

## Factsheet

Edition 2012

### ▶ AN INNOVATIVE REAL ESTATE DIRECT INVESTMENT FUND GIVING ACCESS TO AN ATTRACTIVE AND HIGHLY VISIBLE MARKET

ARB REAL ESTATE is an innovative real estate direct investment Fund regulated by Luxemburg Financial Services Authority .

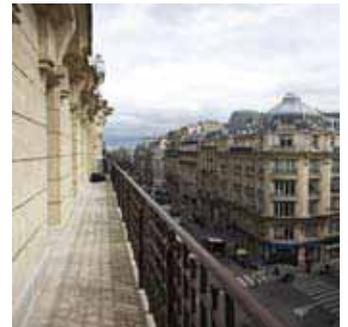
It directly invests in property developments located in France and performed with and by leading developers and property dealers. Development operations may involve construction, renovation and rehabilitation of housing and commercial real estate including environmental upgrade.

With a target size of 50 million euros, this closed-end fund is the first financial vehicle allowing investors to hold a stake in French mid-size property development projects. ARB REAL ESTATE aims to provide an internal rate of return in excess of 15%. The Fund has a 5-year term

Qualified investors are invited to seize this unique opportunity to generate a high and secure financial return and to have access to a very strong growth market.

Through its investments in equity capital of property development operations, ARB REAL ESTATE takes the advantage of the opportunity of the strong profitability of a niche in French Real estate market.

The Fund is operated by partners who have market insights and a deep understanding of local regulation and procedures while controlling the risks and challenges associated with the project development and operation.



### ▶ FUND STRENGTHS

- provide for equity required to realize property development operations
- realize investment along key operators/developers who an equity stake in the project;
- cover investee assets by marketing capacity guaranteed by the developer /operator;
- secure investment asset size, quality and return;
- benefit from high visibility and low risk investments;
- allow its shareholders to access an asset class de-correlated from traditional markets and offering high visibility, secured and satisfactory risk-adjusted returns.
- reduced period of investment and high number of operations that provide significant liquidity.
- traceability of operations and investments. All operations are described and visible to investor. He gets several times a year a precise economic situation of assets under management, a report on the progress of each project and their accounts.

## Main features

**ISIN-Code :**

LU 0796284841 class A (capitalisation)  
LU 0796285905 class I (distribution)

**Legal status :**

Luxemburg-based and regulated  
SICAV-Specialized Investment  
Fund

**Fund category :**

Real Estate Private Equity  
Fund

**Fund's currency :**

EUR

**Term :**

5 years

**Target IRR :**

15 %

**Carried Interest :**

30 % over 7% hurdle

**Investment strategy :**

Investment in niche French  
real estate project along  
property developers.

**Investment universe :**

French Real estate assets

**Target Fund size: :**

EUR 50 million

**Management fees :**

2 % pre-tax

**Subscription fees :**

3 % pre-tax max

**NAV calculation :**

Bi-annually

**Custodian:**

SGBT Luxembourg

**Administrative agent :**

SGBT Luxembourg

**Legal adviser:**

Elvinger, Hoss & Prussen, Luxembourg

**Auditor :**

Grant Thornton Lux audit  
Luxembourg

**Tax Adviser:**

Mazars S.A, Luxembourg



## Arborescence Capital

### Investment advisory and Private equity

Arborescence Capital is an alternative investment advisory boutique regulated by the French securities and exchange commission chartered by AACIF (a French investment professional association).

Arborescence Capital is managed by a team with extensive expertise in finance (fund management, equity research, private equity and real estate investment).

The firm is specialising in specific investment products and funds targeting capital preservation, absolute return and de-correlation from traditional asset classes.

It advises institutional players in the management of such products and funds.

## Contacts



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