

# Actively Managed Certificate Real Estate Opportunities Switzerland

ISIN - 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

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

In the 2020 financial year, the company applied for and obtained a COVID loan. This is recognised in the balance sheet under non-current bank liabilities.

The COVID-19 loan and the hardship measures are linked to a distribution block to the owners of the company. The distribution block, which is applicable due to the receipt of hardship measures, applies in the financial year in which the hardship measures were last received and for the three subsequent years. These are the years 2023, 2024 and 2025. Based on current knowledge, distributions would be possible again in 2026, depending on liquidity.

An exit is planned for 2025 or 2026.

### GRAYSTONE Assets AG

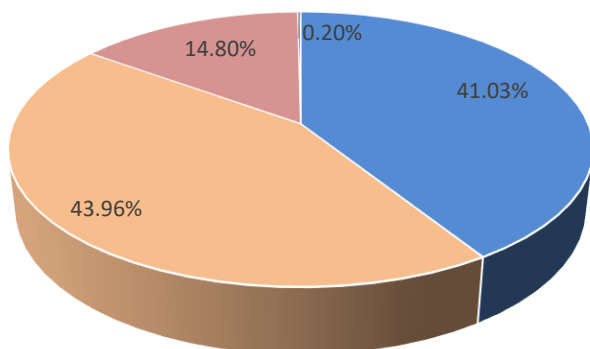
The investment objective of GRAYSTONE Assets is to invest in the dynamic healthcare real estate market in Switzerland in existing properties and new buildings.

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.

Expected return: 6 - 7% p.a.

Rental income was distributed to the owners (AMC) in the third quarter of 2024.

Asset Allocation / AuM per 31.12.2024 = CHF 6.8 Mio



- ACRON HELVETIA XIV IMMOBILIEN AG
- ACRON HELVETIA XIV IMMOBILIEN PEF.REG.SHS (Dividend ent. 01.09.2020)
- GRAYSTONE ASSETS 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	110.84	111.13	110.48	111.09	110.91	110.97
2023	111.23	110.98	110.49	110.79	113.54	112.38	112.37	111.67	111.36	111.03	110.71	110.55
2024	110.39	110.26	110.10	109.75	109.61	109.47	100.67	100.55	100.74	100.61	100.48	100.32

Distributions

2019	CHF 2.00	per 12.12.2019
2023	CHF 1.00	per 19.06.2023

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