

Actively Managed Certificate  
**Real Estate Opportunities**

ISIN: CH0451798273  
Valor: 45 179 827



## STRATEGY

The aim of the AMC (Actively Managed Certificate) on CT1 Real Estate Opportunities is to generate solid and long-term returns for investors through real estate projects and core real estate investments. In addition, the investor participates in potential rising values of great real estate during their term and upon exit.

The certificate only invests in indirect real estate investments. First-class buildings, outstanding locations and "prime" projects in the world's safe havens are the focus of the assets. The combination of long-term interest and stable income as well as investment opportunities in development projects with short- and mid-term returns is extremely attractive to the investor.

The management of the certificate relies on renowned partners, such as ACRON AG, which has global expertise and an impressive "track record", for the selection of investments. The focus is on a growth strategy with a target return of approx. 13 - 15% p.a.

In the following the individual investments are briefly introduced:

### The Villages of Windcrest, Fredericksburg, Texas, USA

Development of a state-of-the-art, high-end, senior community residential complex "The Villages of Windcrest", with 84 residential units on two floors, to the southwest of the greater Fredericksburg area - a new growth and development area in Texas.

The property location is extraordinary in the beautiful Hill Country of Central Texas, close to the Hill Country Memorial Hospital. The Hill Country, known also for its tourism, has made Texas second to Florida as the most popular retirement destination in the US. At the end of January 2019 this facility was opened.

### Navy Pier Hotel, Chicago USA

An investment in an exceptional property at Chicago's landmark. "The Sable at Navy Pier" hotel will be integrated into the facelift of the Pier and will be the one and only hotel at this unique and iconic location. The project also includes "OFFSHORE", the largest rooftop bar in the world, as designated by The Guinness Book of World Records in June 2019.

222 rooms in a superior 4-star hotel under the "Curio Collection" by Hilton brand, including a spectacular rooftop bar; Part of the Navy Pier Masterplan.

Start of construction: 2nd quarter 2018.

Opening Rooftop bar: 20.06.2019 / The soft opening of the hotel was held on March 18, 2021.

### Belterra Village Dripping Springs - Austin, Texas

Luxury 233-Unit Multifamily Site Development in Austin, Texas USA. Austin: #1 Best City To Live In U.S. (*U.S. News & World, 2018* – second consecutive year) and #1 Fastest Growing City In The U.S. (*Wallethub, 2018*).

Fully planned and approved construction project; construction started in mid-September 2019.

The average occupancy rate in Austin is over 94%. Austin is one of the hottest Multifamily markets in the U.S. with outperforming returns.

### University North Park in Norman, Oklahoma City OK

Construction of a state-of-the-art, unique, exclusive senior community with 188 units in Norman, Oklahoma City, Oklahoma.

ASSET CLASS: Independent Living, Assisted Living & Memory Care

INVESTMENT CASE: The trend is irreversible, the world is turning grey: With 10,000 people reaching 65 each day in the U.S., senior housing assets are considered the most attractive investment in U.S. Real Estate.

### The Hacienda at Georgetown, Texas, USA

Development of a state-of-the-art, unique, exclusive senior community with 230 units in Georgetown near Austin, Texas.

The unique location of the project will facilitate amenities and lifestyle advantages other competitors do not offer. The blueprint will be designed for luxury Independent Living services with a top-of-market price point and service model.

Popular location: Austin has a healthy and growing job market that has been able to meet the needs of the area's growing population.

### Alexandria Real Estate: Equities Inc. - ARE

Alexandria is the largest public REIT in the Area of life sciences. The company is focused on owning and developing high quality laboratory space bundled in key life sciences markets such as Boston, San Francisco, New York City, San Diego, Seattle, Maryland and the Research Triangle. The macroeconomic backdrop is solid and may have been reinforced by the pandemic as awareness of the importance of life science research has risen and new capital flows into the area. While biotech companies (some of which are tenants of ARE) are looking for a cure. Laboratories are by nature socially distant from one another, so working from home life should not have any significant impact on the company. The company has a strong balance sheet with leverage of 5.5x and management is committed to reducing that metric to 5.3x or less this year.

### Ashford Hospitality Trust Inc - AHT

Ashford Hospitality Trust is a real estate investment trust (REIT) focused on investing predominantly in upper upscale, full-service hotels.

Their portfolio strategy seeks to optimize total returns. They apply value-enhancing approaches to their transaction, asset management and capital market initiatives. The geographically diversified portfolio consists of mainly dominant branded upper upscale full-service and select-service hotels.

Ashford Hospitality Trust benefits from experience gained through hotel cycles, disciplined capital market activities, successful transaction track record, and value-added asset management.

### Braemar Hotels & Resorts Inc - BHR

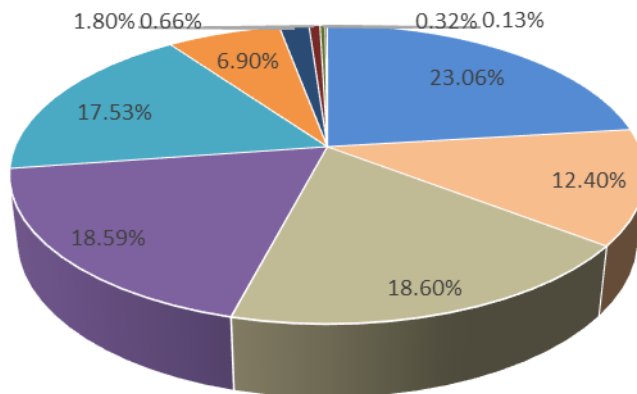
Braemar Hotels & Resorts is a real estate investment trust (REIT) focused on investing in luxury hotels and resorts.

The strategy is to invest primarily in full-service luxury hotels and resorts which are anticipated to generate RevPAR\* of at least twice the current U.S. average RevPAR for all hotels as determined by Smith Travel Research. BHR will seek to acquire both premium branded and independent hotels.

The portfolio primarily consists of high RevPAR, full-service luxury hotels and resorts.

\***RevPAR** =(Revenue per available room)

Asset Allocation / AuM per 31.03.2021 = USD 9.1 Mio



- ACRON WINDCREST VILLAGE SENIORLIVING AG PREF REG. SHS
- ACRON NAVY PIER HOTEL CHICAGO AG PREF REG. SHS
- ACRON NAVY PIER HOTEL CHICAGO II AG PREF REG. SHS
- ACRON BELTERRA RESIDENTIAL LIVING AG
- ACRON OKLAHOMA UNP SENIOR LIVING AG PRF REG. SHS
- ACRON SUN CITY SENIOR LIVING AG
- ALEXANDRIA REAL ESTATE EQUITIES INC.
- BRAEMAR HOTELS & RESORTS INC
- ASHFORD HOSPITALITY TRUST INC
- Cash USD

Monthly NAV

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	-	-	-	-	-	-	-	-	-	-	-	100.00
2019	99.93	117.16	116.74	131.25	131.11	131.54	131.21	130.97	133.54	133.21	133.37	133.47
2020	133.02	132.43	128.61	129.49	128.87	129.07	128.93	129.15	128.96	128.73	128.83	131.74
2021	131.80	131.48	131.28									

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