

Investment group for residential property in Germany DAWID

Easy access to residential property in Germany

The investment group for residential property in Germany DAWID is opening up direct, transparent access to the attractive German real estate markets to tax-exempt Swiss pension funds.

Attractive real estate market

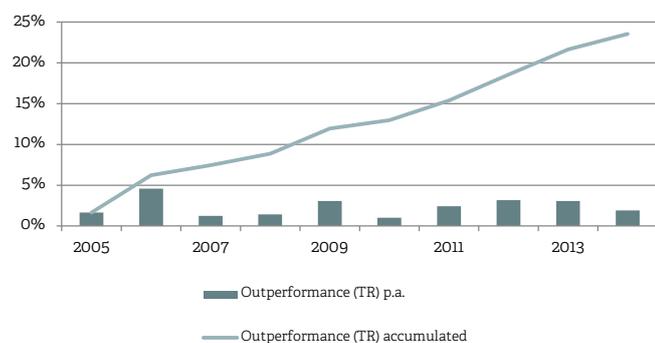
As Europe's largest economy, Germany has proven itself as a crisis-resistant investment country in troubled times and is the biggest and most liquid investment country for real estate in the euro zone.

The main advantages of investing in German residential property are its diversification potential versus existing real estate investments in the domestic market and the attractive risk/return profile.

Stable net cash flows

In recent years, the price trend for residential property and the stable net cash flow returns have resulted in a steady outperformance compared with the German real estate market as a whole. Investments in German residential property also promise a better performance in the future than for the real estate market in general.

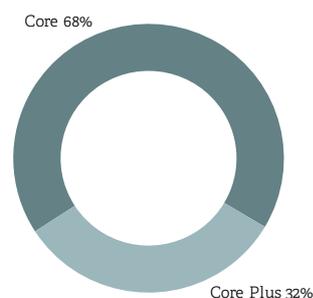
Outperformance of German residential property versus total real estate market in Germany in %



Investment strategy

The investments focus on the purchase of residential property as part of the Core/Core Plus investment strategy and on preserving their value over the long term. Mixed-use properties as well as those from the Value-Added and Opportunistic strategy class may be included on a selective basis.

Indicative allocation



Facts and figures

Swiss security no./ISIN	284230437/CHO284230437
Established	28 May 2015
Investment universe	German real estate
Investment focus	Core/Core Plus residential property
Legal status	Real estate investment foundation
Investment committee	Prof Dr Karl-Werner Schulte Dr Gero Bauknecht Kaare Krane
Portfolio Manager	Deutsche Asset One GmbH
Custodian	Bank J. Safra Sarasin AG
Management	Quantus AG
Valuation expert	Wüest Partner AG
Compliance	KPMG AG
Auditors	BDO AG
Target return (net)	4% to 5%
Target volume	CHF 1 billion
Close of financial year	30 June
NAV calculation	quarterly
LTV	30%
TER, indicative	~0.9%
Reference currency	CHF (not hedged)
Appropriation of income	reinvested
Fee in favour of the investment group*	Issue 0%
Fees	Redemption currently 1%
	Management 0.7% to 0.5%
	Issue 1%
	Redemption currently 0%

* The fee in favour of the investment group (dilution protection) covers the expenses for transactions and protects the existing investors shares from dilution.

DAWID

Die Anlagegruppe Wohnimmobilien Deutschland

Residential property in Germany

Attractive investment with stable cash flows

Germany - a stable, liquid and transparent market for real estate investments

Europe - and Germany in particular - offer attractive conditions for real estate investments. Germany is benefiting from past reforms, its export strength, its economic structure and the favourable euro exchange rate. Germany has returned to a growth path following a period of stagnation resulting from the economic crisis, and is now the engine driving the EU. The country's investment market for real estate is stable, liquid and transparent.

The German residential property market offers considerable growth potential

Within Germany, residential property is increasingly attracting the attention of institutional investors, the main reasons being the return profile and diversification. Experts reckon that growth in the residential property market will continue accelerating. Axel Gedaschko, President of the German federal association of housing and real estate companies (Bundesverband deutscher Wohnungs- und Immobilienunternehmen, GdW) estimates that 320,000 housing units per year would be needed in order to meet rising demand, rather than the 245,000 units p.a. actually built (2014). Demand for residential property, which exceeds supply, the „rent backlog“ and the wage increases currently being implemented suggest that rents will continue rising.

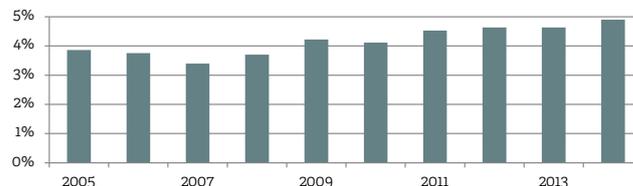
Extremely stable value of German residential property

German residential properties are generating a stable net cash flow return coupled with low volatility, and are the only real estate class enjoying an across-the-board rise in demand, even when population numbers are flat or on the decline (e.g. owing to increasing prosperity, growing number of single-person households, empty nesters, etc.). The German residential market is characterized by relatively high stable prices and sustainable cash flows. Over the past ten years, German residential properties have therefore consistently outperformed the German real estate market as a whole.

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Net cash flow return for German residential properties in %



German residential properties make a significant contribution to diversifying Swiss real estate portfolios and hence to reducing portfolio risk

The Swiss real estate market is currently expensive and – owing to the country's small size – has limited scope. It accounts for only around 5% of the total European market. By investing in German residential properties, any pension institution will benefit from their greater market liquidity and achieve a broader diversification of their real estate portfolio in terms of regions as well as economic and real estate cycles. German residential properties make a significant contribution to diversifying Swiss real estate portfolios and hence to reducing portfolio risk.

Contact and People

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