

REAL ESTATE INVESTMENTS
SINCE 1981



Eine digitale und deutschsprachige Version finden Sie auf unserer Website oder durch Scannen dieses QR-Codes.

A digital and German edition can be found on our website or by scanning this QR code.



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"Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full and managed with reasonable care, it is about the safest investment in the world."

Franklin D. Roosevelt

Our mission statement

As a family-owned and managed real estate investment company, ACRON enables its investors to be part of the ACRON family with its exclusive assets all over the world, focusing on Europe and the United States as our main markets since 1981.

Ever since, it has been our mission to handle our and our investors' capital responsibly, transparently, and securely as we invest side by side with our investors. Through our tailor-made and sound investment policy, which puts safety and transparency first, wealth is preserved and built up to be successfully passed on to the next generation.

This is our understanding of sustainability and true "Building Wealth".



Our commitment?

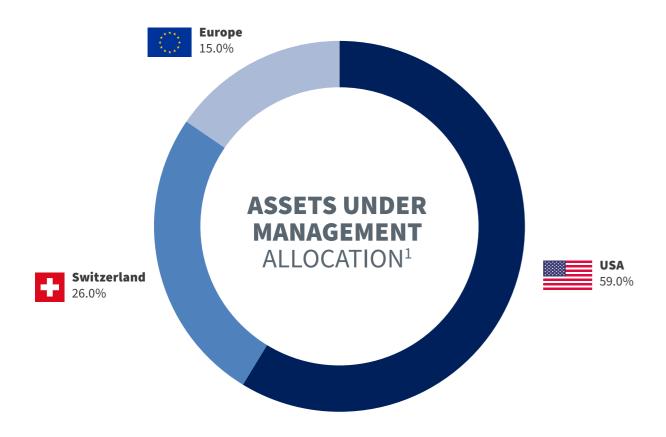
Keep it simple and straightforward.

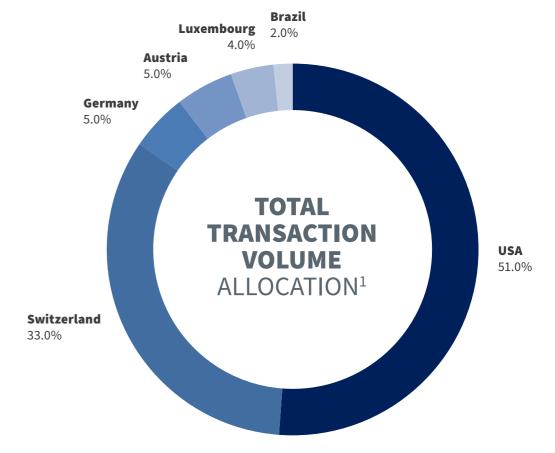
Our mission?

Passionate about real estate, driven by excellence.

ACRON IN NUMBERS

(as of January 2023)





¹in relation to investment volume

FOUNDED IN **1981**

+40 YEARS
OF EXPERIENCE
& INSIGHTS

CHF 2,420,474,000

TRANSACTION VOLUME (TOTAL)

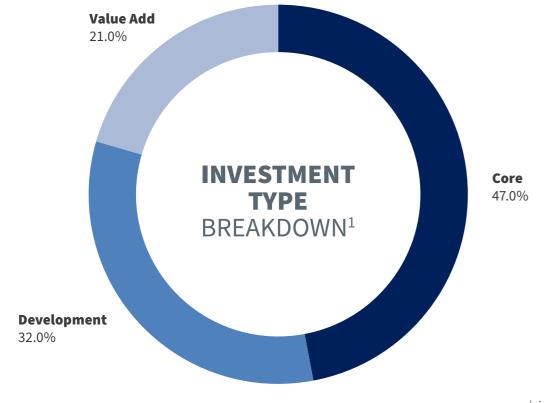
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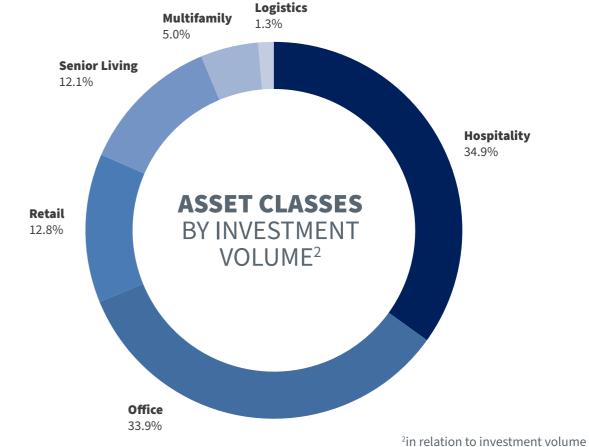
You can find the latest figures on our website by scanning the QR code.



ACRON IN NUMBERS

(as of January 2023)





¹since 1990

ASSETS SOLD

15.0% AVG. REALIZED IRR USA & EUROPE

14 **ASSETS UNDER** MANAGEMENT

14.1% AVG. IRR (FORECAST) USA & EUROPE

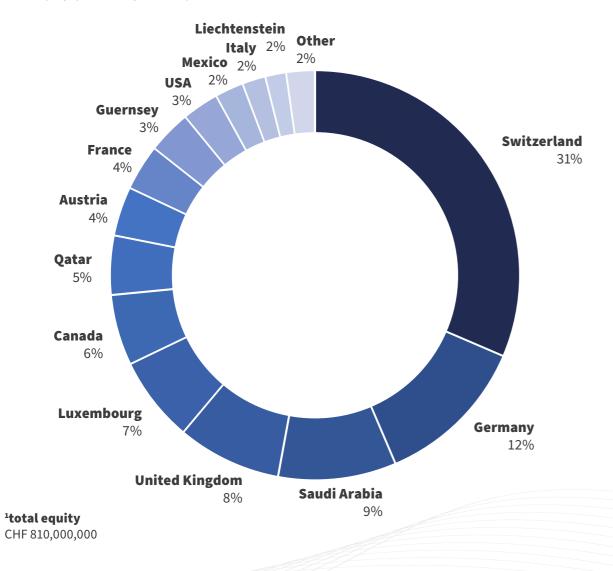


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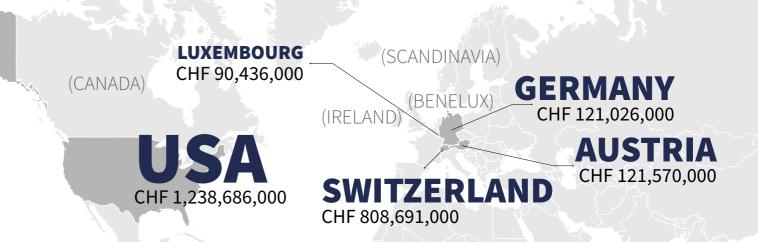


ONE COMPANY, ONE MISSION: **BUILDING WEALTH.**

Total equity¹ per country (last 10 years) as of March 2023



FROM AUSTIN TO ZERMATT: OUR TRANSACTION VOLUME AROUND THE GLOBE.



BRAZIL CHF 40,066,000

Transaction volume per country (total volume CHF 2,420,474,000) as of Jan. 2023

Target investment countries are shown in parentheses.

WE KNOW OUR NUMBERS, OF COURSE. BUT WE ALSO KNOW OUR INVESTORS.

In the last 10 years, our **791 investors** from **30 countries** in **4 continents** held **CHF 810,000,000** in **40 projects** with an **average contribution of CHF 1,024,000.**

Total equity distribution percentage (last 10 years)



Top 10 investors
Remaining investors

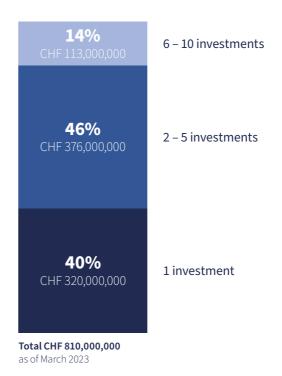
Building lasting investor relationships

Our investors are more than just numbers on a balance sheet:

They are a testament to the quality of our work and the strong relationships we have built with them. **Some relationships have lasted for over 20 years.**

A VIABLE PROOF OF TRUST AND SUCCESS: WHEN INVESTORS ARE REINVESTING.

Grouped re-investors' total funds in percent (last 10 years)



The decision to diversify is always with the investor.

Our commitment to transparency, collaboration, and shared success sets us apart, ensuring our clients achieve their investment goals.

We invest alongside our clients to promote shared interests and aligned goals. Our structure of club deals offers several advantages over funds, including greater flexibility in terms and conditions, more control over the investment, lower fees, closer relationships with other investors and the management team, and faster decision-making due to a smaller group of investors involved in the process.

Furthermore, ACRON provides investors with the freedom to select their preferred investments, asset classes, and allocations for a customized experience that matches their objectives and risk appetite.

Total CHF 810,000,000 as of March 2023

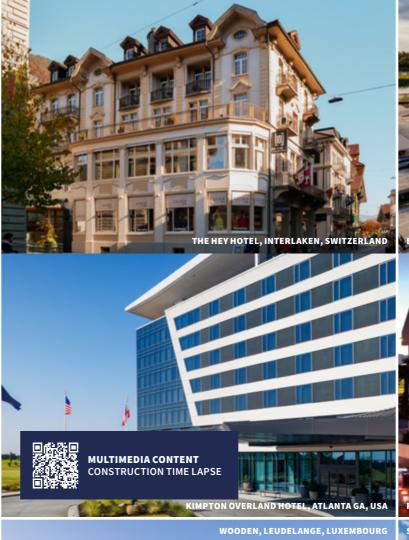


TRACK RECORD Excerpt of sold assets since 2009 (as of March 2023)



COUNTRY	ASSET CLASS	NET IRR ¹ FOR THE INVESTORS	NET MULTIPLE FOR THE INVESTORS	ASSET NAME	ТҮРЕ	HOLDING PERIOD IN YEARS
CHE	Hospitality	18.7%	1.9	Radisson Zurich Airport	Development	4
CHE	Office	8.4%	2.3	T-Systems	Core	13
CHE	Hospitality	9.6%	1.9	Steigenberger Hotel	Core	10
USA	Mixed	9.4%	1.7	Stonebriar Commons	Development	6
CHE	Mixed	8.4%	1.8	Fiege	Core	10
CHE	Office	10.2%	1.8	Portikon	Core	8
CHE	Retail	6.8%	1.2	Näfels	Core	2
DEU	Hospitality	8.9%	1.2	Steigenberger Airport Hotel	Development	3
USA	Office	12.5%	1.3	10 UN	Core	3
AUT	Mixed	14.5 %	1.8	Wien West	Core	5
BRA	Hotel	4.7%	1.1	Hotel Gloria	Value Added	1
USA	Hospitality	17.0%	1.6	Fisherman's Wharf Hotel	Value Added	3
CHE	Office	18.2%	1.3	Portikon, T-Systems	Core	4
USA	Multifamily	15.3%	1.5	Lake Carolyn	Development	4
USA	Multifamily	37.3%	1.9	Belterra Village Residential	Development	2

¹realized IRR p.a. (net of fees and commissions)











GETTING FAMILIAR WITH ACRON

TOP PERFORMANCE REQUIRES TOP MANAGEMENT.



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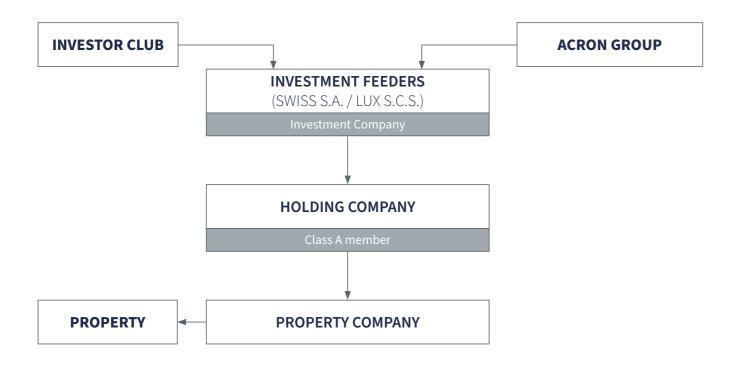


Tadas Mazeika Fund Director tadas.mazeika@acron.lu

GENERAL PROFESSIONAL EXPERIENCE MATTERS

296 YEARS IN TOTAL 21.1 YEARS PER CAPITA

INVESTING WITH ACRONOUR INVESTMENT STRUCTURE.



KEEP IT SIMPLE AND TRANSPARENT: ONE ASSET, ONE STRUCTURE.

Investing with ACRON is more than just a fund. With us, investors are **directly involved**. They know where their money is invested at all times and have full **control** and **transparency** over their real estate investment – **as directly as possible**.

JOIN THE INVESTOR CLUB: ACRON'S CLUB DEALS.

INDIRECT INVESTMENTS	ACRON'S CLUB DEALS	DIRECT INVESTMENTS
Unlimited amount of investors	Club of investors with aligned interests	← One investor
Know-how is unnecessary at the level of the investor	Know-how will be provided by sponsor – enabling investors to invest in projects they lack experience in	Investor know-how is necessary – limiting investment opportunities to simple investments
Passive investment	Active investment – "investor has a say"	← Active investment
Limited transparency	Full transparency	← Full transparency
No financial risks before closing	No financial risks before closing	Financial risk for the investor before closing (pre-purchase costs)
Investment custodian capable	Investment custodian capable	Investment not custodian capable
Diversified – not influenced by investors	Diversification decision at the level of investor	← No diversification: single asset
Existing pressure from manager to invest funds	No pressure to invest	← No pressure to invest
Fee-driven model: incentive to hold investments	Aligned interest with investor – co- investment with the same interests: incentive to exit and perform	Focus on value appreciation and returns
Low returns	High returns	High returns or personal advantages (apartments for own use)
Low to High Equity Commitment	Mid to High Equity Commitment	← Full Equity Commitment

OUR INVESTMENT STRATEGY LINIOLIE SLICCESS REOLURES TAILORE

UNIQUE SUCCESS REQUIRES TAILORED DISCIPLINE.

ACRON ASSUMES 100% OF RESPONSIBILITY AND RISK

INTERMEDIATE PERIOD UNTIL EXIT

GROWTH THROUGH MANAGEMENT

STABLE ASSET GROWTH.

OUR IN-HOUSE ASSET MANAGERS GENERATE

EXIT

1

IDENTIFYING THE INVESTMENT

Our acquisition team carefully monitors various assets which have been either directly offered to us or identified through our network.

DUE DILIGENCE
Once a decision to acquire a project has been made, a thorough review of the business is carried out.
This can include financing negotiations, design, or project changes.

STRUCTURING OF THE ACQUISITION & START OF MARKET TESTING

At this point, market funding begins in order to gauge the interest of potential investors.

REQUEST FOR FINANCING OFFERS

Choosing the right financing structure helps to ensure the success of our investment.

COMPLETING THE INVESTMENT ESSENTIALS

This entails putting into place investment essentials, such as obtaining equity. Development risk is covered by a sustainable completion guarantee.

REGULATORY ISSUES
We ensure that all regulatory rules are properly considered and addressed.

SALES AND EQUITY
FUNDING, CAPITAL CALL
TO INVESTORS

Once investors have been brought on board, the equity is allocated and a loan contract is secured.

CLOSING

This stage typically includes acquisition of the land, transfer ownership, and loan closings.

FINANCING AND

BUILDING WEALTH
The exit produces returns and wealth is built.

ASSET MANAGEMENT

ACRON implements measures to preserve the value of existing properties and to increase the returns from ownership.

THE ACRON ASSET OUR ASSET CLASSES? ANYTHING BUT ORDINARY.

OUR TYPE IS QUITE SIMPLE: UNIQUE. No matter what asset class, our properties are more than just real estate.

They are much more than that: they tell extraordinary stories and are located in unique prime locations. For 40 years, ACRON has been creating exclusive investments with local presence in the USA and Switzerland.

We connect investors and unique properties.

THE SABLE HOTEL AT NAVY PIER, CHICAGO IL, USA
CURIO COLLECTION BY HILTON



MULTIMEDIA CONTENT THE SABLE AT NAVY PIER GENERAL OVERVIEW

THE FIRST AND ONLY HOTEL AT THE HISTORIC NAVY PIER.



ATLANTA GA, USA

ACRON IMAGE BROCHURE | 26

FIRST COMES BUSINESS, THEN COMES LEISURE. WHY NOT HAVE BOTH? BLEISURE!



MULTIMEDIA CONTENT
CONSTRUCTION TIME LAPSE

MULTIMEDIA CONTENT PORSCHE EXPERIENCE CENTER NORTH AMERICA



A VERY SPECIAL SENSE FOR ASSETS & LOCATIONS

What do a hotel at the Porsche Experience Center and Atlanta International Airport, an exclusive ski-resort hotel in Aspen, a hotel with the world's largest rooftop bar, and a charming Swiss hotel in Interlaken have in common?

They are among our assets and are all special in their own way and that appeals to the guests.

ACRON builds the bridge between investors and unique properties.

OUR HOTEL ASSETS ARE NOT JUST ABOUT ACCOMMODATION. THEY ARE ABOUT EXPERIENCES.

ACRON IMAGE BROCHURE | 28

DEDICATED TO SPECIALTY:

Special cuisine, excellent locations, and the possibility of unique experiences and activities. Whether it's dinner at an **award-winning restaurant**, a drink at the **world's largest rooftop bar**, or the hotel's **own ski slope access**: all this makes our properties so special and sets them apart from the competition.

THE HEY HOTEL, INTERLAKEN, SWITZERLAND. INTERIOR IMPRESSION.

"Vision is the art of seeing what is invisible to others."

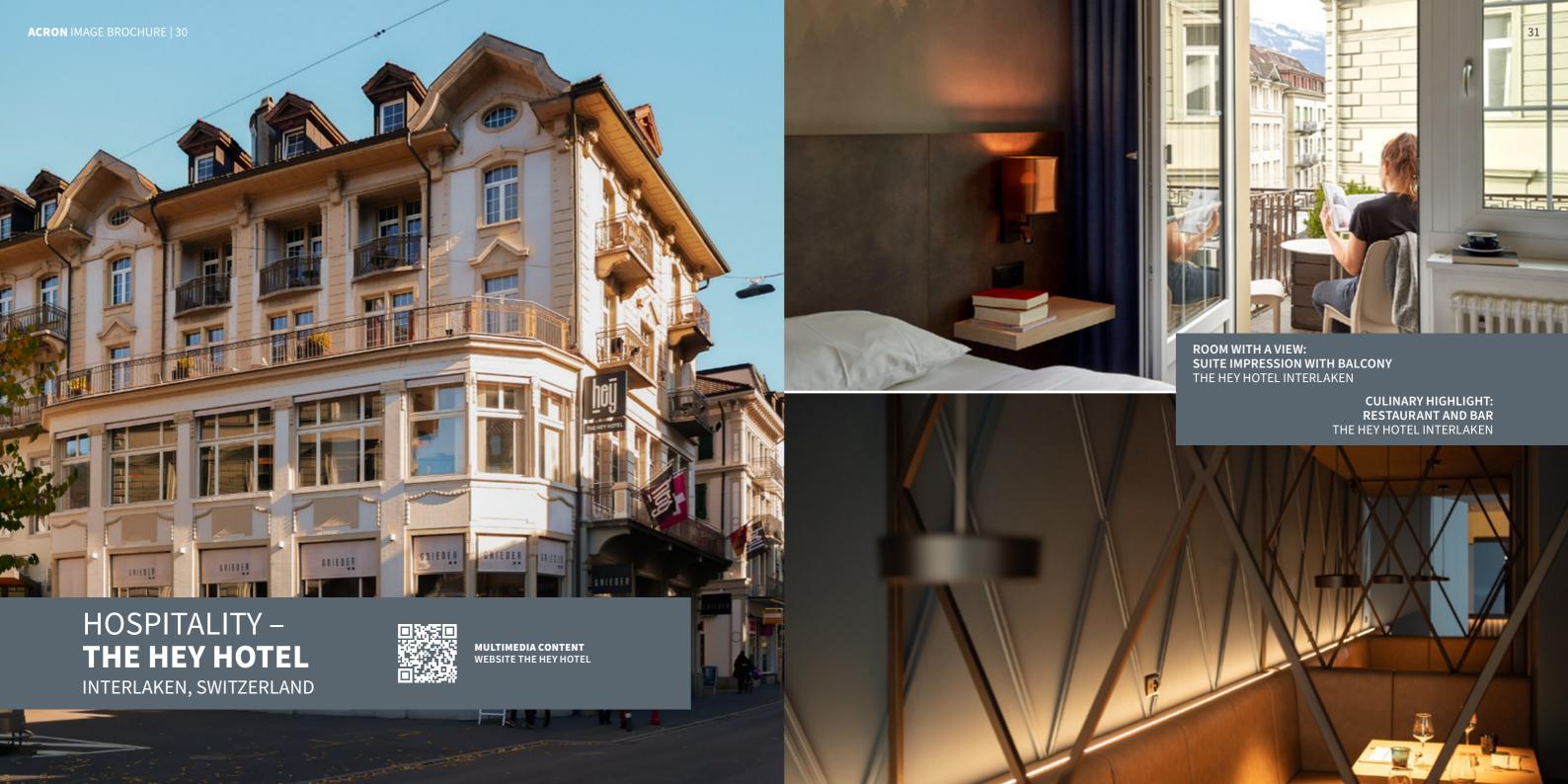
Jonathan Swift

We recognize the special value in real estate, and, with our experts and experience spanning more than 40 years, we create enduring and timeless properties that are nothing short of stunning.

"Transforming attractive locations into spectacular assets" is not just a phrase to us; it is our credo that we follow in all our projects.

AWAKENED FROM SLUMBER: BACK TO FORMER GLORY AND BEYOND TWO STORIES OF OUTSTANDING TRANSFORMATIONS.

A BREATHTAKING VIEW OF THE INTERLAKEN PANORAMA



HOSPITALITY – THE VIEWLINE RESORT SNOWMASS, AUTOGRAPH COLLECTION BY MARRIOTT SNOWMASS VILLAGE CO, USA

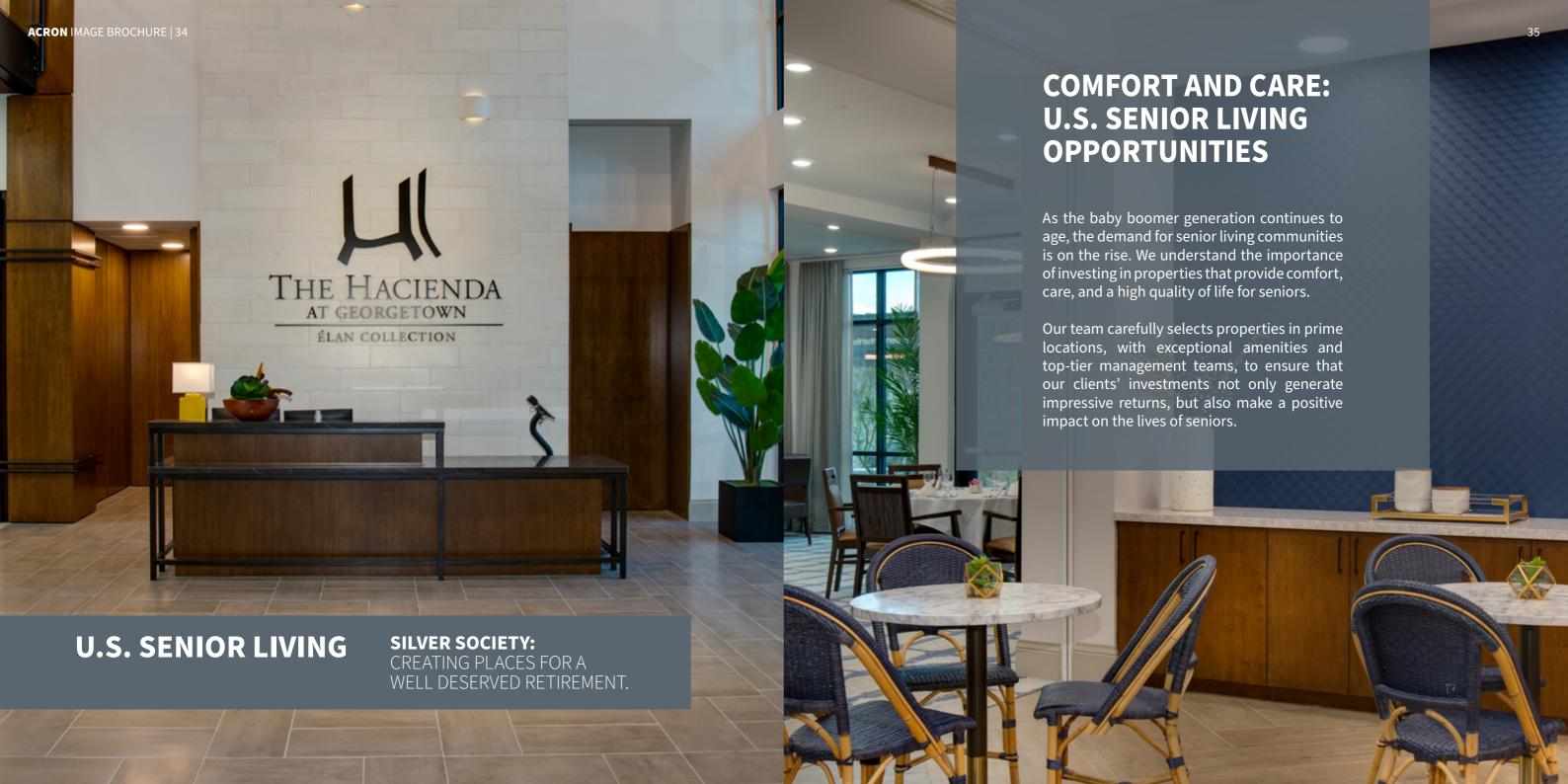


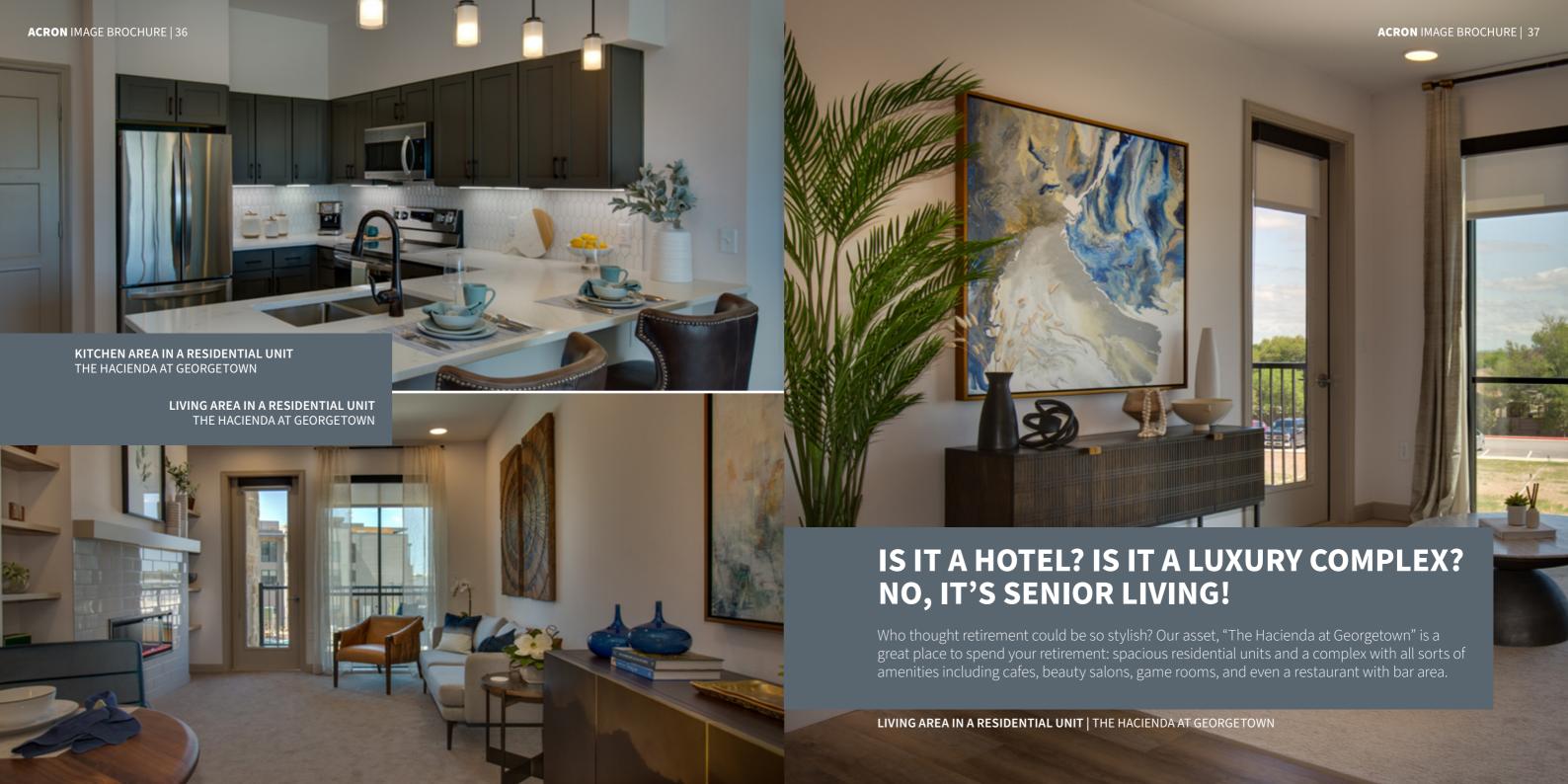
BEAL

MULTIMEDIA CONTENT IMPRESSIONS OF THE VIEWLINE RESORT

REVIVED RETRO CHARM: THE LOBBY WITH BAR AREA THE VIEWLINE RESORT SNOWMASS

CULINARY HIGHLIGHT: "STARK'S ALPINE GRILL" RESTAURANT AT THE VIEWLINE RESORT SNOWMASS





A NEW ERA FOR **SENIOR LIVING:**

"THE BOOMER **GENERATION** IS TURNING GREY AND BRINGING BIG CHANGES."





continues to grow.

The needs and expectations of the new generation of seniors have changed the senior living market, and ACRON has long since recognized and adapted its assets to this shift.

So it's no surprise that our senior living assets like "Hacienda at Georgetown" and "Sooner Station" even have beauty salons and barber shops, on site restaurants like "Alma" which is run by the well-known celebrity chef Stephan Pyles.

Driven by demographic change, which will result Even the senior's four-legged friend has been in some 20,000 people in the U.S. celebrating considered. Our asset "The Villages of Windtheir 65th birthday every day by 2030, the decrest" also includes a special feature: "Bark mand for adequate housing for this age group Park" is a dedicated area for the residents' dogs.

> Today's senior living facility has long been more than just a nursing home, rather it is a vibrant community with numerous amenities – and it is precisely this trend that we have long since recognized and implemented.

> This creates additional benefits for its residents and generates a steady income for our investors.





MULTIMEDIA CONTENT BELTERRA VILLAGE PROJECT OVERVIEW

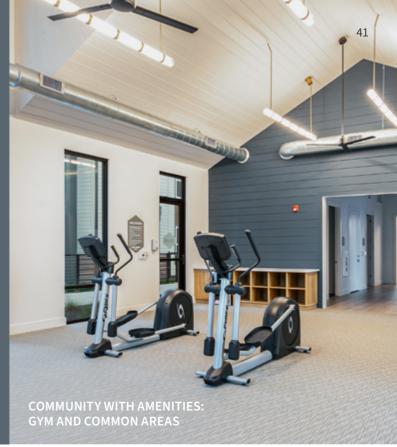


MULTIMEDIA CONTENT LAKE CAROLYN PROJECT OVERVIEW

THE U.S. HOUSING MARKET IS IN TRANSITION.

The classic single-family home is becoming a discontinued model, and a new generation of professionals prefers their living situation to be like their professional environment: **flexible**, **modern**, **and dynamic**.

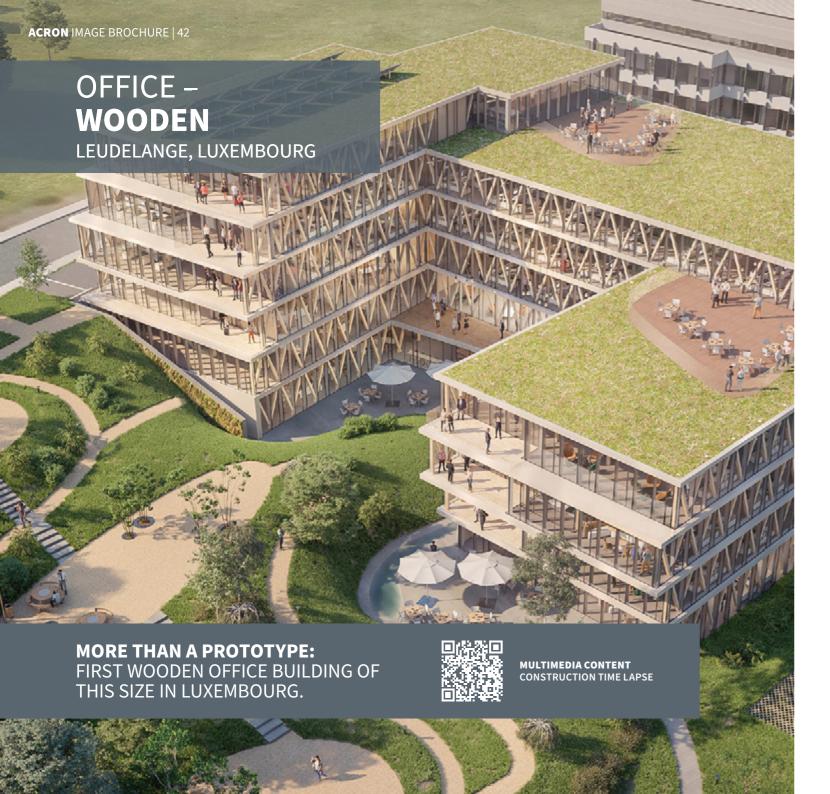
apartments is rising. With our experts and experience, we keep an eye on the market and create exceptional neighborhoods in up-and-coming areas.





WE PUT **COMMUNITY** INTO RESIDENTIAL NEIGHBORHOODS.

A special feature of our U.S. Multifamily assets is that they are equally community-oriented: in addition to the residential units, fitness rooms, swimming pools, and common areas offer an extra plus in terms of living comfort. A concept which is becoming more and more popular and requested.



ESG IS NOT ONLY ABOUT A SOLAR PANEL.

In the office asset class, ESG aspects are crucial for economic sustainability, and we consider them in every acquisition with an eye towards future resale. ESG criteria are quickly becoming a standard, making it difficult to sell buildings that do not meet them. Therefore it is our understanding that ESG compliance is a testament to a building's sustainability.

With assets like the office buildings WOODEN and "Red Gehry", we are not only shaping the cityscape of tomorrow but also creating a positive social impact for the cities of tomorrow. We are aware of our pioneering role and strive to set new standards.

"Sustainability means future-proofing existing assets as well."

WHAT DOES ESG MEAN?

Environmental, social and governance (ESG) is a term used to represent an organization's corporate financial interests that focus mainly on sustainable and ethical impacts.

Capital markets use ESG to evaluate organizations and determine future financial performance.





OUR ACQUISITION PROFILE: IDENTIFYING THE ACRON ASSET.

We are always on the lookout for exceptional properties that can provide our clients with the best possible returns on their investment.

If you possess a property or a development that meets our criteria, we would be delighted to consider your submission.









■ ACRON	ASSET CLASS	+ OFFICE	+ HOSPITALITY		+ LOGISTICS	+ RESIDENTIAL	+ SPECIAL (e.g. nursing, assisted living, med-care)
REAL ESTATE INVESTMENTS SINCE 1981	LOCATION	 DE: Big Seven AT: Vienna CH: Zurich, Geneva, Basle, Bern rest of Western Europe: major cities 	Business: DE: Big Seven AT: Vienna CH: Zurich, Geneva, Basle, Bern rest of Western Europe: major cities	Leisure: DACH countries/ Western Europe: renowned destinations	 Western Europe: depending on individual case requires good connectivity (roadway, railway, waterway) 	 DE: Big Seven AT: Vienna CH: Zurich, Geneva, Basle, Bern rest of Western Europe: major cities 	Western Europe: major cities
tice: r acquisition profile n be found on our bsite, by scanning the code.	PROPERTIES	 sustainable architecture excellent micro-location third-party usability ESG extension possible 	 >100 rooms branded/unbranded with or without operato management contract/ hybrid contract 		logisticsdistribution centers		 operator-dependent (track record) developer-dependent
	CLASSIFICATION	• core+	"trophy" (stock)potential to add value		 development 	• development	 potential to add value (under-managed/invest-
		value adddevelopment	(under-managed/investn refurbishment-demand)development				ment-/ refurbishment-de- mand)

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Version: April 2023

ACRON Group

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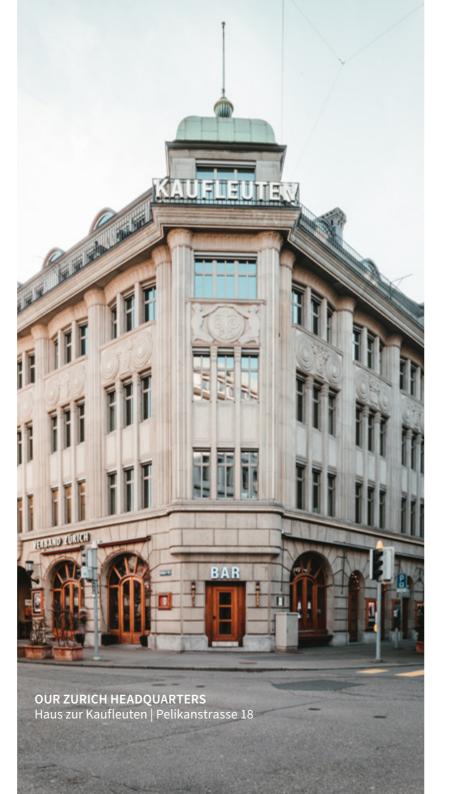
www.acron.ch



www.linkedin.com/company/acron-ag/



www.instagram.com/acrongroup/



BUILDING WEALTH