

Lakeward Real Estate Fund SCA SICAV-RAIF (LUX) European Opportunities I (EUR)

The information provided below is intended exclusively for the use of well-informed, semi-professional or professional and qualified investors.

Investment Opportunity

The current market environment has further strengthened and accelerated recent trends that are bringing the areas of housing, working and living closer together in a digitalised environment. Rapid digitalisation of many aspects of our lives is having a significant impact on the requirements and use of real estate. In turn, this creates space for innovative development concepts and repositioning of existing properties. This upheaval is accelerating at a time when institutional investors are rethinking their investment strategies, and banks are constricting investment activity and new loans due to market uncertainties caused by the COVID-19 pandemic. The opportunities lie in identifying attractive entry points due to the resulting capital shifts and in the fluctuation of real estate valuations.

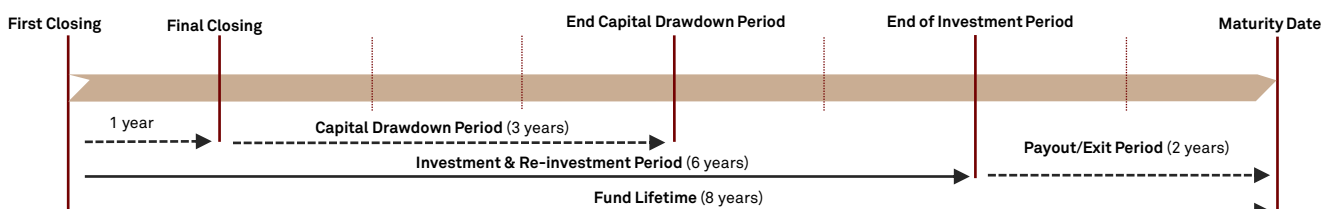
Investment Objective

The investment objective of the Lakeward Real Estate Fund – European Opportunities I (the “Fund”) is to provide Institutional and High-Net-Worth investors access to European, core focus Germany, private off-market real estate investments and deliver long-term risk-adjusted value appreciation. The focus is on the urban residential, commercial and mixed-use property segments with innovative and modern usage concepts for people to work, live and reside of all income levels.

Investment Strategy

The Fund invests in new development or repositioning real estate projects in the urban regions across Europe, with core focus Germany. The investment strategy focuses on small to medium-sized investment projects with a transaction value between EUR 25M – 150M. It is characterised by a broadly diversified risk-adjusted return profile and adopts a balanced approach toward core plus, value add and opportunistic strategies. Informed investment decisions are guided by integrating risk management throughout the investment process, supporting the optimisation of long-term risk-adjusted capital appreciation.

Investment Life Cycle



Key Fund Features

Currency	EUR
Fund Structure	Closed-Ended, S.C.A., SICAV-RAIF
Domicile	Luxembourg
Investment Focus	EU, focus Germany ¹
Target Size	EUR 80M
Target Return	>15% net IRR
Fund Inception	November 2020
First Closing	August 2021
Final Closing	August 2023
Investment Period	6 years from first closing
Fund Lifetime	8 years from first closing
NAV	Quarterly

1: Allocation to Germany is expected to be greater than 70%.

Portfolio Construction Guidelines

Property Types	Minimum Allocation	Maximum Allocation
Residential	40%	100%
Commercial	0%	60%
Mixed-Use*	0%	50%
Liquidity	-	-

* Less than 70% of the rental income derived from either residential or commercial property types.

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About Lakeward

Lakeward is an entrepreneurially managed and internationally active real estate investment boutique. The Swiss-based company emerged in 2015 from a management spin-off of a Swiss-based single-family office. Lakeward is specialized in identifying medium-sized private real estate market opportunities in growing European metropolitan areas and exploiting them through co-investments. Its distinct network and expertise in the financial and real estate industry provides Lakeward with privileged access to attractive investment projects and is active throughout all phases of the real estate life cycle. Innovative and disciplined project implementation and active management enable the Lakeward team to deliver outstanding returns.

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General Information

Investment Advisor	Lakeward Advisory AG (Switzerland)
Investment Manager	PMG Investment Solutions AG (Switzerland)
Administrator	Hauck & Aufhäuser Alternative Investment Services S.A. (Luxembourg)
Depository Bank	Hauck & Aufhäuser Privatbankiers AG (Luxembourg)
AIFM	Hauck & Aufhäuser Fund Services (Luxembourg)
Auditor	PwC (Luxembourg)
Legal Advisor	Dechert LLP (Luxembourg)
General Partner	Lakeward GP I S.à.r.l

Lakeward Advisory AG

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6340 Baar, Switzerland

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Share Classes

	Class A10	Class A05	Class A01
Minimum Subscription	EUR 10M	EUR 5M	EUR 1M
Currency	EUR	EUR	EUR
Management Fee	1.25%	1.50%	1.75%
Performance Fee	20%	20%	20%
Hurdle Rate	5%	5%	5%
Target TER	< 2%	< 2%	< 2%
ISIN	LU2263761863	LU2263761947	LU2263762085

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