

# Arab Bank (Switzerland) Ltd. Club-Deal Offering



## Product presentation – 2023

*For Qualified Investors only / Not for use by Retail Investors*

### Product overview

**The Product** • Arab Bank (Switzerland) Ltd. (“ABS”) offers exclusive investments in commercial real estate for investors wishing to diversify their exposure in large, single assets across continental Europe. ABS offers its clients to invest in real estate assets matching their investment criteria through a dedicated Luxembourg securitization platform issuing profit participating notes which optimally collect interests from the cash flows generated by each investment. The minimum deal size starts at €40m with €2m minimum equity commitment per investor and targeted 50% leverage.

A Club Deal brings together a limited number of private investors who will collectively invest into one or more properties while benefiting from ABS know-how and extensive track record of successful Real Estate portfolio management and transaction execution in Europe.

**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 exceeding \$ 4.6bn.

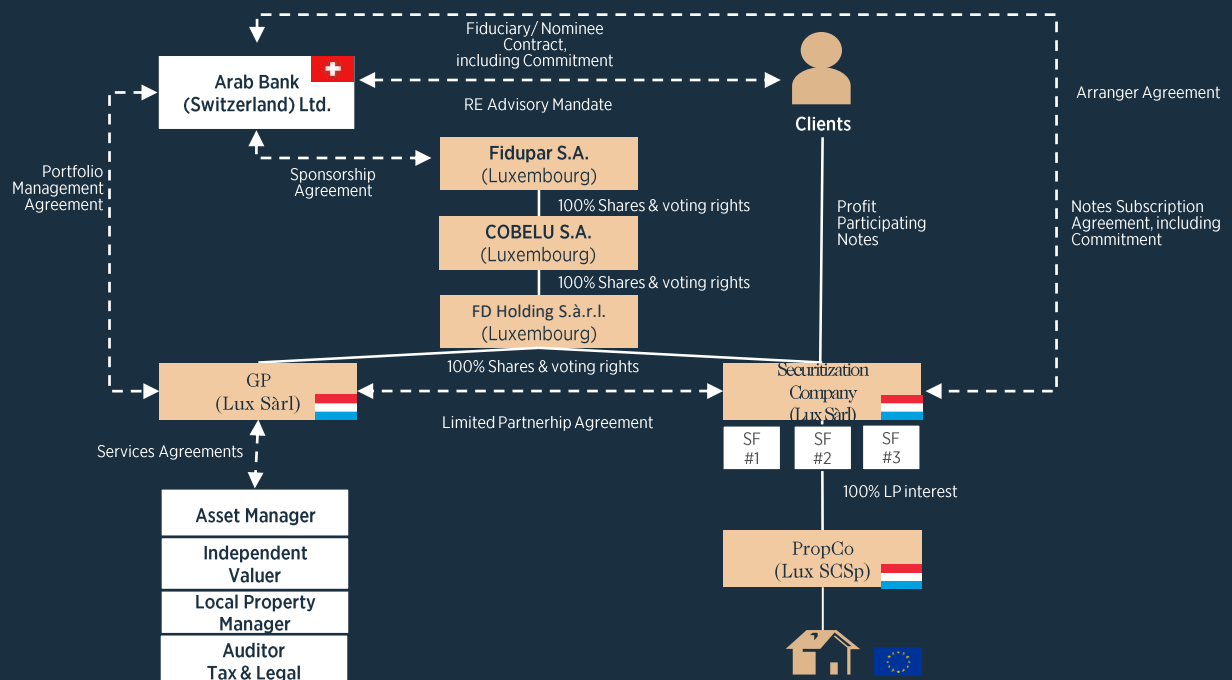
**Investment Strategy** • The ABS Real Estate team is highly specialized in the portfolio management of investments in logistic and office assets, and is able to structure investments for specific opportunities across sectors. The team benefits from access to off-market deals in Continental Europe, with a specific focus on the Benelux countries, and Germany. The team is continuously assessing potential investments when opportunities arise and selects the best assets fitting clients’ needs and returns’ objectives.

### Main objectives

- Acquire a property in Europe, already built and let or in development.
- Net IRR above 8% p.a.
- Tailored dividend distribution per deal.
- Tax Efficient Structure (although investors are responsible for filing their own taxes with the relevant authorities and should consult their own tax advisors).

TARGET SIZE	Between €40 and €80m per asset
EQUITY COMMITMENT	Min. €2m per investor
STRUCTURE	Luxembourg securitization platform issuing profit participating notes
CURRENCIES	EUR, USD, CHF or other currencies, hedging at client level if different from the asset currency
MANAGEMENT FEES	Up to 2% of the fair market value
DISPOSAL FEE	Up to 1% one-off upon the sale of the asset
REPORTING	Bi-yearly reporting Most recent accounting standards
TARGET RETURNS	Distributions on a case-by-case basis Net target IRR above 8%

## Corporate Structure



**Daniel DELÉCHAT, CFA**  
Head of Asset Management  
ded@arabbank.ch  
Tel: +41 22 715 1232

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

**Simon REMBRY, FCCA**  
Finance Manager  
rei@arabbank.ch  
Tel: +41 22 715 1602

**Gauthier GUÉGAND, MRICS**  
Portfolio Manager  
gug@arabbank.ch  
Tel: +41 22 715 1261

**Samiel OUHIBI**  
Corporate Manager  
souhibi@ab-alternative.com  
Tel: +352 20 601 891

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