

Actively Managed Certificate Real Estate Opportunities Switzerland

ISIN: CH0451798364
new: CH1168858376



STRATEGY

The aim of the AMC (Actively Managed Certificate) on Mythen PCC Ltd. 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. All investments have an International Securities Identification Number (ISIN) and are restrictedly tradable. First-class buildings, outstanding locations and "prime" projects in Switzerland 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. Income such as dividend distributions or interest payments are either added to the AMC's cash position or distributed to the holders of the Certificate as an additional payment at the discretion of the Strategy Manager. The target return for investors is around 4.0 - 4.5% p. a.

In the following the individual investments are briefly introduced:

ACRON HELVETIA XIV Immobilien AG

Hotel Radisson Blu mit Grand Casino und Westcenter, St. Gallen

ASSET CLASS	Hotel and specialty store center
LOCATION	St. Gallen, Switzerland
INVESTMENT HORIZON	approx. 6 years
CASH ON CASH DISTRIBUTION	5% p.a. (after taxes and fees)
IRR	7% p.a. estimated

Two first-class properties in a high-yield location in St. Gallen - the Hotel Radisson Blu with Grand Casino and the Westcenter specialty store center - are combined in ACRON HELVETIA XIV Immobilien AG to form an investment opportunity with solid earnings prospects. Investors can expect distributions of 5 percent p.a. for these prospering properties.

The COVID loan applied for and drawn down in the 2020 financial year COVID loan is again included in non-current liabilities to banks in the balance sheet as of December 31, 2021. The COVID loan was extended in 2021 from an original term of 5 years to a total of 8 years and will expire on December 31, 2027 and will be amortized in semi annually tranches of CHF 20,840 starting March 31, 2022.

In addition, the Company applied for and received compensation from hardship measures of the canton of domicile and the Swiss Confederation in the amount of CHF 1,403,700 in the financial year 2021. An amount of CHF 700,000 was paid out from the epidemic insurance. As the last two indemnities are "a-fondsperdu" payments, these indemnities for lost revenues have been recognized as extraordinary income in the financial statements.

GRAYSTONE Assets AG

The investment objective of GRAYSTONE Assets is to invest in the dynamic healthcare real estate market in Switzerland in existing properties and new buildings.

GRAYSTONE's objective is to acquire real estate with the potential to increase in value. Investments are made directly in real estate throughout Switzerland, such as retirement and nursing homes, assisted and retirement flats, medical and healthcare centres, hospitals, outpatient day clinics and other innovative and sustainable business models in the healthcare sector. Over time, the company will also invest in corresponding real estate development projects. In doing so, GRAYSTONE follows the principle of sustainable construction and is guided by existing and established building and sustainability labels such as the LEA label «Living Every Age» and others.

The first properties are an existing nursing home with 28 nursing places in the canton of Vaud (VD) and a renovated nursing home with 35 nursing places in the canton of Bern (BE).

Expected return: 5 - 8% p.a.

PSP Swiss Property AG – PSP

PSP Swiss Property Ltd (the holding company) is a public company whose shares are being traded on the SIX Swiss Exchange since March 2000 and is one of Switzerland's leading real estate companies. The Company owns properties valued at around CHF 8.1 billion. These are mainly office and business premises in prime locations in Switzerland's key economic centres.

The Company's strategic properties are managed and maintained with a long-term perspective. The goal is income and value appreciation through optimal use of the properties and comprehensive renovations; thereby, the property portfolio should always be positioned for future success. Furthermore, PSP constantly strive to lower operating expenditures for owners and tenants and to reach a sustainable reduction of pollution with regard to energy, water and CO2.

Implenia AG – IMPN

As Switzerland's leading construction and real estate service provider, Implenia develops and builds homes, workplaces and infrastructure for future generations in Switzerland and Germany. It also plans and builds complex tunnelling and related infrastructure projects in Austria, France, Sweden and Norway. A number of solution-oriented businesses in innovative niches complete Implenia's activities.

Implenia improved its underlying performance compared to the previous year and significantly exceeded its target for 2021 with EBIT of CHF 114.8 million. The strong, high-quality order intake shows our clients' high level of trust in Implenia. The company's transformation is well advanced and planned portfolio adjustments are almost complete.

The 2022 business year is developing better than expected. IMPN exceeds the planned strengthening of the equity base for the full year by CHF 80 million according to the media release of 30.06.2022.

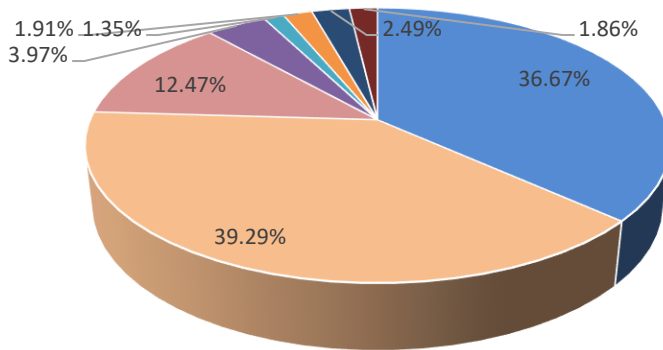
Novavest Real Estate AG – NREN

NOVAVEST Real Estate is a Swiss real estate company listed on the SIX Swiss Exchange. The company focuses on the management and development of residential real estate. The proportion of rental income from the use of residential space is around 55%. The investment spectrum also includes commercial real estate and new construction projects. The real estate portfolio is concentrated on properties located in the catchment areas of the centres of Basel, Bern, Aarau, Zurich, Winterthur and St. Gallen as well as on their axes and each with good access by public transport or motorised private transport.

SF Urban Properties AG – SFP

SF Urban Properties Ltd is a real estate company based in Zurich. It is engaged in the development and management of an existing real estate portfolio, as well as the acquisition of new properties. SF Urban Properties Ltd invests in commercial, residential and development properties.

Asset Allocation / AuM per 30.06.2022 = CHF 8.0 Mio



- ACRON HELVETIA XIV IMMOBILIEN AG
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- GRAYSTONE ASSETS AG
- PSP SWISS PROPERTY AG
- NOVAVEST REAL ESTATE AG NAMEN-AKTIEN
- IMPLENIA AG
- SF URBAN PROPERTIES AG
- Cash CHF

Monthly NAV

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019	100.50	99.86	99.80	99.51	99.37	99.25	99.27	99.36	99.15	99.09	98.99	109.58
2020	109.58	110.08	109.14	108.96	110.80	110.64	108.94	109.49	109.80	109.42	109.43	108.10
2021	107.64	107.20	107.66	107.70	107.91	107.85	107.87	107.90	107.15	106.90	106.60	107.52
2022	107.24	107.29	107.28	111.44	110.83	110.39						

Distributions

2019	CHF 2.00	per 12.12.2019
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