

TrustStone real estate SICAV - Swiss Real Estate 1 (ISIN CH0487961606)

Unit issue October 2021

Subscription form

Original document to be returned to the Bank by the subscriber. **The Bank will transmit the subscription order to the custodian bank.**

SICAV TrustStone real estate SICAV – Swiss Real Estate 1 is an open-ended investment company of the “real estate fund” type within the meaning of Articles 36 et seq in conjunction with Articles 58 et seq of the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (LPCC). It is intended for qualified investors within the meaning of Article 10(3) and (3bis) LPCC and Articles 6 and 6a of the Swiss Ordinance on Collective Investment Schemes [OPCC]. This subscription is based on the issue prospectus as well as the preamble along with the incorporated investment regulations of TrustStone real estate SICAV – Swiss Real Estate 1.

Subscription period	from Monday 4 to Monday 18 October 2021, 12 noon
Subscription ratio	5 current shares (5 subscription rights) giving entitlement to subscribe to 3 new shares of TrustStone real estate SICAV – Swiss Real Estate 1
Issue price	CHF 74.37 per share The issue commission is included within the issue price
Release	Monday, 25 October 2021

Subscriber information

Surname and first name or company name

Address

Post code/Locality

Distributing partner

As (a) holder(s) of _____ shares in TrustStone real estate SICAV – Swiss Real Estate 1, the undersigned hereby subscribe(s) in accordance with the terms set forth in the issue prospectus:

having purchased _____ subscription right(s) (securities no. 111 919 845 / CH1119198450)

having sold _____ subscription right(s) (securities no. 111 919 845 / CH1119198450)

to _____ shares in TrustStone real estate SICAV – Swiss Real Estate 1

at the issue price of CHF 74.37 per share

The issue commission is included within the issue price

Securities no. 48 796 160 / CH0487961606

Payment of the issue price shall be made upon the release of the units on 25 October 2021.

Release, registration of securities, payment arrangements

Release of the units subscribed to

Debit from my account no.: _____

At: _____

Registration:

On my account no.: _____

At: _____

Restrictions on sales

Shares in TrustStone real estate SICAV – Swiss Real Estate 1 may only be subscribed to by qualified investors within the meaning of Article 10(3) and (3bis) LPCC as well as Article 6(1) OPCC. The subscriber confirms that he/she fulfils one of the following conditions (please tick the appropriate box):

- supervised financial intermediaries such as banks, securities traders, fund management companies and asset managers of collective investment schemes, as well as central banks

- supervised insurance institutions
- public entities and occupational benefits institutions with professional treasury operations

- companies with professional treasury operations
- high-net-worth individuals within the meaning of Articles 6 and 6a OPCC who have declared in writing that they wish to be treated as qualified investors.

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(Swiss Occupational Benefits Act
[LPP] Guarantee Fund
Registration no.)

Any change in the above-mentioned classification (limited class of investors) must be reported immediately to TrustStone real estate SICAV – Swiss Real Estate 1 and the custodian bank. These bodies are authorised to make the necessary clarifications with third parties in order to verify the classification.

In signing below, the subscriber:

- confirms that he/she is a qualified investor within the meaning of Article 10(3) and (3bis) LPCC and Articles 6 and 6a OPCC (see the text of the articles on the following page);
- acknowledges the contents of the issue prospectus as well as the applicable investment regulations of TrustStone real estate SICAV – Swiss Real Estate 1;
- irrevocably undertakes to settle the issue price for the units subscribed to in cash on the release date;

_____, _____ 2021 _____
Signature(s)

Administrator of the SICAV: Solufonds SA, Morges, Tel: +41 (0)22 365 20 70

Manager of the SICAV: Patrimonium Asset Management SA, Crissier, Tel: +41 (0)58 787 00 00

Custodian bank: Banque Cantonale Vaudoise, Lausanne - Immo Desk, Tel: +41 (0)21 212 40 82

LPCC Article 10 Investors

(paras. 3, 3bis, 3ter and 4)

- ³ Qualified investors pursuant to this Act specifically include:
 - a. supervised financial intermediaries such as banks, securities traders, fund management companies and asset managers of collective investment schemes, as well as central banks;
 - b. supervised insurance institutions;
 - c. public entities and occupational benefits institutions with professional treasury operations;
 - d. companies with professional treasury operations;
- ^{3bis} High-net-worth individuals may declare in writing that they wish to be treated as qualified investors. The Federal Council may make such persons' suitability as qualified investors dependent upon certain additional conditions, including in particular the requirement that they have the necessary technical expertise.
- ^{3ter} Investors who have concluded a written asset management agreement as defined in Article 3(2)(b) and (c) shall be treated as qualified investors unless they have declared in writing that they do not wish to be treated as such.
- ⁴ The Federal Council may designate other categories of qualified investor.

OPCC Article 6 Qualified investors

- ¹ A high-net-worth individual pursuant to Article 10(3^{bis}) of the Act shall be any natural person who, at the time of subscribing to the collective investment scheme, meets one of the following conditions:
 - a. Investors shall provide evidence that they:
 1. have the knowledge required to comprehend the risks of the investments based on their individual education and professional experience or based on comparable experience in the financial sector; and
 2. hold assets of at least five hundred thousand Swiss francs;
 - b. Investors shall confirm in writing that they hold assets of at least five million Swiss francs.
- ² Assets within the meaning of para. 1 include financial investments directly or indirectly owned by the investors, including in particular:
 - a. bank credit balances (at sight or on demand);
 - b. trust funds;
 - c. securities (including collective investment schemes and structured products);
 - d. derivatives;
 - e. precious metals;
 - f. life insurance policies with a surrender value.
- ³ Direct investments in real estate, social security entitlements and occupational benefits assets do not constitute financial investments within the meaning of para. 2.
- ⁴ Assets within the meaning of paragraph 1(b) may include immovable assets of up to two million Swiss francs, accounted for at their net value. The net value shall be calculated on the basis of the market value less all debts encumbering the immovable asset.
- ⁵ At the time of purchase, the investor must provide evidence of the assets falling under Article 1.

OPCC Article 6a Written declaration

- ¹ High-net-worth individuals wishing to be treated as qualified investors within the meaning of Article 10 (3^{bis}) of the Act must declare this in writing. If a private investment vehicle is set up for one or more high-net-worth individuals, confirmation may be provided by a person responsible for managing the investment vehicle, provided that he or she is authorised to do by the investment vehicle.²
- ² The financial intermediary and the independent asset manager shall:
 - a. notify investors pursuant to Article 10(3^{ter}) of the Act that they will be treated as qualified investors;
 - b. explain the associated risks to them; and

inform them that they may declare in writing that they do not wish to be treated as qualified investors.