



Paris

Strategy

With this investment group, AFIAA is pursuing the objective of investing for optimum tax advantage in selected real estate assets in Europe outside Switzerland, managing these assets actively, and generating stable growth in yield and long-term capital growth for the investors. In selecting the investments we aim to achieve a thoroughly mixed risk-return structure through diversification by type of building and use, location, size, energy efficiency and year of construction. The emphasis is on investments in European capitals and economically prosperous conurbations in the core region.

Investors

Only tax-exempt Swiss pension funds may become investors.

Allocation guidelines

Regions

Principal market: Western Europe	30 to 100 %
Other target markets: Eastern and central Europe	0 to 30 %

Investment category

Exclusively direct investments.

Investment strategy

Core / Core Plus	100 %
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Features: Established, good city-centre locations, creditworthy tenancies, high-quality buildings, stable yields. Risk-return: moderate to low. Long-term prospects.

Type of use

Office	50 to 100 %
Commerce	0 to 50 %
Logistics	0 to 30 %

Key facts

Managing company	AFIAA Investment AG, Zurich
Launch	November 2009
Swiss Securities No.	10.854.932
ISIN	CH0108549327
Currency	EUR
Financial year	01.10. – 30.09.
Target investment volume	> EUR 1 billion
Entry commission	0 %
Issue/Repurchase commission	0.5 %
Period for holding shares	termination at 12 months notice
Call on capital	proportional and as needed
Distribution	annual
Target distribution	> 5 % p.a.
Percentage of outside financing	max. 50 %
Foreign currencies	are not hedged against EUR/CHF
Minimum investment	EUR 2 million
Publication of share price	quarterly
Calculation of share price	The management company calculates the NAV per share quarterly
Total Expense Ratio	< 0.6 %

Contact and further information

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