

PURE Swiss Opportunity REF (PSO)

Fund Factsheet – Capital Increase April 2024

Fund Management Company

Partnership, Unique, Return und Engagement – that's PURE. PURE Funds AG is a FINMA-authorised, independent and privately held fund management company. We manage and distribute our own fund solutions with a focus on property investments. We also offer asset/ portfolio management and advise and support private and institutional property owners in the transition from directly held properties to indirect property investments.

Key data on the capital increase

Target issue volume	Issue price
CHF 53 million	CHF 122.15
Subscription period	Subscription ratio
8. – 19. April 2024	7:5

Use of the issue proceeds

- ❖ **Opportunities**
 - Acquisition of attractive properties from the acquisition pipeline or already contractually secured properties
- ❖ **Diversification**
 - Strategy-compliant expansion of the portfolio and achievement of greater diversification by type of use and location
- ❖ **Debt financing**
 - Reduction of the debt ratio
- ❖ **Fund assets**
 - Increase in total fund assets according to growth strategy

Potential Acquisition Pipeline

City	Use	Purchase price in CHF	Gross yield / purchase price	Notes
Luzern	Residential	> 12 Mio.	3.8 %	Residential property, completely renovated and resource-efficient with rent guarantee and upgrading potential in a city centre location in Lucerne
Geroldswil	Residential	> 10 Mio.	3.8 %	Residential property, completely refurbished and resource-efficient with rent guarantee and appreciation potential
Zürich	Residential	>15'000'000	3.3 %	Residential property, new build with heat pump heating in urban location
Aarau	Commercial	>10'000'000	4.8 %	Commercial property, fully let, largely refurbished, in a prime micro-location near the railway station
Luzern	Mixed	>50'000'000	3.2 %	Mixed-use property, trophy asset in prime city centre location, partial contribution in kind

Conditions Capital Increase

Investors	Qualified investors according to Art. 10 KAG
Issue price	CHF 122.15 net
Use of the issue proceed	The proceeds will be used to acquire attractive properties from the acquisition pipeline and to reduce the leverage ratio
Number of new units	433'615
Target volume of the issue	Maximum CHF 53 million
Subscription ratio	7:5 – Seven (7) subscription rights entitle the holder to subscribe to five (5) new shares against payment of the issue price in cash.
Subscription deadline¹	8 th – 19 th April 2024
Allocation²	22 nd – 24 th April 2024
Liberation	26 th April 2024
Distribution	PURE Funds AG
Lead Manager	Zürcher Kantonalbank
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	0.50% p.a.
Subscription Fee	2.00%
Redemption Fee	1.00%

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.

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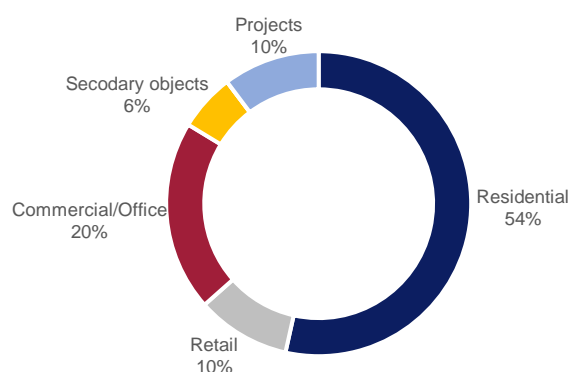
Investment Strategy

- ✦ The fund invests in attractive micro-locations in economically strong regional centres and locations with growth potential
 - Attractive risk-return profile
- ✦ Residential properties complemented by selected properties with a commercial component form the core portfolio
 - Generation of steady cash flows
- ✦ Complementing the core portfolio, project developments additionally contribute to value enhancement
 - Generation of attractive investment returns
- ✦ Realization of opportunities in alignment with strategy
 - Identifying and realizing opportunities

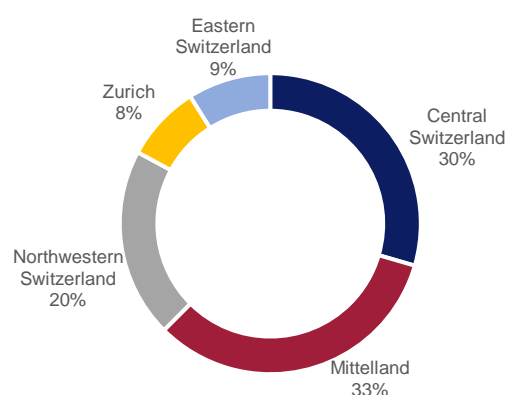
Portfolio Key Figures

	31. December 2023
Market Value	CHF 136.8 Mio.
Net asset value (NAV)	CHF 74.5 Mio.
Debt financing	CHF 62.0 Mio.
Debt financing ratio	45.33%
Target rental income p.a.	CHF 4.8 Mio.
Number of properties	12
Total usable space	17'602 m ²

Types of use in % of the areas



Geographical distribution in % of market value



Essential advantages of the PSO

- ✦ **Strong track record / Swiss real estate fund with the best performance** in 2022 (according to Alphaprop AG) and with an above-average investment return of 9.4% since launch in December 2020 (CAGR)
- ✦ **High-quality real estate portfolio** (locations, mix of uses, year of construction, yields, rental period, low vacancy rates and ESG criteria)
- ✦ **Properties with high cashflow or potential for value appreciation** in the portfolio and in planned acquisitions
- ✦ Implementation of the ESG strategy for the **sustainable alignment** of the portfolio
- ✦ **Exclusive access to the Swiss real estate market/Off-market transactions** thanks to strong network
- ✦ Possible realisation of a **premium through listing**, which will be examined from Q4 2024

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 / Lienhardt / Partner Privatbank
Redemption of fund units	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

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Further Information and Contact

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