

PURE Swiss Opportunity REF

Fund Factsheet

Fund Management Company

Partnership, Unique, Return and Engagement – that's PURE, an independent and privately held fund management company licensed by FINMA. We manage and sell our own fund solutions with a focus on real estate investments. Furthermore, we offer consulting, asset and portfolio management, as well as sourcing and execution of transactions for third parties. Through our innovative and passionate actions, we build opportunities, create values and shape the future together with our partners. We scrutinise and optimise proven business areas, are agile and realise opportunities with a good sense for foresight.

Assets under Management

CHF 72.1 Mio.

as of 30th June 2022

Intended issue volume

CHF 35 Mio.

Issue price

CHF 121.90

Subscription deadline

10th Oct. to 21st Oct. 2022 (12.00 CET)

Investment Strategy

- ESG criteria as an integral part of the investment strategy with a strong focus on ecology, economy and social issues.
> ESG as the basis of the investment strategy
- The fund invests primarily in economically strong regional centres and in selected locations with growth potential.
> Attractive risk-return profile
- Focus on residential real estate supplemented by selected commercial real estate from a stable and income-oriented core portfolio
> Generation of steady cash flows, reduction of volatility
- As a supplement to the core portfolio, development projects positively contribute to the value appreciation and growth of the fund
> Generation of attractive investment returns
- Realization of opportunities in various real estate segments
> Recognizing and seizing opportunities early on

Portfolio as of 30th June 2022

Address	City	Use	Market value in CHF	Gross yield
Hauptgasse 18/28	Solothurn, SO	Mixed	20'890'000	3.7 %
Rainstrasse 16	Biel, BE	Commercial	6'805'000	3.7 %
Dorfstrasse 10-14	Ueken, AG	Residential	19'700'000	3.6 %
Rigiweg 23	Risch, ZG	Mixed	7'044'000	3.5 %
Marktgassee 11/13	Interlaken, BE	Mixed	17'670'000	4.1 %
Total			72'109'000	3.7 %

Pipeline

Binding Offer

City	Use	Market value in CHF	Gross yield
Zug, ZG	Mixed	25'500'000	3.1 %
Portfolio after transaction		97'609'000	3.6 %

In Due Diligence

For properties in the amount of CHF 60 million, we are in advanced review and negotiation. The average yield of the pipeline in due diligence is 4.6%. These properties are located in the regions of Aarau surrounding, Zurich Unteres Seeufer, Canton St. Gallen and Chur surrounding.

Fund Information

Name of the fund	PURE Swiss Opportunity REF
ISIN / Valor	CH0555854626 / 55585462
Bloomberg Code	PURECHF SW
Fund domicile	Switzerland
Fund currency	CHF
Legal nature	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA)
Fund management company	PURE Funds AG
Appropriation of earnings	Distributing
Indicative NAV	Published quarterly
Regulatory Authority	FINMA
Custodian bank	BCV (Banque Cantonale Vaudoise)
Liquidity	Secondary trading via BCV (Banque Cantonale Vaudoise)
Redemption of shares	At the end of the business year maintaining a termination period of 12 months
Financial year	January 1st to December 31st
Fund contract with appendix	www.pure.swiss , www.swissfunddata.ch

Conditions Capital increase

Investors	Qualified investors according to Art. 10 KAG
Issue price (expected)	CHF 121.90
Use of the issue proceed	The proceeds will be used for the purchase of additional real estate and to reduce the debt ratio.
Target volume of the issue	CHF 35 Mio.
Subscription ratio	1:1
Subscription deadline	10 th October to 21 st October 2022 (12.00 CET) ¹⁾
Allocation	26 th October 2022 (12.00 CET) ²⁾
Liberation	28 th October 2022
Distribution	PURE Funds AG
Nature of the issue	The issue will be carried out on commission (on a «best effort» base) in the context of placement in Switzerland.

Terms

Management fee	0.25% p.a.
Subscription fee	2.00%
Redemption fee	1.00%

Further Information and Contact

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¹ If the target volume is subscribed before the end of the subscription period, the fund management company reserves the right to terminate the subscription period early.

² The fund management can impose restrictions on allocations and/or reductions of allocations in the case of over-subscription.