

Press release

Sales of ACRON's third U.S. senior living project begin – Investment series successful thanks to stable trend



Zurich, Switzerland; May 28, 2020 – Real estate investment specialist ACRON has started the sales phase of the third project in its U.S. senior living investment series. The Hacienda at Georgetown, its 230-unit, a state-of-the-art senior living residence for self-pay residents, is a new development located near Austin, Texas, and features an ambience similar to that of a luxury residential complex.

The planned complex, situated across from the famous Del Webb Sun City community, aims to attract a target group of seniors who wish to maintain their living standard in their golden years and have the financial resources to do so. At 125, the number of independent living units (not offering direct assistance or care) therefore considerably exceeds the number of assisted living units (81) and memory care units (24).

As in ACRON's previous senior living project, development partner MedCore, which specializes in care facilities, is participating in this new development as well. The annual return for this project is forecast at 14% (IRR), and the construction start is expected to begin in the second half of 2020.



The two previous Senior Living projects are developing as planned. "ACRON Villages of Windcrest" in Texas has been operational since the beginning of last year and "ACRON Oklahoma University" has been under construction since April 2020 and is fully on budget and schedule.

This asset class has also proven more recession-proof than others in the past. ACRON, therefore, anticipates that the closing for this project as well will take place within a short period of time in the form of a "club deal," i.e., with a relatively small number of qualified investors.

Thanks to its positive experience in placing the previous project in this series with investors – with the closing for ACRON Oklahoma University Senior Living taking place on March 10, 2020 – ACRON will offer for ACRON Sun City Senior Living AG both equity investments to qualified investors and the option of subscribing for a bond (minimum investment USD 150,000) through its securitization platform in Luxembourg. The total investment volume for this new development is USD 85,600,000, USD 24,500,000 of which will be offered to investors as equity investments.

ACRON's clients come from across the globe. Investors include long-standing clients as well as clients who accept the invitation to invest upon recommendation. Besides, many new clients find their way to ACRON through banks, law firms, and tax advisors.

ACRON at a glance

Founded in 1981, the ACRON Group specializes in real estate investments. All of ACRON's real estate projects are based on a single-asset structure and are sold in Switzerland, Austria, Germany, and the United States. The company's transaction volume amounted to some CHF 2 billion in May 2020. ACRON's clients are individual private investors, charities, institutional investors and families from around the world. The ACRON Group's headquarters are located in Zurich (Switzerland) and Dallas (USA) with subsidiaries in Luxembourg; Düsseldorf (Germany); and São Paulo (Brazil). www.acron.de, www.acron.ch

Contact:

Peer Bender, ACRON AG, Zurich, Switzerland

CEO

peer.bender@acron.ch

+41 (0)44 – 204 34 00

Michael Teperski, ACRON AG, Zurich, Switzerland

Head of Marketing

michael.teperski@acron.ch

+41 (0)44 – 204 34 00

ZÜRICH LUXEMBOURG DÜSSELDORF DALLAS SÃO PAULO

BUILDING WEALTH