



Investment objective

To offer a regular return through dynamic and efficient management, maintaining and improving the substance of the investments, mainly focused either on the typology of buildings on a human scale, or by means of a split or integral contribution in kind for a larger typology of buildings.

Portfolio allocation

- Main allocation in French-speaking Switzerland, as well as in the main centres of activity in German-speaking Switzerland.
- Residential (at least 60 % of the portfolio), commercial (maximum 40 %) or mixed-use properties.
- Location : town centres in large conurbations, depending on opportunities, as well as well-served peri-urban centres with more than 3,000 inhabitants

Dynamic real estate properties management

- Use of digitalized management tools (Prop Tech) that allow Themis Capital and its stakeholders to monitor assets in real time. The objective is to ensure better visibility and understanding of building dynamics as well as better programming of interventions and future improvements.
- A proactive sustainable approach to optimise the energy efficiency of assets and ensure their durability and updating over time.
- Improvement and enhancement of assets, with the creation of new housing and elevations wherever possible.

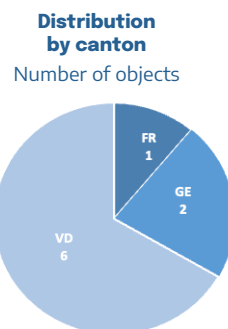
Advantages and features

- Buildings on a human scale are positioned in a less competitive market, offering more opportunities. Rents are often more attractive and allow for greater resilience to economic fluctuations as well as better returns over time.
- The target average size of the properties allows better liquidity for investors, without undermining diversification in the event of the sale of properties to meet redemption requests.
- The portfolio is easier to build up due to the availability of the market on these types of properties, thus offering a better spread of risk.
- Investment on the basis of the NAV, withoutagio. Tax-free income and wealth for the Fund's shareholders.
- The contribution in kind of real estate assets into the Fund allows to obtain all the advantages (risk spreading, liquidity, taxation) of a regulated investment fund.

Portfolio at launch - Reserved buildings

Key figures

Number of reserved buildings	9
Percentage of commercial properties	10 % of the park
Percentage of appartements	90 % of the park
Total amount of acquisitions	CHF 66'030'000.-
Gross return on acquisitions	4.37 %



Characteristics

Legal form	SICAV, an open-ended retail fund under Swiss law
Manager	Themis Capital SA
Fund management	CACEIS (Switzerland) SA, Nyon
Custodian bank	CACEIS Bank, MONTRouGE, Nyon Branch, Switzerland
Audit body	KPMG SA
Real estate experts :	Denise Dupraz, D&A architecture Stéphanie Osler, EXPERTOP SA Wüest Partner AG, Zurich.
End of accounting period	31 December
Currency	CHF
Income	annual distribution
Value no.	57473356
ISIN	CH0574733561
Issue price of one share	CHF 100
Management fee	1.20 %
Custodian bank's fee	0.05 %
Performance fee	none
Issue fee maximum	5 %
Repurchase fee maximum	3 %
End of subscription period	31.10.2023
Subscription target	CHF 60 million
NAV calculation	annual or during each new share issue
Investor type	qualified investors in accordance with article 10 para. 3 and 3ter Swiss Collective Investments Schemes Act (CISA)
External financing	maximum 50% of the current value of the properties up to a maximum of 5 years after the first issue, 33.33 % afterwards.

The investment regulations and articles of association are available on request from Themis Capital SA or CACEIS (Switzerland) SA, Nyon.

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