

WHO WE ARE

Dominicé is an independent asset management company founded in 2003. The company manages investment strategies in real estate, equities and volatility, and offers wealth management services.

Dominicé Swiss Property Fund

Launched in 2014, Dominicé Swiss Property Fund (DSPF) aims to generate positive risk-adjusted returns in Swiss Francs while safeguarding assets from inflation.

The property portfolio focuses primarily on residential rental properties in urban centers of French-speaking Switzerland and is noted for high-quality construction.

We place a strong emphasis on the ongoing renovation and enhancement of our assets to ensure consistent income growth. As a result, we prioritize properties with a potential for development or densification.

KEY STEPS OF THE PROCESS



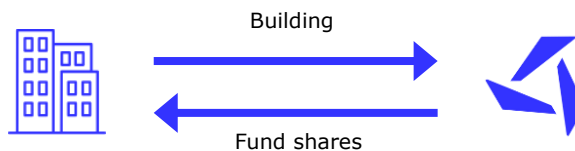
TAILORED SOLUTIONS

Real estate property(ies) can be fully or partially securitized.

- Full Securitization: The sale of the property is immediately converted into DSPF fund shares.
- Partial Securitization: Part of the property's value is paid for in cash, and the remainder is converted into DSPF fund shares.


WHAT IS A REAL ESTATE SWAP?


A Real Estate Swap is a form of capital increase that involves exchanging property for real estate fund shares.





KEY BENEFITS OF A SWAP

Financial and Wealth Benefits

 **Property Conversion:** Transform real estate ownership into DSPF fund shares, providing indirect exposure to real estate assets.


 **Simplified Inheritance:** Easily divisible fund shares enable fair and straightforward succession planning.


 **Tax Efficiency:** Optimize taxation on dividends and wealth management by holding fund shares.


 **Enhanced Liquidity:** Benefit from improved liquidity by converting real estate into shares traded on the SIX Swiss Exchange.

 **Lombard Credit up to 70%:** Unlock additional liquidity by using DSPF fund shares as collateral.

Operational and Environmental Benefits

 **Professional Management:** Managed by experienced professionals to maximize efficiency, minimize costs, and enhance returns.

 **Risk Mitigation:** Reduces operational risks typically associated with direct property ownership.

 **Sustainability and Energy Transition:** Renovations and upgrades to align with evolving environmental standards and future requirements.

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DISCLAIMER

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