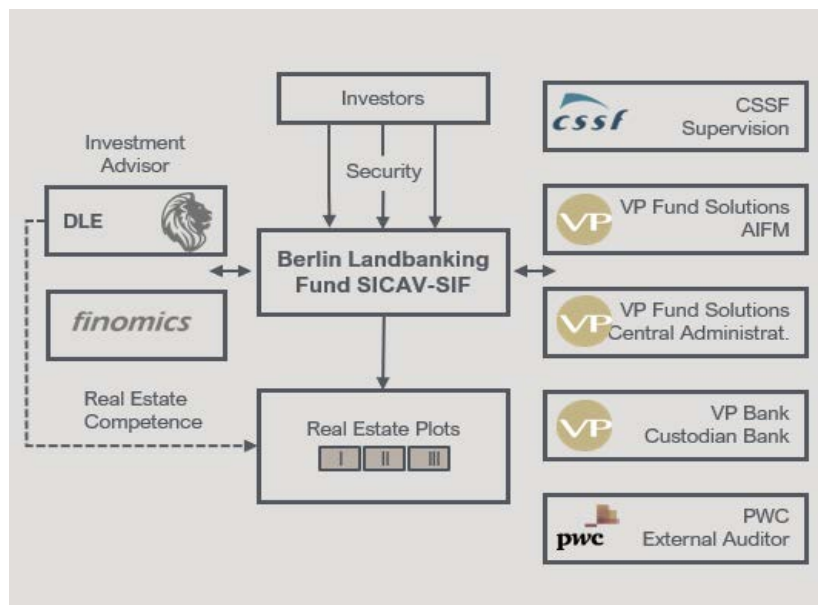


## Structure

The Berlin Landbanking Fund has been founded as SICAV-SIF in Luxembourg. This is why the Fund is being subordinated to the Luxembourgish regulatory authority. VP Fund Solutions is in charge of the operative day-to-day business as AIFM and PWC as auditor in Luxembourg.

The Deutsche Landentwicklung (DLE) has the function of the investment advisor.

Finomics has drawn up the structure of the Fund with network partners in Luxembourg. In the operative day-to-day business Finomics acts as administrative advisor.



Img. 3 Structure of the Fund