



About Us

Alphen Asset Management AG

Alphen is a fully-licensed, independent Investment Advisory and Asset Management Company based in Zurich, Switzerland

Boasting a team of highly skilled and experienced Swiss bankers, financial analysts and multi-disciplinary professionals, Alphen offers an integrated, client-focused approach to the management and protection of global financial assets.

Alphen evaluates the needs of every client on a bespoke basis. Considerations range from jurisdictional, domiciliary and tax residence on the one hand, to specific private and commercial objectives on the other. Risk is analyzed and managed through every stage, from initial consultation to the subsequent investment and structuring advice, and ongoing active portfolio management.

Alphen's multi-national team, comprising experts in an impressively diverse range of competencies, deliver the optimum in class levels of service and execution, suitable for High Net Worth Individuals as well as highly diverse family portfolio scenarios.

<https://alphen.ch/>



US REITs Fund

AMC on REAL ASSETS INVESTMENTS

September 30, 2024

Unlocking Value in Real Estate Markets - Seizing the REIT Opportunity

- Diversified exposure to premium US real estate, managed by experts
- Currently trading at 15% discount to NAV
- Liquidity of public markets
- YTD return of 10.1% (net after fees)





What are REITs?

REITs combine the best of the real estate and the capital markets.

REITs (Real Estate Investment Trusts) are companies that own and operate income-producing real estate.

Their business model is straightforward: they lease properties, collect rent, and **distribute at least 90% of taxable income** as dividends to shareholders — and most pay out 100 %.

REITs offer an attractive variety of sectors

Residential



Office



Self-Storage



Healthcare



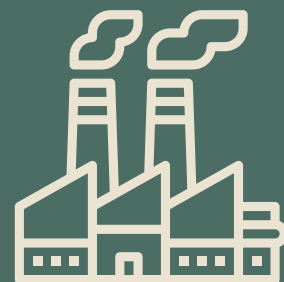
Infrastructure



Hotels



Industrial



Data-Centers



Retail



The Advantages of Investing in REITs



Diversification

Dispersion across different sectors, locations, property classes and tenants



Quality

Access to institutional grade real estate investments managed by the top professionals



Liquidity

Ability to accumulate or liquidate assets quickly, at market prices, with minimal transaction costs



Pricing Opportunities

The capital market volatility creates opportunities to buy REITs at discount to NAV



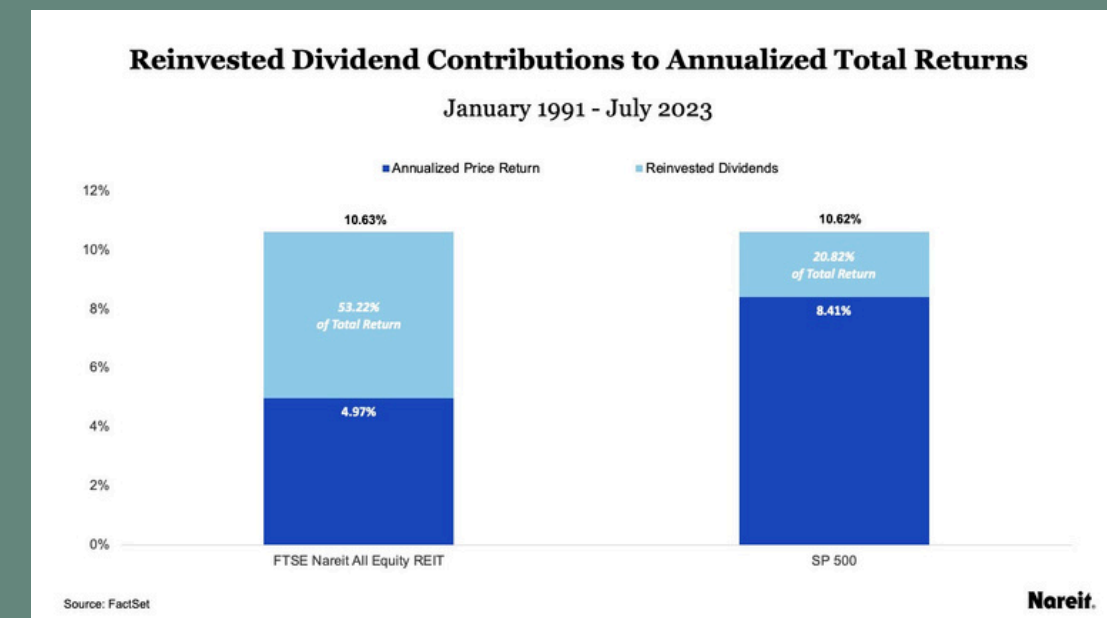
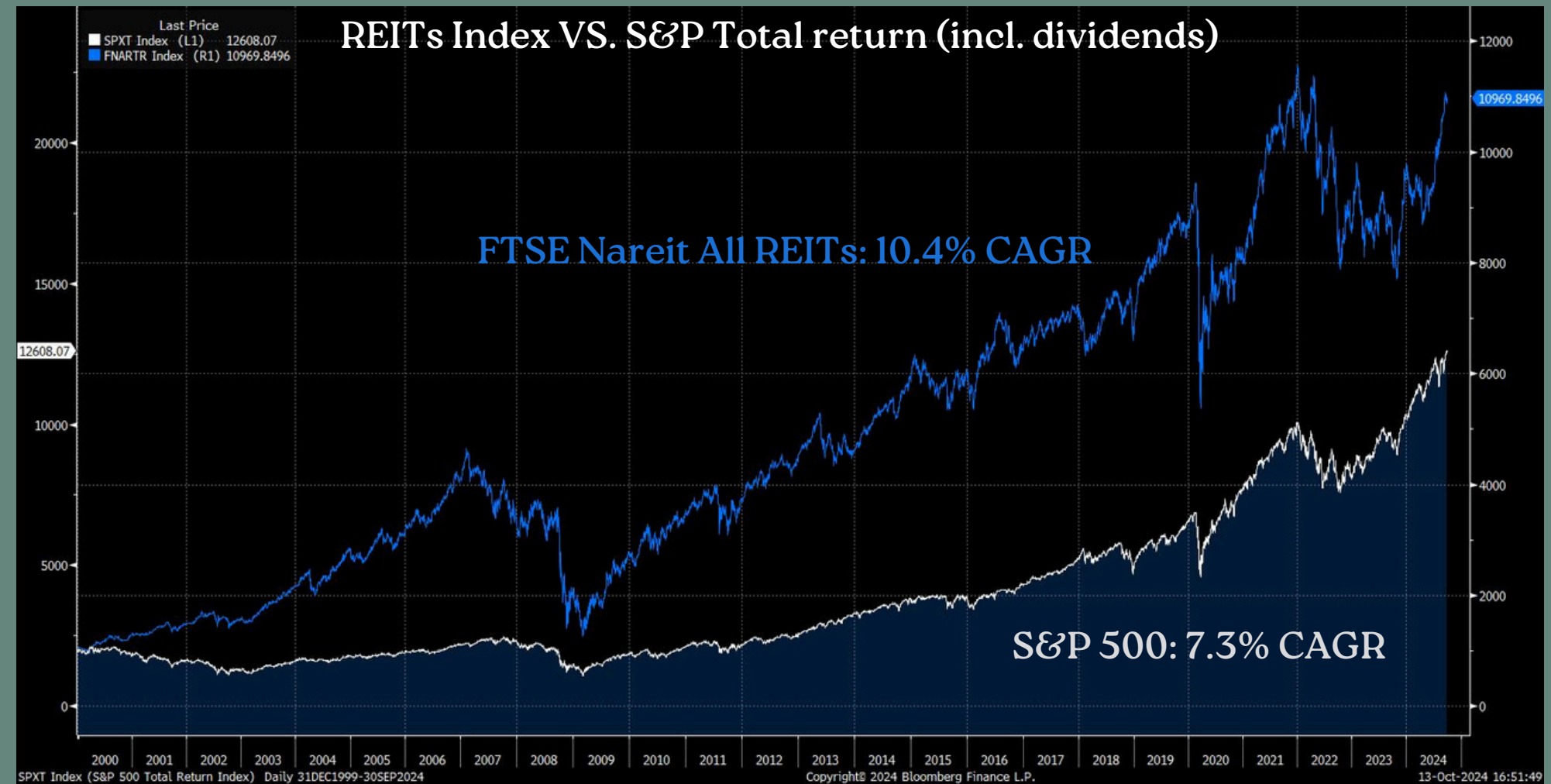
Regulation & Transparency

Governed by a unique set of regulations that protect investors:

- Transparent quarterly reports regulated by the SEC
- 0% income tax at the firm level
- 90% of taxable income must be distributed as dividends

Over +10%
Average Annual
Return

Driven by Strong
Dividends



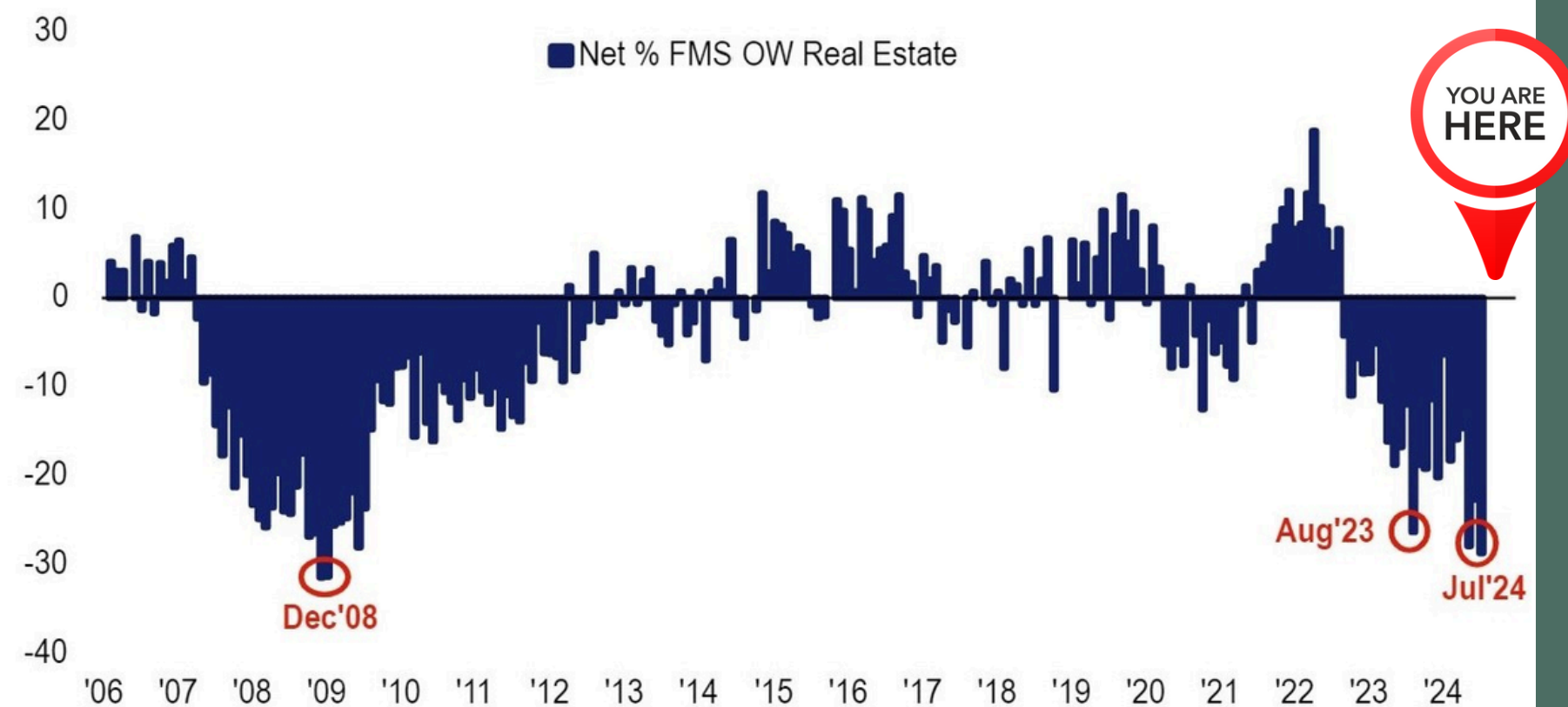
53%
of the return
comes from
dividends

Why Now?

The Real Estate sector has been one of the worst-performing over the last 2 years. This underperformance presents **a compelling entry point** in our view as public real estate remains cheap relative to the private market, and money is flowing back into public real estate.

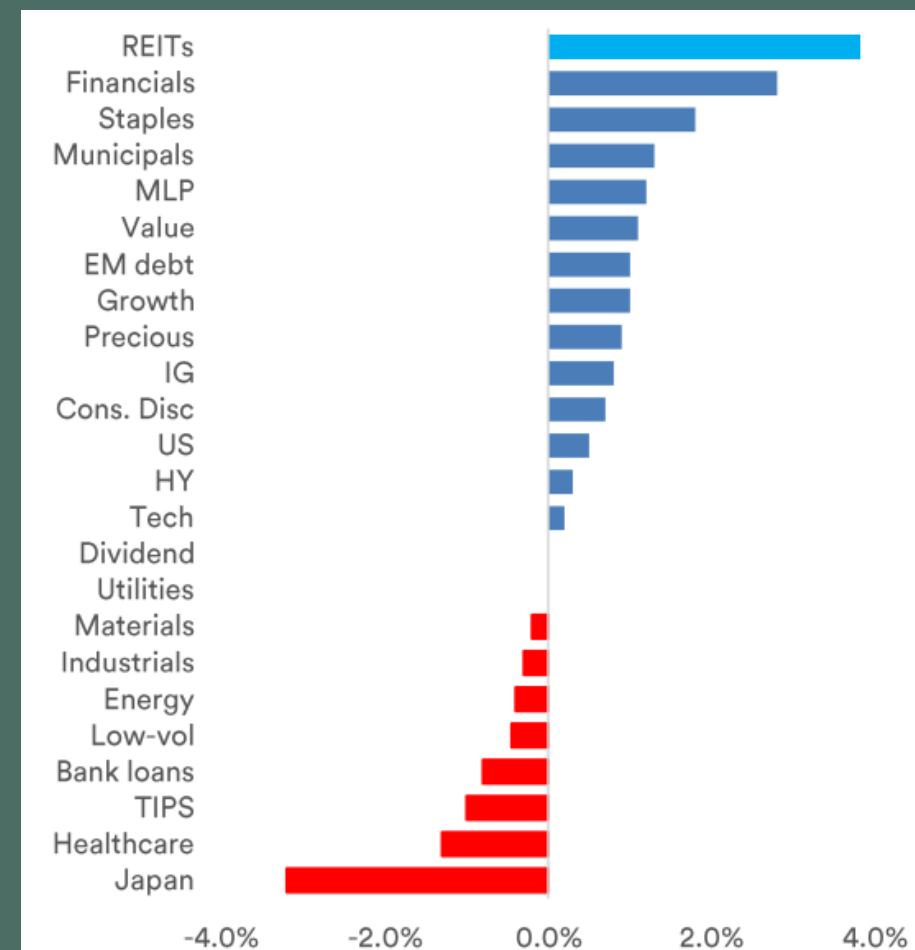
Chart 11: FMS investors most underweight real estate since Jan'09

Net % FMS Overweight Real Estate



Source: BofA Global Fund Manager Survey

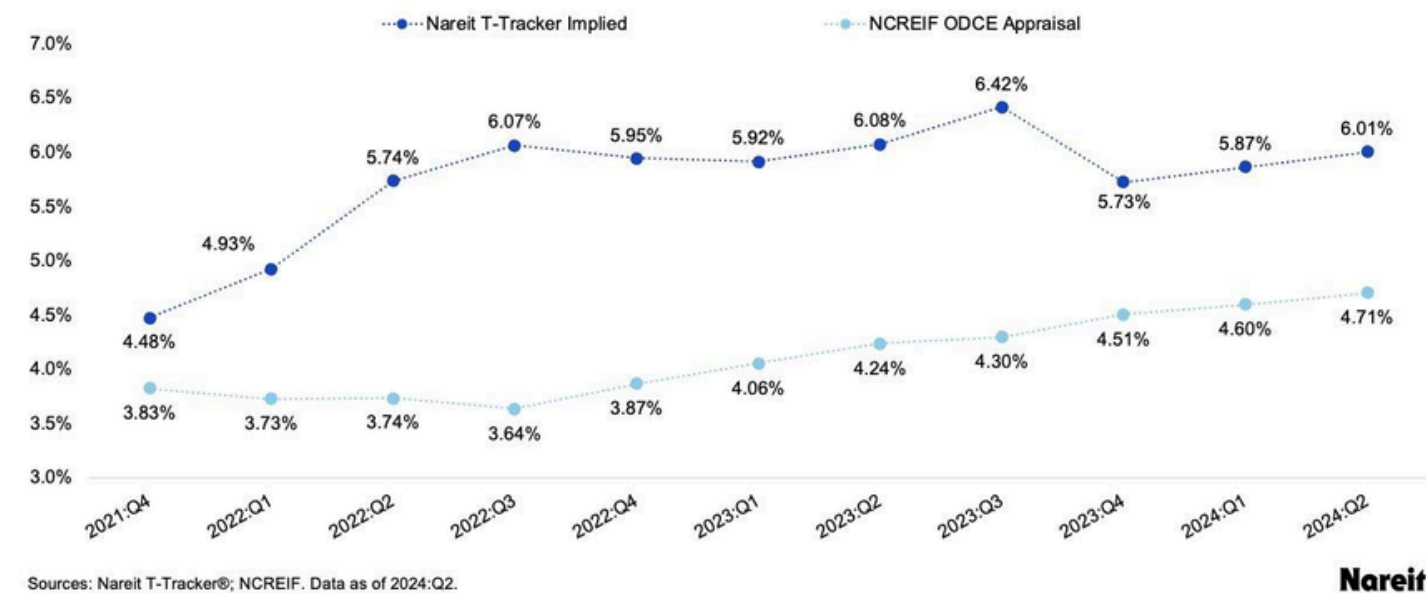
Outsized Purchases of REITs During September:



Source: BofA Global Investment Strategy; Note: Data reflects BofA Global Wealth Management private clients cumulative 4 week flows as a percent of AUM from September 2024 report.

Cap Rate Spread Remains Wide at 130 Basis Points

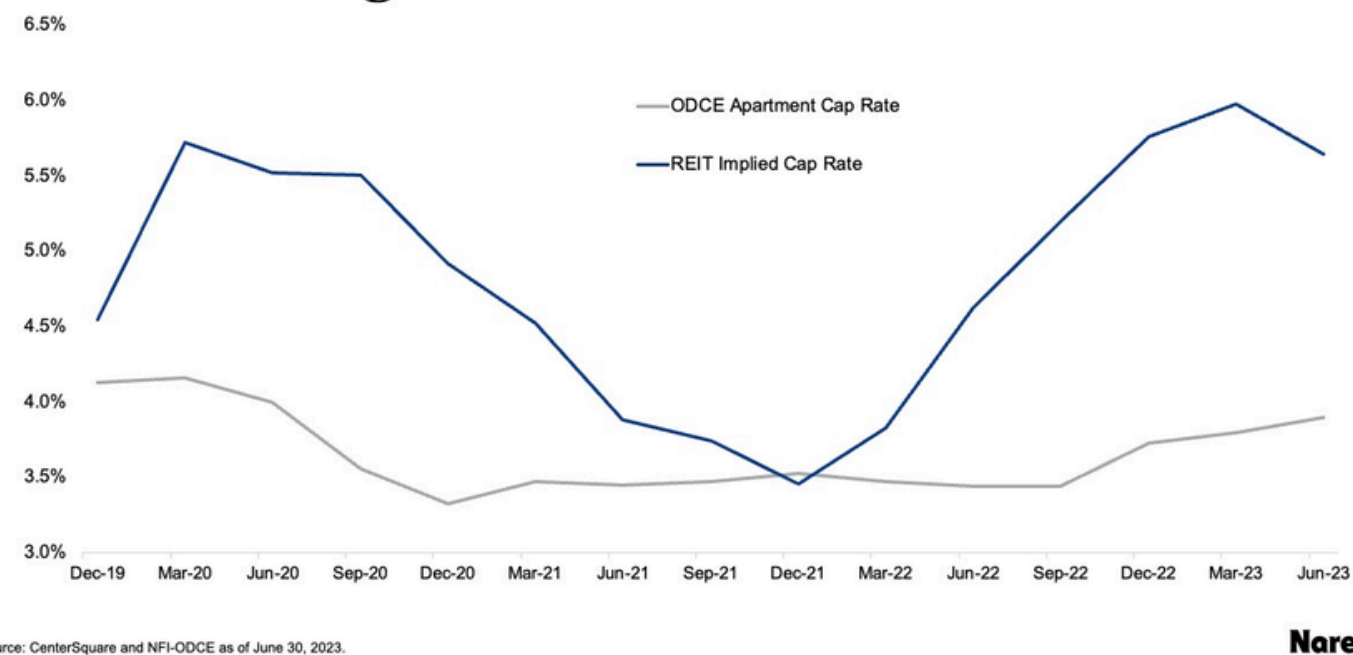
Public and private real estate cap rates



15% Discount
Relative to Private
Real Estate

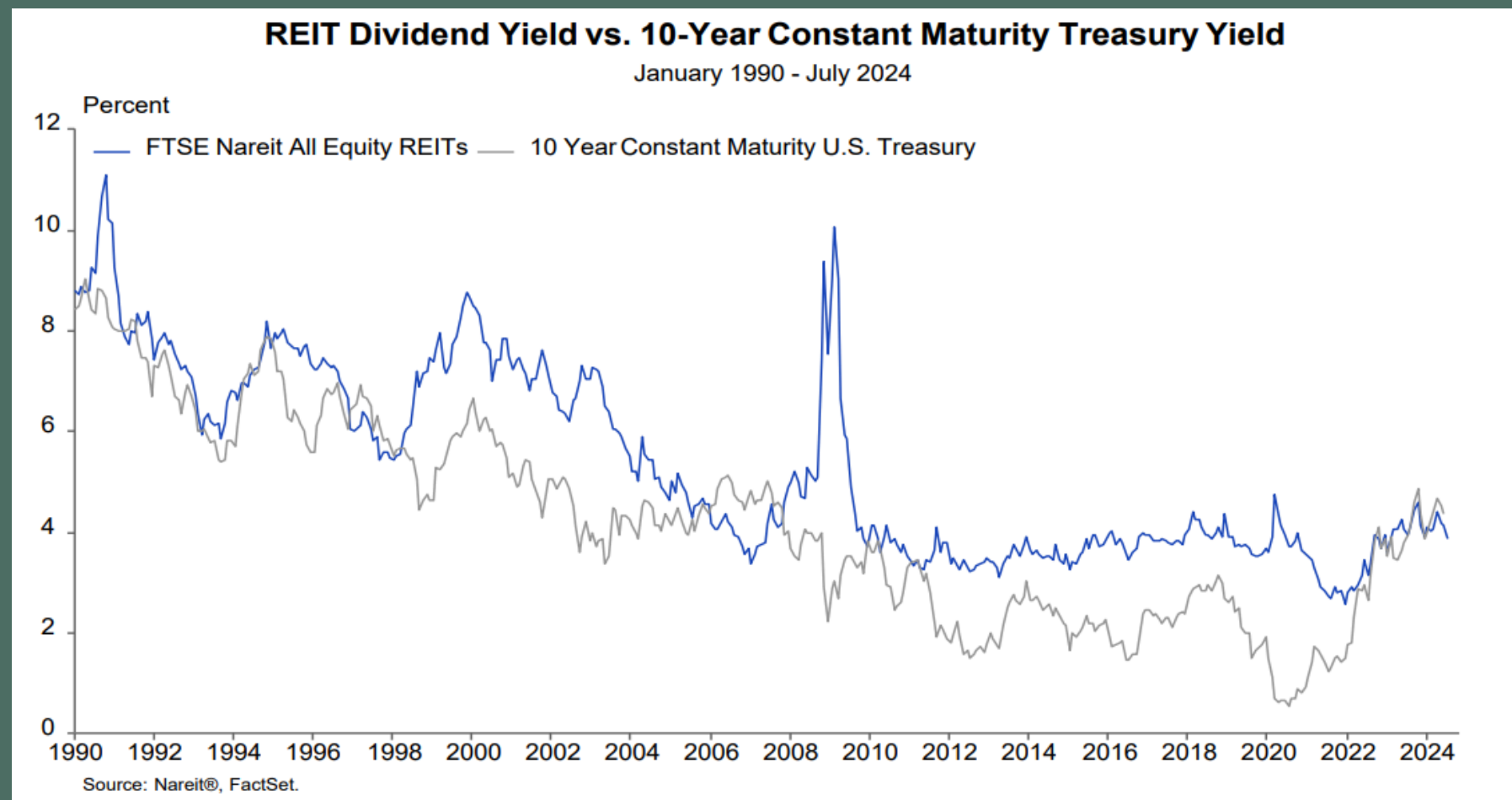
6% Cap Rate

REITs Repriced Cap Rates Long Before the Private Markets



*According to Green Street Advisors - an independent advisory firm, specializing in REITs . As of January 2024.

Average dividend yield as of August 2024 for traded equity REITs is 4%.
(Average yield since 2010 3.6%).

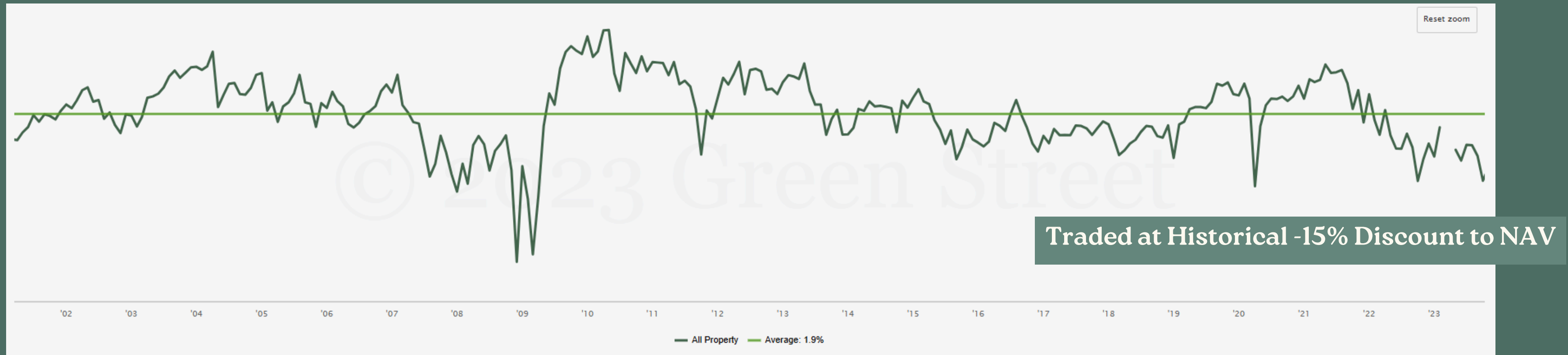


REIT dividend yield has tended to be greater than the U.S. Treasury yield and the two measures have been positively correlated (0.80).

As of Aug 2024, the REIT dividend yield was 4%, offering the same return as the 10-year Treasury. Although the spread is near zero today, REITs continue to offer investors an **attractive income return, along with the potential for price appreciation.**

4% + ∞

REITs have the BEST balance sheets in commercial RE



➤ 91% Fixed Debt

➤ 34% Leverage

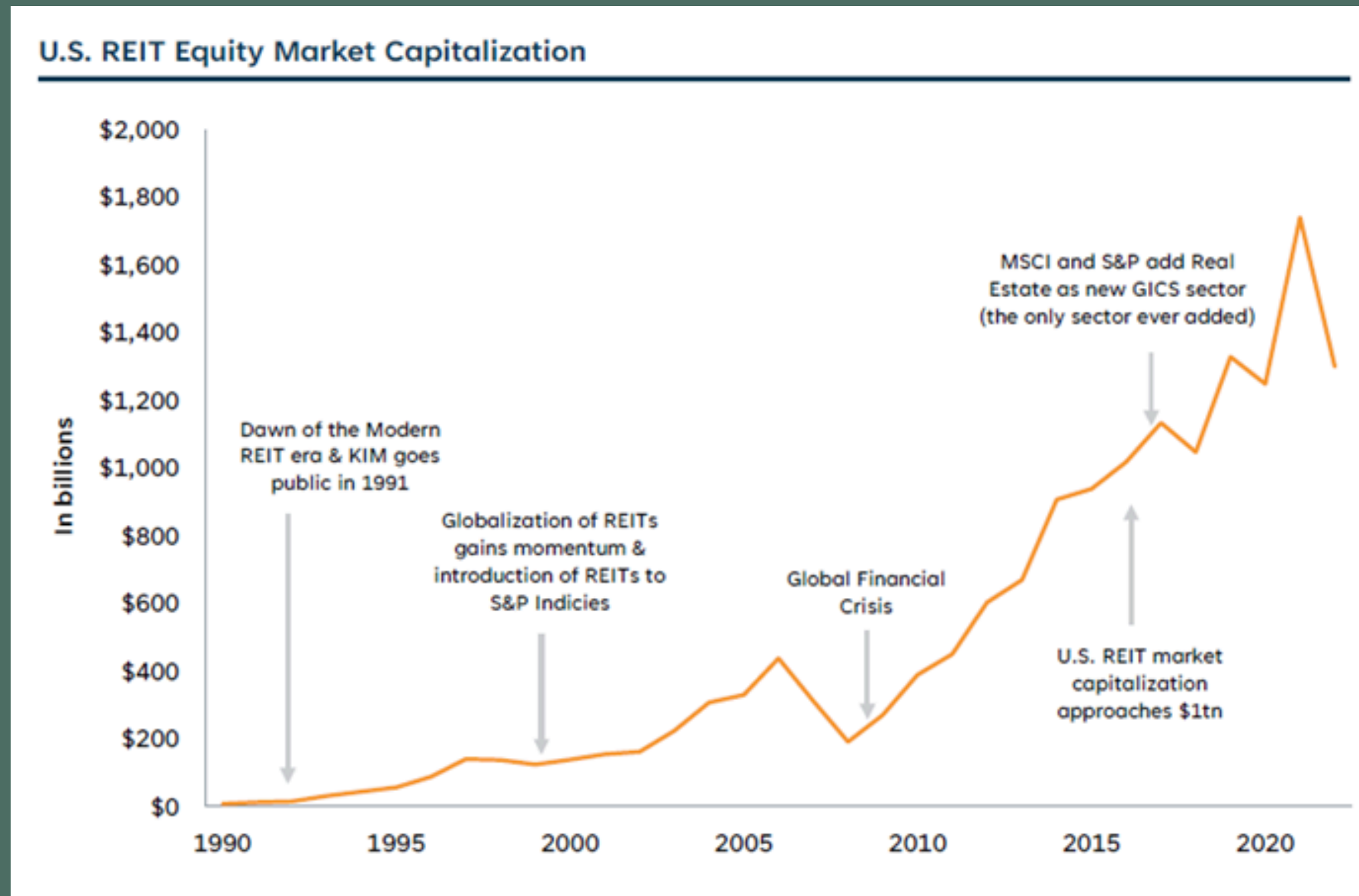
➤ 6.5 Years Term

➤ 4% Average Interest Rate

According to our analysis, the market has overreacted to rate hike fears
REITs use little debt, have long maturities, and rising rents offset higher interest costs

Market growth opportunity

U.S. commercial real estate (CRE) market size is estimated at \$20T as of 2023. Public equity REITs make up only 7% (\$1.3T) of the total CRE market.



Total market cap for US REITs has more than tripled from \$390B in 2010 to \$1.3T today.



Our Investment Strategy

Quantitative Model

Value

- Cap Rate
- Current vs. Historical Cap Rate
- P/NAV

Growth

- Same-Store NOI Change
- FFO per Share Growth

Quality

- Fixed Rate Debt / Total Debt
- NOI / Revenues

Fundamental Analysis

- Financial statements analysis
- Management quality review
- Geographic exposure examination
- Tenant risk and diversification
- Sub-Sector analysis
- M&A events
- Significant events and news
- Macro sensitivity

The REITs investment strategy's main objective is to generate high risk-adjusted returns by investing in U.S. publicly traded equity REITs.

The investment strategy is comprised of two main components:

1. A self-developed **quantitative model** for selection of sector exposure and individual REITs using research-based factors that were found to affect REITs performance in the medium term.
2. The final selection of investments filtered by the model is based on **fundamental analysis** made by the fund analysts.

The current economic and geo-political era calls for a diversified set of investing tools, who blend the best aspects of value, growth, and quality investing with disciplined execution and deep REIT knowledge.

Management Team



Noy Leibovich

Noy is a CPA and investment expert, with an extensive specialized knowledge in U.S. REITs and stock market investments.

Holding a BA in Accounting & Economics and an MBA in Financial Systems

Management from Tel-Aviv University, she has a solid foundation in financial analysis. Formerly initiated and served as the senior investment manager of TreCapital, a hedge fund investing in U.S. REITs and as a portfolio manager at Mabat-Up Group, overseeing and managing a portfolio of over 1B ILS.

Noy also worked at EY, providing accounting and due diligence services for a large variety of companies.



Yeshai Kav

Yeshai is a Certified Investment Advisor licensed with the Israel Securities Authority, and holds BSc and MBA degrees.

Yeshai specializes in individual client risk and investment profile assessments, strategic asset allocation, and portfolio structuring for High Net Worth, family and corporate clients, and has a profound expertise in equities and derivatives.

Formerly, Yeshai held senior investment advisory positions at two leading Israeli banks.

Information & Terms

Structure	Actively Managed Certificate ("AMC")
Issuer	TECH STRG 3.0 PCC Limited Registration No. 70803, Guernsey
Date of Incorporation	January 4, 2024
Base Currency	USD
Management Fee	1.5% p.a.
Performance Fee	30% above a hurdle rate of 9% net (subject to HWM, full catch-up)
Subscriptions/Redemptions	Monthly
Minimum Investment	USD 100,000
ISIN Code	CH1276874059
Custodian/ Broker	Interactive Brokers (U.K.) Ltd, UK/ Interactive Brokers LLC, USA
Paying Agent	InCore Bank AG, Switzerland
Strategy-Manager	Alphen Asset Management AG. supervised by AOOS, a supervisory authority regulated by FINMA.



Thank you for listening !

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The investment is offered to Qualified Investors only, on a private investment basis, subject to applicable Securities Law and Regulations.
The above presentation is not in lieu of investment advice provided by a licensed investment advisor and based on the financial capabilities and needs of the potential investor.