

September 2022

# TrustStone Real Estate SICAV



## Investment strategy

Direct investments into Core Plus, Value-Add and Opportunistic Real Estate allowing attractive returns and/or significant capital gains: residential properties in the moderate rent segment, commercial properties with long-term rental contracts and/or with development potential, mixed-use properties, share Deals & contributions in kind, land & development projects.

Active portfolio management (renovation, heightening, etc.) through own team of specialists

Focus on easily accessible urban areas with economic and demographic growth.

## Objectives

- Balanced and diversified portfolio delivering an GRY around 4.5%
- Annual distribution of dividends
- Listing planned within 2 to 4 years with a fund size volume of CHF 300 m AUM

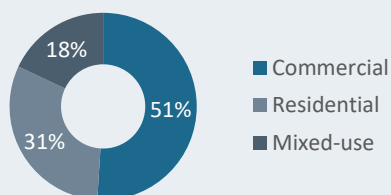
## Advantages

- Investment into a pre-IPO real estate portfolio at NAV (no premium)
- Expected listing planned in 2 to 4 years with potential premium
- Income and wealth tax exemption for Swiss residents
- Limited liquidity through OTC trading
- Growth through contribution in kind and acquisitions/absorption of companies possible

## Portfolio

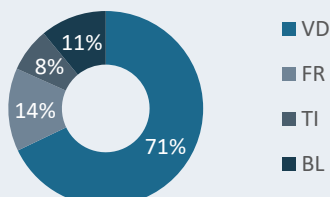
- Market value of CHF 105.1 million
- 11 FINMA objects (= 20 buildings, including 157 flats in 16 buildings)
- In addition, 1 construction project (22 apartments)

### Breakdown by allocation<sup>(1)</sup>



<sup>(1)</sup> As a % of the market value of the portfolio

### Breakdown by geography<sup>(1)</sup>



## Key Information

### General information

<b>Fund name</b>	TrustStone Real Estate SICAV – Compartment Swiss Real Estate 1 (SRE1)
<b>Category</b>	Real Estate Investment Fund under Swiss law (Real Estate SICAV) for qualified investors only
<b>Launch date</b>	07.10.2020
<b>Dividend policy</b>	A minimum of 70% of the yearly net profit is distributed
<b>Annual dividend payment</b>	June
<b>Fiscal year</b>	31.03
<b>Right of redemption</b>	At Net Asset Value (NAV) for the end of a fiscal year and subject to 12 months notice
<b>NAV Period</b>	March / September
<b>Publishing entity</b>	<a href="http://www.swissfunddata.ch">www.swissfunddata.ch</a>

### Technical information

<b>Valor number</b>	48 796 160
<b>ISIN</b>	CH0487961606
<b>Reference currency</b>	CHF
<b>Closing price (at 31.03.22)</b>	CHF 74.68 / share
<b>Issue price</b>	CHF 75.89 / share, excluding commission
<b>Tax advantages</b>	Tax exemption on income and wealth for Swiss residents

### Organisation

<b>Fund management</b>	SOLUFONDS SA, Morges
<b>Portfolio Management</b>	Patrimonium Asset Management SA, Baar
<b>Custodian bank &amp; Market Maker</b>	BCV, Lausanne
<b>Valuation experts</b>	CBRE SA, Geneva Wüest Partner SA, Zürich
<b>Auditor</b>	PWC SA, Genève
<b>Supervisory authority</b>	FINMA

### Financial information

<b>TERgav</b>	0.82% (31.03.22)
<b>Market value of the PF</b>	CHF 105.1m
<b>Debt level</b>	CHF 28.8m
<b>Anticipated gross rental yield (GRY) over the next 12 months / in the mid-term</b>	4.0% / 5.0%

## About TrustStone Real Estate SICAV

TrustStone Real Estate SICAV - Swiss Real Estate 1 is a Swiss real estate SICAV managed by Patrimonium Asset Management AG aimed at qualified investors. It invests in "Core Plus", "Value Add" and "Opportunistic" real estate in the moderate residential rent segment, in commercial properties with long-term rental contracts and/or with development potential, as well as in land and development projects. The fund management is delegated to Solufonds SA in Morges and the custodian bank is Banque Cantonale Vaudoise in Lausanne.

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