



PURE Funds AG

Company Presentation 2024



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PURE Funds AG

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PURE Funds AG



WHAT WE STAND FOR



P Partnership
U Unique
R Return
E Engagement



FACTS & FIGURES



1. May 2019

Foundation



Shareholders

Independent and owned
by the founding partners



CHF 1.5 Mio.

share capital
completely liberated



ESG

as part of the
company strategy

with focus on the
signposts ecology,
economy and
social affairs



Zug

Head office



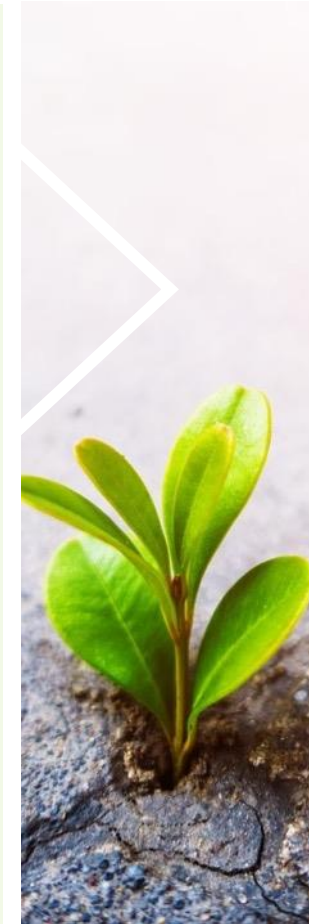
12

Employees



**FINMA
regulated**

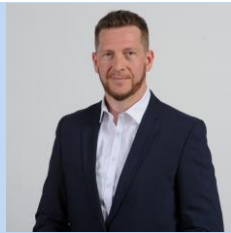
Authorization as Fund
Manager since
20. Mai 2020



WHO WE ARE



BOARD OF DIRECTORS



Christian Gees
President



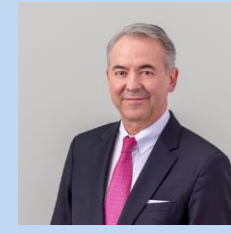
Carmen Lauener
Vice President



Jan Bärthel
Member



Marco Fiorini
Member



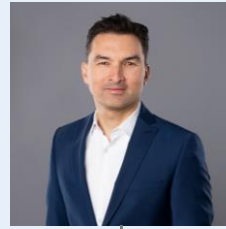
Felix Horber
Member

EXECUTIVE MANAGEMENT

INVESTMENT MANAGEMENT

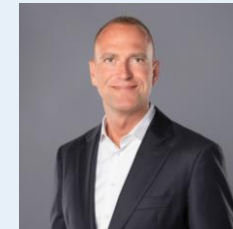


Flavio Lauener
CEO, CIO



Michael Kirschner
Head Investment Management

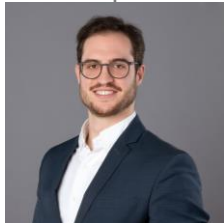
CONTROL & MONITORING



André Schülke
CFO, COO



Fanny Kirchhoff
Investor Relations



Roberto Lauener
Business Development



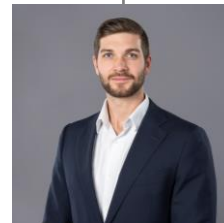
Laura Yapura
Assistant to the CEO



Jana Bieler
Executive Assistant



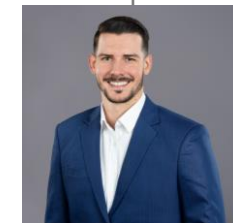
Alessandra Ruf
Acquisition



Maximilian Merk
Asset Management



Alberto Montorfani
Risk Management



Fabian Simic
Finance Manager



Claudia Steinebrunner
Head Legal & Compliance

WHAT WE DO



Structuring of Private Label Products

FCP (contractual funds)

SICAV (structured investment company)

KmGK (Limited partnership for collective investment)

Advisory

Strategic Consulting

Regulatory Consulting

Buyer-side transaction advisory

Distribution and Management of own products

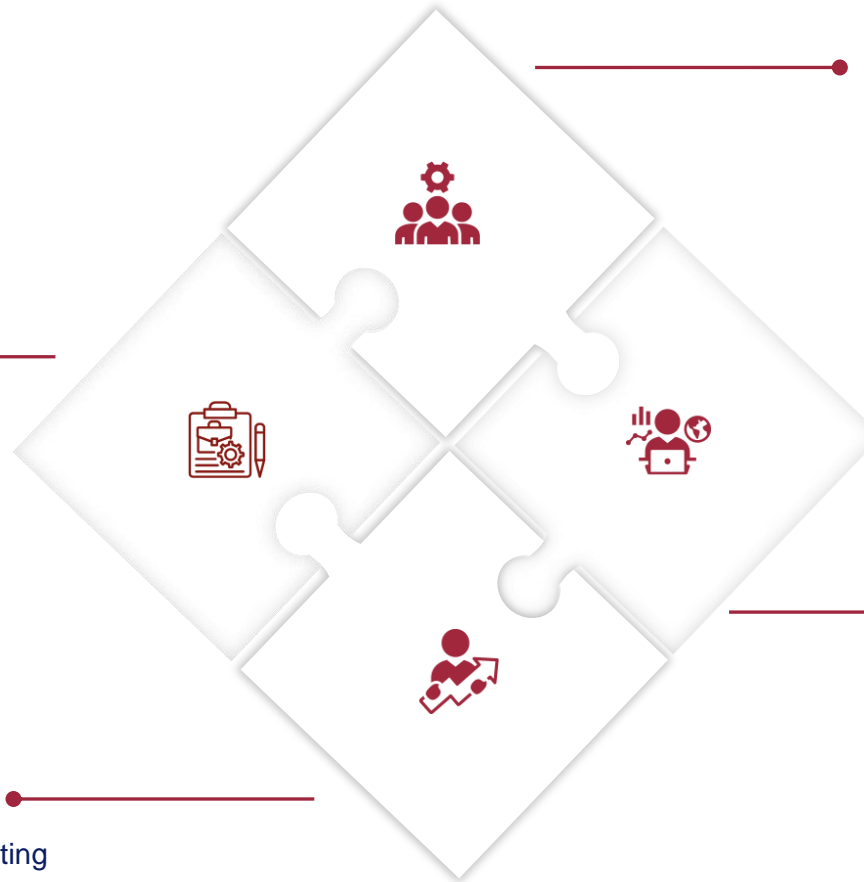
Real Estate Fund: PURE Swiss Opportunity REF

Club Deals: PURE Projects

Portfolio- & Asset Management for Third Parties

Optimization and structuring of real estate portfolios

Support and processing of transactions



OUR CLIENTS & PARTNER

Clients

- Institutional Investors
- External Wealth Managers
- Family Offices
- Private Investors (qualified)



Auditor



Independent Evaluator



Custodian Bank



Property Manager



02

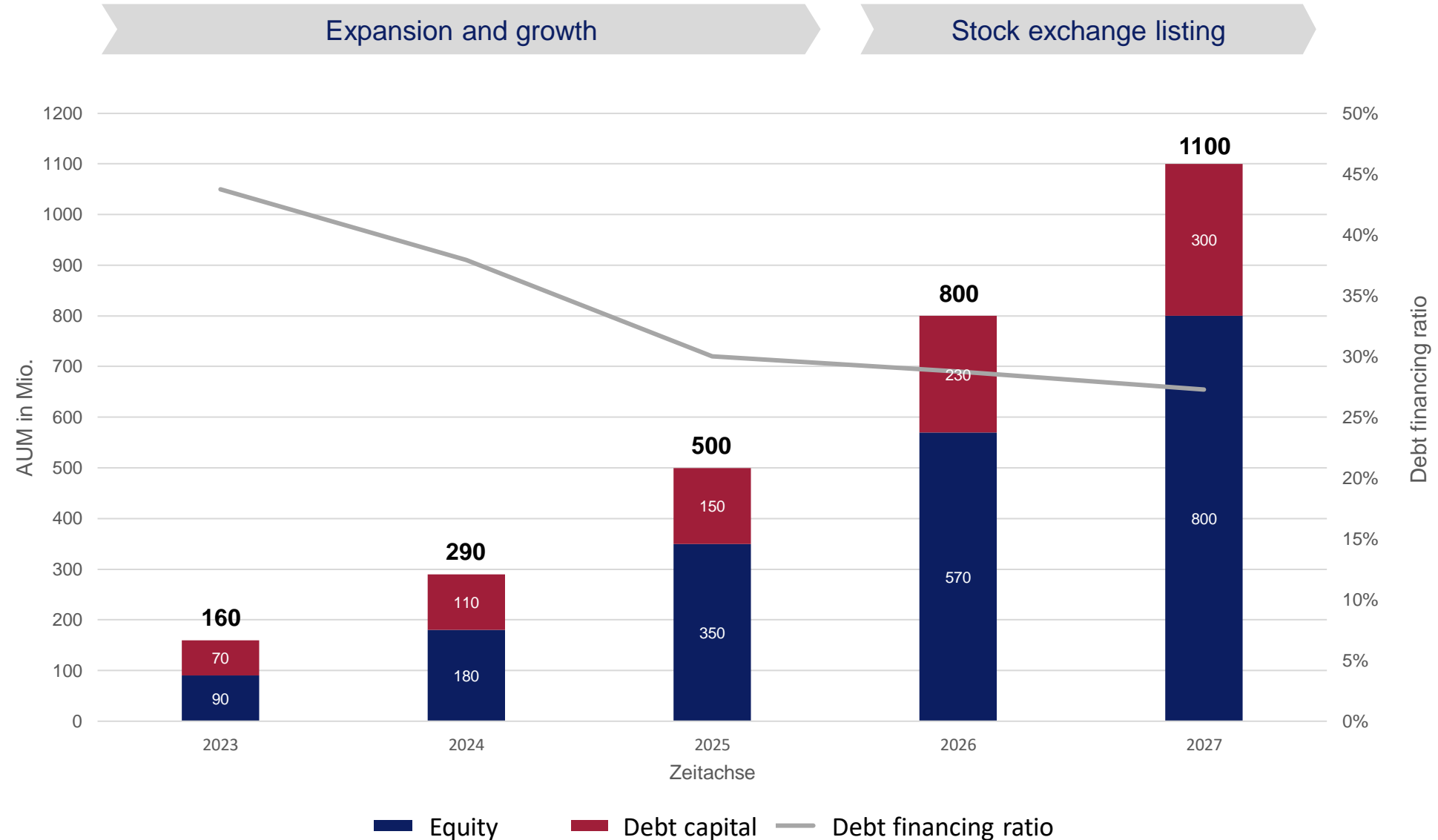
PURE Swiss Opportunity REF



OVERVIEW PORTFOLIO 31st December 2023 (indicative)

Address	City	Use	Market value in CHF	Gross yield
Gotthardstrasse 14/16	Zug, ZG	Mixed	26'220'000	3.2 %
Hauptgasse 18/28	Solothurn, SO	Commercial	20'790'000	3.9 %
Dorfstrasse 10-14	Ueken, AG	Residential	19'370'000	3.8 %
Marktgasse 11/13	Interlaken, BE	Commercial	18'260'000	4.1 %
Heinrich Gujerstrasse 10	Bauma, ZH	Commercial	11'230'000	3.9 %
Im Winkel 215/406	Moosleerau, AG	Residential	8'547'000	4.0 %
Multergasse 21	St. Gallen, SG	Commercial	8'512'000	3.5 %
Kosthausstrasse 11	Kriens, LU	Residential	7'151'000	3.6 %
Rigiweg 23	Risch, ZG	Mixed	6'996'000	3.5 %
Rainstrasse 16	Biel, BE	Commercial	6'176'000	-
Lukasstrasse 2	St. Gallen, SG	Residential	3'720'000	3.8 %
Total			136'826'000	3.7 %

GROWTH EXPECTATION OVER 5 YEARS



STRATEGIC TARGET PORTFOLIO



Investment Strategy

– Location

Attractive micro-locations in economically strong **regional centres** and **locations with growth potential**
 > Attractive risk-return-profile

– Use

Residential properties combined with **selected properties with a commercial component** form the core portfolio
 > Generation of steady cash flows, reduction of volatility

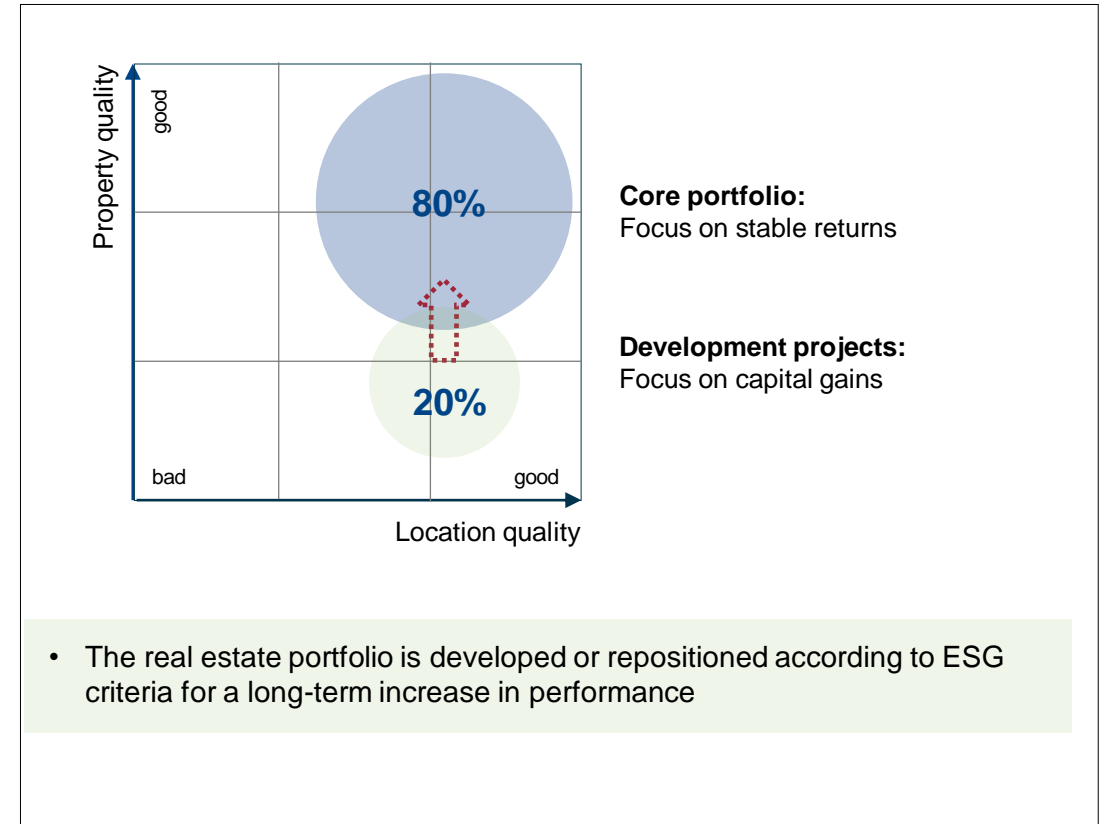
– Development Projects

In addition to the core portfolio, **project developments** also contribute to value enhancement
 > Generation of attractive investment returns

– Potential

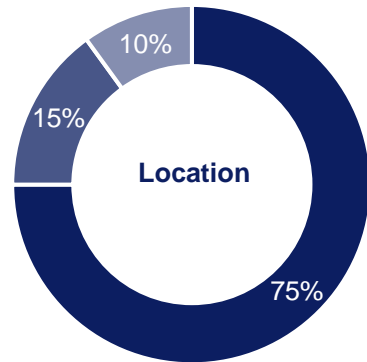
Realising **opportunities** in accordance with the strategy
 > Identify and realise opportunities

Quality Matrix and Management Strategy

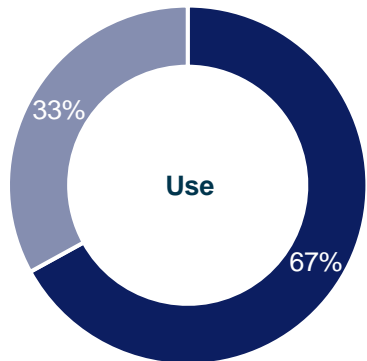


ALLOCATION OF STRATEGIC TARGET PORTFOLIO

Allocation by Location and Use

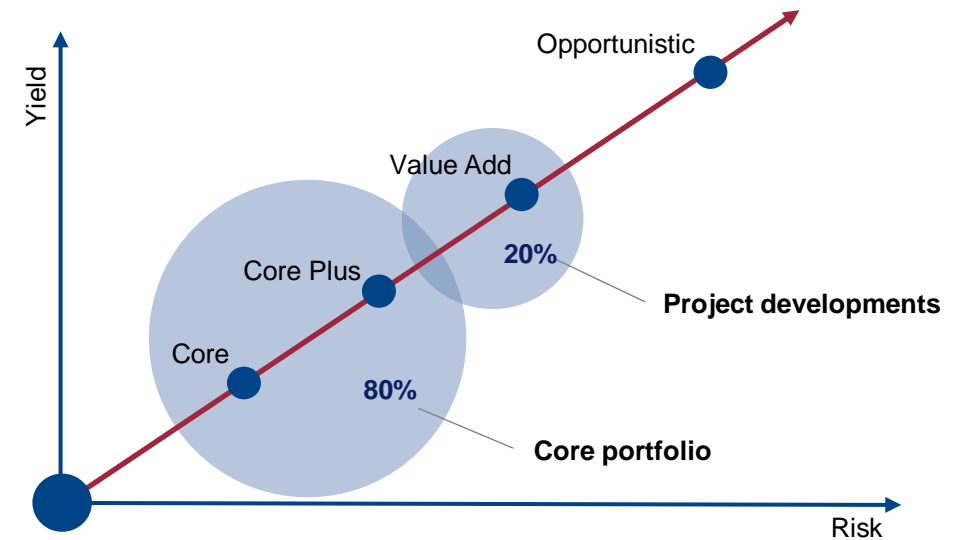


- German-speaking Switzerland
- French-speaking Switzerland
- Italian-speaking Switzerland



- Residential classic / alternative
- Commercial (Retirement Living, Food-Retail, Logistics, Office)

Risk Allocation



- **80%** of the total portfolio consists of **Core to CorePlus residential and commercial properties** in well-developed locations in economically strong and growing region
- **20%** of the portfolio is allocated to a higher risk category and consists of **project developments**. This sub-portfolio is expected to generate higher returns relative to the core portfolio.

HIGHLIGHTS PSO REF



Exclusive access to the Swiss real estate market
thanks to a strong personal network

ESG Criteria as a part of the investment strategy

Portfolio and secured properties in **economically attractive and central locations**

5% – 7% target investment yield p.a. plus potential **Agio** (investment return 2022: **13.73%**)

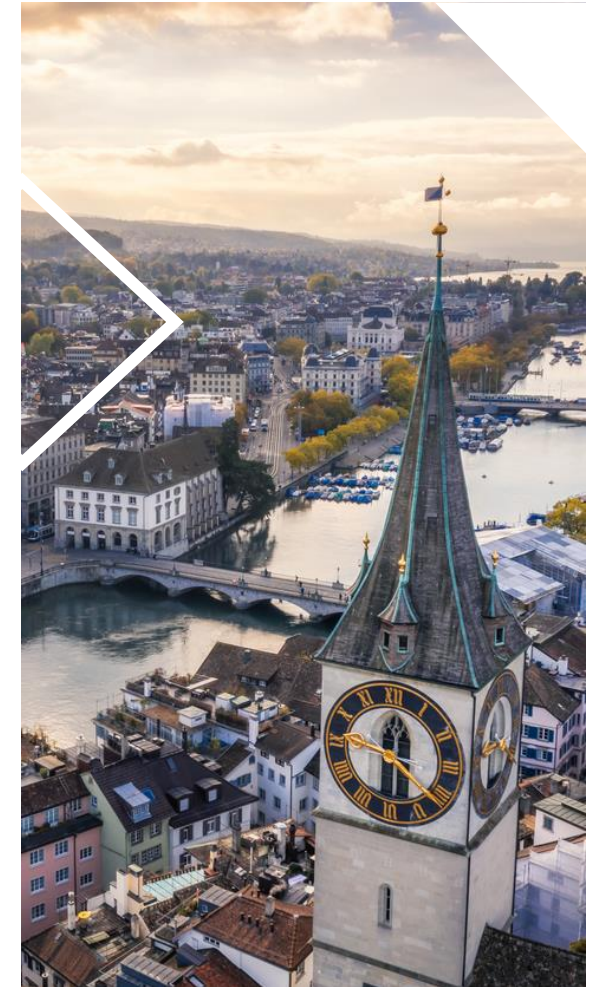
Low expenses (Management Fee, TER)

Income and capital gains are **tax-free** for investors resident in Switzerland

Entry at **NAV**

Stock exchange listing is targeted in the medium term depending on the market environment

Investments by means of **contribution in kind** are possible



WHY REAL ESTATE FUNDS

- + **Time saving** by outsourcing purchase/sale, management and development of the properties
- + **Regulated** by FINMA
- + **Liquidity** thanks to OTC market (over-the-counter trading)
- + **Easily transferable** Fund unit = security (succession planning)
- + **Diversification** via the large number of properties, different locations and types of use
→ constant returns with lower risk
- + **Potential premium** (Agio)
- + **Tax-efficient investment instrument**; shareholders resident in Switzerland are exempt from income and wealth tax except for a negligible amount of other income
- + **Improvement in the cost structure**



FUND INFORMATION

Fund name	PURE Swiss Opportunity REF
ISIN / Valor	CH0555854626 / 55585462
Bloomberg Code	PURECHF SW
Fund domicile	Switzerland
Fund currency	CHF
Legal form	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA [Collective Investment Schemes Act])
Fund management & Portfolio management	PURE Funds AG
Use of the proceeds	Distributing
Indicative NAV	Published quarterly
Regulatory Authority	FINMA
Custodian bank	BCV (Banque Cantonale Vaudoise)
Tradability	Secondary trade via BCV / Lienhardt & Partner Privatbank
Redemption of fund units	At the end of the business year maintaining a termination period of 12 months
Accounting year	1 st January - 31 st December ¹⁾
Fund agreement with attachment	Available at www.pure.swiss and www.swissfunddata.ch

TERMS

Remuneration and ancillary costs	Calculation basis	Planned	Charged to
Subscription fee	NAV	2.00%	Investor
Redemption fee	NAV	1.00%	Investor
Management fee	GAV	0.50%	Fund assets
Transaction fees (purchase and sale)	Purchase and sale price	2.50%	Fund assets
Construction fee, new-build	Construction costs	2.50%	Fund assets
Construction fee, renovations	Construction costs	3.00%	Fund assets
Property management cost	Actual rent	3.90%	Fund assets
Custodian bank commission	NAV	0.045%	Fund assets
Indicative TER (Total Expense Ratio)	GAV (excl. one-offs)	0.65%	Fund assets

03

Sustainability | ESG



IMPLEMENTATION PURE FUNDS AG



PURE Funds AG is committed to support the federal “Climate Strategy 2050“



PURE Funds AG supports the 17 UN Sustainable Development Goals 2030



PURE Funds AG supports specific measures to improve the ESG criteria within the company itself



PURE Funds AG invests 1% of the annual management commission of the PURE Swiss Opportunity REF for charitable purposes and makes one working day per year available to employees for social commitment



PURE Funds AG's sustainability strategy is to be continuously developed further taking into account the changing conditions and growth of the company



IMPLEMENTATION PURE Swiss Opportunity REF

Current measures 2023:

- ✦ The energy status of the properties is currently being assessed so that **environmentally relevant key figures** and **sustainability reporting** can be developed in the PSO's 2023 annual report and a CO2 reduction path can subsequently be defined.
- ✦ Membership of **REMMS** (Real Estate Meta Rating and Monitoring on Sustainability) and AMAS since 2023
- ✦ Assessment of the building services installations, including implementation of immediate operational measures to **reduce energy consumption**
- ✦ The current portfolio consists mainly of **new and refurbished properties** with a high ecological sustainability standard
- ✦ Commissioning of the replacement of two fossil-fuel heating systems with **district heating** (after completion in 2024, 60% of the properties will have sustainable heat generation)
- ✦ In the case of market-related rent increases, **individual solutions** were found for tenants with limited financial resources

Our conviction – Investing with inclusion of ESG criteria supports long-term sustainable returns



04

Contacts



YOUR CONTACT PERSONS



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TIME FOR OPPORTUNITY

**FOCUS ON NEW WAYS TOGETHER
WITH US**

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CH-6300 Zug
+41 41 726 19 19
info@pure.swiss

Mehr Informationen
finden Sie direkt auf
unserer Website

www.pure.swiss



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The fund contract with annex and the annual report can be requested free of charge from the Fund Management, PURE Funds AG, Gotthardstrasse 14, 6300 Zug or from the custodian bank, Banque Cantonale Vaudoise, Case Postale 300, 1001 Lausanne.



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www.pure.swiss