

AB ALTERNATIVE SICAV-SIF AB EUROPEAN REAL ESTATE Fund Factsheet – Q1 2021

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FUND PRESENTATION

The Fund • AB ALTERNATIVE SICAV-SIF – EUROPEAN REAL ESTATE (*Société d'investissement à capital variable - Specialized Investment Fund*) is a euro-denominated, open-ended fund domiciled in Luxembourg. Established in October 2015, the Fund currently owns a diversified and well-balanced portfolio of 12 properties located in Germany, The Netherlands, Italy and Luxembourg, representing a total area of 180'707 sqm and a total fair value of c. €176.8 million (value date 31.12.2020).

The fund provides a unique opportunity to invest in a diversified and well-balanced commercial property portfolio in Europe, with great potential return (net target IRR of c. 8-10% on an asset by asset basis), along with a recurring income stream (target distributions of c. 4.5% per annum on average over a 5-year investment period).

Portfolio Manager • Arab Bank (Switzerland) Ltd. is a FINMA-regulated Swiss bank, specializing in asset management and investment counseling for a sophisticated clientele with current assets under management of more than \$ 4.6 billion.

Investment Strategy • The fund follows a core + investment strategy, investing in logistics and office real estate assets across continental Europe, with a specific focus on the Benelux countries, Germany and Italy. The fund is continuously assessing potential investments when opportunities arise and in turn is also reviewing the optimal timing for the disposal of the existing assets.

Main objectives

- Enhance potential return through diversification and investing in a tangible product with a recurring income stream
- Protect investments against rising inflation
- Tax Efficient Structure (shareholders are not liable to any taxation in Luxembourg investors are responsible for filing their own taxes with the relevant authorities and should consult their own tax advisors)

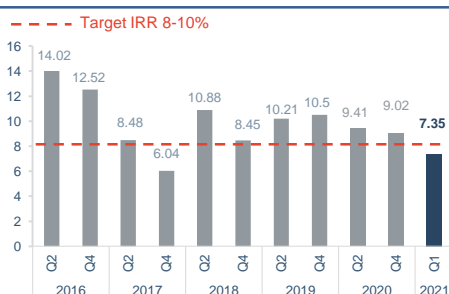
Real Estate Portfolio (as of 31.03.2021)

- The Portfolio consists of 12 assets representing a total area of 180'707 sqm, a total fair value of c. €176.8 million and a total gross rental income of c. €12 million.
- Balanced geographical spread with an exposure to mature markets: Netherlands (51%), Germany (9%), Luxembourg (16%) and Italy (24%)
- Well-adjusted diversification across logistics (75%) and offices (25%)
- Reputable and creditworthy tenants with Inflation-linked lease agreements
- One new tenant in Q1 2021 in Melzo : Rhenus Logistics

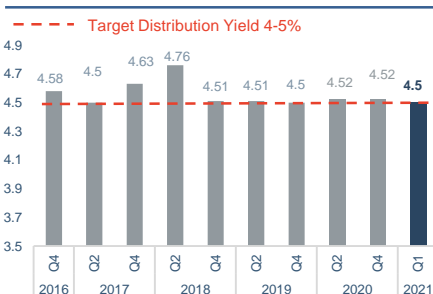
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|-----------------|---|
| FUND SIZE | c. €236.9 million (Target €500 million) |
| NAV | c. €143.8 million (Arab Bank equity commitment: c. €13 million) |
| STRUCTURE | Open-ended SICAV-SIF AIFM (Luxembourg) |
| SUBSCRIPTION | Quarterly, EUR or USD (Hedged) |
| MIN. INVESTMENT | Share Class A: €125'000 Share Class B: €1'000'000 Share Class C: €5'000'000 (or USD equivalent) |
| MANAGEMENT FEES | Class A 1.2% / Class B 1.0% / 0.8% on GAV Performance Fees: 20% above Target Rate of Return of 5.5% |
| REDEMPTION | Yearly (6-months notice) Declining redemption fees (6% in y1, 4% in y2, 2% in y3&4, 1% in y5, 0% afterwards) |
| REPORTING | Quarterly performance Reports Annual audited accounts INREV standards |
| TARGET RETURNS | Distributions*: 4-5% p.a. paid quarterly IRR*: 8-10% over 5y (*on initial contributed capital) |

FUND PERFORMANCE

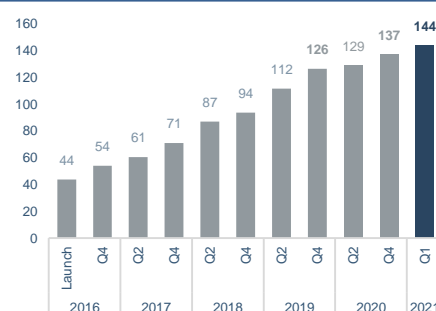
Annualized Portfolio IRR (p.a.)
(since initial portfolio acquisition 01.06.2016)



Distribution Yield in EUR (%)
(since initial portfolio acquisition 01.06.2016)



Net Asset Value of the Fund (m€)



CONTACT DETAILS

Daniel Deléchat, CFA
Head of Asset Management
ddelechat@arabbank.ch
Tel: +41 22 715 1232

Zeid Zagha, MBA
Portfolio Manager
zaz@arabbank.ch
Tel: +41 22 715 1373

Pierre-Marie Giet
Portfolio Manager
gpm@arabbank.ch
Tel: +41 22 715 1315

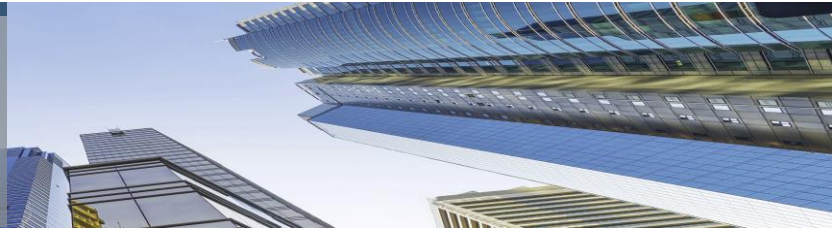
Gauthier Guegand
Portfolio Manager
gug@arabbank.ch
Tel: +41 22 715 1261

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REAL ESTATE PORTFOLIO (1/2)



The Netherlands

- 1** Almere, Warehouse / Offices (15.85% of total GRI)
- 2** Hoofddorp, Warehouse / Offices (6.38% of total GRI)
- 3** Oosterhout, Warehouse (11.64% of total GRI)
- 4** Leeuwarden, Offices (11.60% of total GRI)
- 5** Utrecht, Offices (5.54% of total rent)

Luxembourg

- 6** Contern (SIGI/TTLux), Warehouse / Offices (9.22% of total GRI)
- 7** Contern (DHL), Warehouse / Offices (5.76% of total GRI)

Germany

GRI=Gross Rental Income

- 8** Goch, Warehouse (10.05% of total GRI)

Italy

- 9** Brescia, Warehouse (3.63% of total GRI)
- 10** Melzo, Warehouse / Offices (9.63% of total GRI)
- 11** Castelletto C., Warehouse / Offices (6.17% of total GRI)
- 12** Rho, Warehouse / Offices (4.53% of total GRI)



1 RONDEBELTWEG 102, ALMERE (NETHERLANDS)

Area 25,514 sqm

High quality logistic center consisting of two warehouses. Almere is one of the fastest growing cities in the Netherlands.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Staples | 31/12/2027 |
| Net Market Value (31.12.2020) | €29.7m |
| Gross Rental income | €1.9m |
| Net Initial Yield (at acquisition) | 5.47% |



2 JACOBUS SPIJKERDREEF 20-24, HOOFDDORP (NL)

Area 10,611 sqm

This distinctive eye-catcher provides efficient logistic and office space. The property is fully let to the famous fashion brand Scotch & Soda.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Scotch & Soda B.V. | 31/03/2028 |
| Net Market Value (31.12.2020) | €9.3m |
| Gross Rental income | €0.7m |
| Net Initial Yield (at acquisition) | 6.91 % |



3 VISSERIJWEG 4, OOSTERHOUT (NETHERLANDS)

Area 33,118 sqm

A logistic center consisting of a warehouse plus offices. New façade fitted to north-side of the building in 2009.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Rietveld | 31/12/2026 |
| Net Market Value (31.12.2020) | €23.7m |
| Gross Rental income | €1.4m |
| Net Initial Yield (at acquisition) | 4.90% |



4 LANGE MARKTSTRAAT 26, LEEUWARDEN, (NETHERLANDS)

Area 11,846 sqm

Modern office space, centrally located in walking distance of the train station of Leeuwarden. The property is fully let to the global insurance company Aegon.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Aegon N.V. | 30/11/2029 |
| Net Market Value (31.12.2020) | €16.9m |
| Gross Rental income | €1.4m |
| Net Initial Yield (at acquisition) | 6.65% |



5 PTOLEMAEUSLAAN 80, UTRECHT (NETHERLANDS)

Area 2'933 sqm

First Dutch office property holding both a WELL and a BREEAM certification, this outstanding asset is centrally located in an important business park of Utrecht.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| AM Holding / BAM Group | 31/12/2028 |
| Net Market Value (31.12.2020) | €9.8m |
| Gross Rental income | €0.6m |
| Net Initial Yield (at acquisition) | 5.80% |



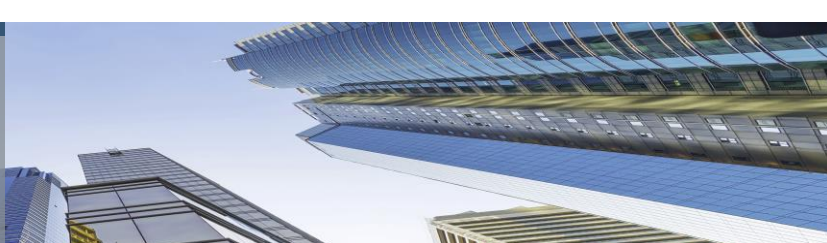
6 RUE E. REUTER 11, CONTERN (LUXEMBOURG)

Area 5'531 sqm

A high quality and multifunctional office building, with a warehouse and extension potential.

| Tenants | Lease Expiry |
|------------------------------------|--------------|
| SIGI | 30/06/2026 |
| TTLux | 31/12/2030 |
| Net Market Value (31.12.2020) | €16.7m |
| Gross Rental income | €1.1m |
| Net Initial Yield (at acquisition) | 6.12% |

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REAL ESTATE PORTFOLIO (2/2)



RUE E. REUTER 11A, CONTERN (LUXEMBOURG)

Area 10,532 sqm

A high quality and multifunctional warehouse, built in 2005 and equipped with 41 loading docks. The building meets all modern requirements for its determined use.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| DHL Express Luxembourg S.A. | 31/12/2026 |
| Net Market Value (31.12.2020) | €11.14m |
| Gross Rental income | €0.7m |
| Net Initial yield (at acquisition) | 5.74% |



SIEMENSSTRASSE 65, GOCH (GERMANY)

Area 20,505 sqm

A high quality and multifunctional logistic warehouse, meeting modern requirements. Strategic location near the border with the Netherlands.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Vos Logistics GmbH | 31/12/2024 |
| Net Market Value (31.12.2020) | €17.4m |
| Gross Rental income | €1.2m |
| Net Initial yield (at acquisition) | 6.34% |



VIA BAINISZA 23, BRESCIA (ITALY)

Area 4,270 sqm

A brand new typical last-mile warehouse, benefiting from a cross-docking base to operate easily

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| SDA (Italian Post) | 20/11/2034 |
| Net Market Value (31.12.2020) | €7.5m |
| Gross Rental income | €0.43m |
| Net Initial yield (at acquisition) | 5.50% |



MELZO (ITALY)

Area 26,480 sqm

This complex is located in eastern Milan, one of the top Italian logistics area, and has been completely refurbished in 2020.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Rhenus Logistics | 31/12/2027 |
| Net Market Value (31.12.2020) | €18.4m |
| Gross Rental income | €1.15 |
| Net Initial yield (at acquisition) | 6.13% |



VIA PER GATTINARA 17, CASTELLETTO CERVO (ITALY)

Area 26'406 sqm

Constructed in 2002, the site has a total surface area of circa 49,500 with a total of 20 loading docks, ideally located between Turin and Milan.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| Staples Italy (Mondoffice Srl.) | 01/08/2030 |
| Net Market Value (31.12.2020) | €8.2m |
| Gross Rental income | €0.7m |
| Net Initial yield (at acquisition) | 8.81% |



VIA LODOVICO ARIOSTO 44, RHO MILANO (ITALY)

Area 9,095 sqm

This last-mile warehouse was built in 2001 and designed according to DHL preference.

| Tenant | Lease Expiry |
|------------------------------------|--------------|
| DHL Express (Italy) Sàrl. | 31/12/2022 |
| Net Market Value (31.12.2020) | €8.15m |
| Gross Rental income | €0.5m |
| Net Initial yield (at acquisition) | 6.51% |

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