



VENTURE
CORPORATE PROPERTIES LUXEMBOURG

Edition
Q4 2024



VENTURE REAL ESTATE FUND

S.C.A SICAV-SIF

Pan european real estate fund

PRESENTATION OF VENTURE REAL ESTATE FUND



- **Venture Real Estate Fund** (Venture REF) is a professional fund from Luxembourgish law started in 2015
- Venture REF is approved by the "Commission de Surveillance du Secteur Financier" (CSSF)
- The fund has for objective to generate steady performance from its rental revenue in professional real estate.

CARACTERISTICS OF THE FUND

<p>Status: SIF-SICAV Luxembourg - Open Fund</p> <p>Creation date: October 31, 2015</p> <p>Accreditation: La Commission de Surveillance du Secteur Financier (CSSF)</p> <p>General Partner: Venture Corporate Properties Luxembourg S.A.</p>	<p>Management Company (AIFM): Sogenial Immobilier</p> <p>Depository Bank in Luxembourg: CACEIS Investor Services Bank S.A</p> <p>Domiciliator and Registrar: Alcyon S.A.</p> <p>Independent Audit: Ernst & Young</p> <p>Independent Real Estate Expert: BPCE Solutions immobilières</p> <p>Swiss representative agent: REYL & CIE LTD</p> <p>Swiss paying agent: REYL & CIE LTD</p>
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IDENTITY CARD OF THE FUND

<p>Characteristics</p> <p>.....</p> <p>Real estate fund Patrimonial Pan-European Professional</p>	<p>Real estate assets</p> <p>.....</p> <p>Professionals Offices / Retail Workshops / Activities Warehouse / Logistics</p>	<p>Active location</p> <p>.....</p> <p>France/Luxembourg Belgium/Portugal Spain</p>	<p>Investment strategies</p> <p>.....</p> <p>CORE CORE + VALUE ADDED OPPORTUNISTIC</p>				
<p>Investors</p> <p>.....</p> <ul style="list-style-type: none"> • Professional • Direct registered or administered • Luxembourg life insurance or capitalisation contract (type C or D investors) 	<p>Minimum subscription</p> <p>.....</p> <p>€100,000</p> <p>+ 2% of Investment Fee</p>	<p>Classes available for subscription</p> <p>.....</p> <p>Class D-C (Capitalisation) ISIN - LU1814256878 Class D-D (Distribution) ISIN - LU1814256951</p>	<p>Holding format</p> <p>.....</p> <ul style="list-style-type: none"> • In the fund register • Bank securities account • Luxembourg life insurance or capitalisation contract 				
<p>Valorisation</p> <p>.....</p> <p>Calculating Net asset value (NAV) monthly</p>	<p>Subscriptions At each NAV</p> <p>.....</p> <p>Redemptions At each quarter</p>	<p>Objectives</p> <p>.....</p> <table border="1"> <tr> <td>Target IRR Capitalisation</td> <td>Target IRR Distribution</td> </tr> <tr> <td>6%</td> <td>4.5%*</td> </tr> </table> <p><small>*possible capitalization balance</small></p>	Target IRR Capitalisation	Target IRR Distribution	6%	4.5%*	<p>Platform for referencing of the Fund</p> <p>.....</p> <p>Quantalys Bloomberg</p>
Target IRR Capitalisation	Target IRR Distribution						
6%	4.5%*						

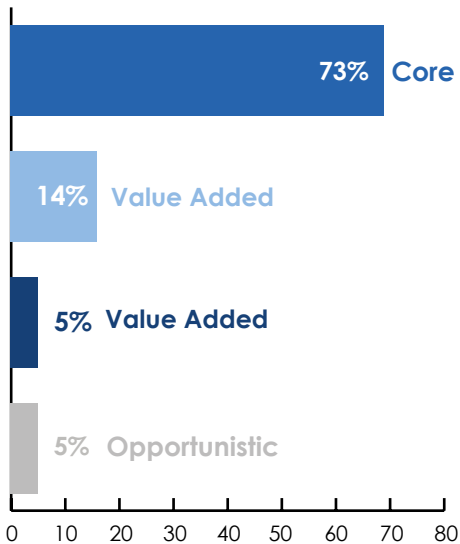
TARGET ALLOCATIONS AS OF 31.12.2024



• The fund, Venture REF is diversified by its strategy, its geography, its tenants and by its type of assets.

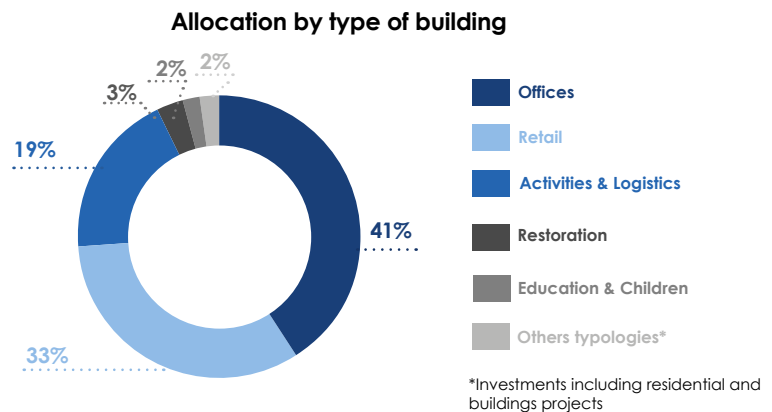
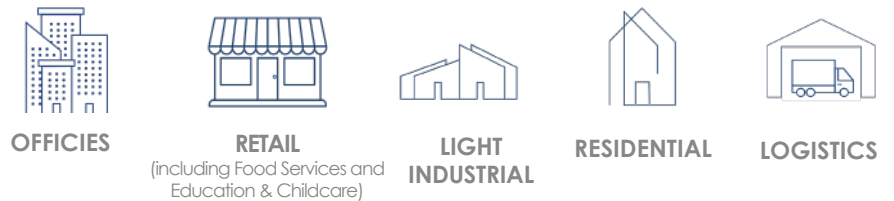
THE STRATEGIES

• A fund aiming for 4 allocation goals strategies*



TYPE OF ASSET

• A fund owning a diverse portfolio of building types



*Investments including residential and buildings projects

THE GEOGRAPHY

• A fund that is pan European by its geographical deployment



FRANCE
90 assets



BENELUX
29 assets



PORTUGAL
13 assets



SPAIN
11 assets



GERMANY
2 assets

FUND MANAGEMENT

- a **Patrimonial** management, from the quality of our assets and tenants, resulting in volatility control;
- a **Pan European** management, from the geographical diversification of assets notably in France, Belgium, Luxembourg, Portugal and Spain;
- an **Opportunistic** management, in terms of investing and financing in correlation with the economic and financial environment;

*allocation by real estate strategies according to share of ownership.
Past performance is not indicative of future performance.

RISKS

"This is a marketing communication. Please refer to the prospectus of the Fund and to the key information document before making any final investment decisions. This document does not constitute an offer to sell or a solicitation to invest, nor does it provide financial investment advice. Any investment carries the risk of a capital loss. There is no guarantee that the Fund or any of its investments will achieve their respective objectives. An investment in the Fund is highly speculative and involves risks that potential investors and their professional advisors should carefully consider before subscribing to Shares. All risk factors are listed below and described in more detail in Section VI of the prospectus. Any reproduction or communication of this document without prior agreement from Venture CPL and/or Sogenial Immobilier is strictly prohibited."

- Investment risks

- Identification of investment opportunities and expenses
- Risks related to the real estate sector
- Nature of Portfolio Companies
- Economic, political and legal risks
- Risks relating to accounting, auditing and financial reporting, etc
- Leverage
- Hedging
- Currency risk
- Temporary Investments
- Financial market fluctuations
- Illiquid investments
- Possible lack of diversification
- Disposition of Investments

- Control issues

- Uncertainty of future results; forward-looking statements; opinions
- Dependence on key personnel
- Other obligations of the personnel of the General Partner and its affiliates
- Lack of management control by Shareholders
- Multiple levels of expense
- Lack of transferability of the Shares in the Company
- Taxation risks
- Distributions in kind
- Potential conflicts of interest
- Affiliates
- Investment opportunities
- Incentive Allocation
- Public Health Emergencies; COVID-19



VENTURE

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