



Resilient income in CHF
- backed by Swiss Residential Real Estate

Who we are

Today's speaker



WANJA EICHL, M.A. HSG, CAIA
Co-Founder & Managing Partner

The company



- Investment boutique, which offers
 - innovative investment strategies
 - discretionary asset management mandates for high-net-worth individuals as well as professional and institutional investors
- Fully licensed asset manager, directly regulated by the FMA Liechtenstein

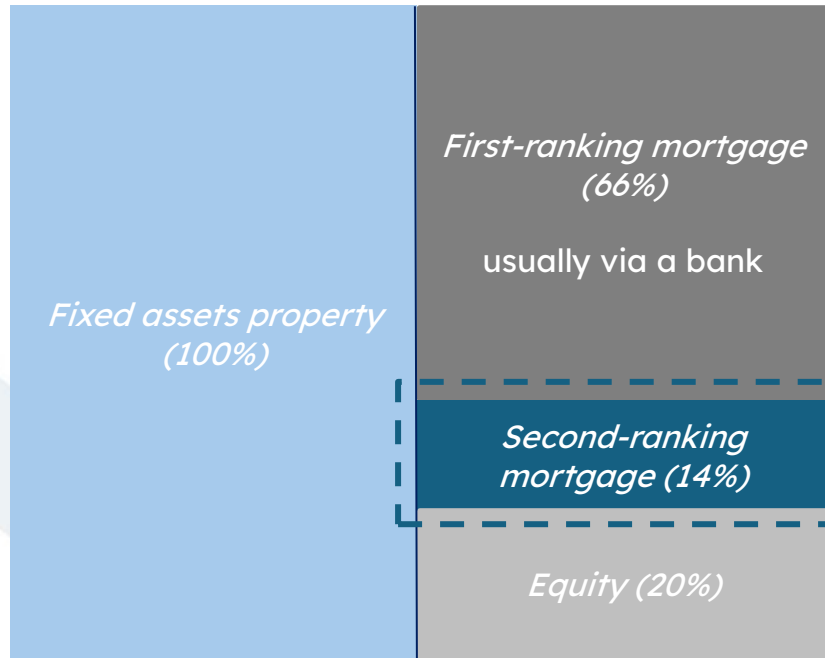
The investment approach we would like to encourage you to consider today.

Broadly diversified investments in secured Swiss real estate loans with a focus on residential properties.



What do we invest in?

Breakdown of a real estate-backed loan



Lines of defense

- Attractive interest rate > 4%
- Loan amounts: Typically range between CHF 0.5 million and CHF 1.0 million
- Equity cushion: Borrowers must contribute at least 20% equity in the property
- Collateral: The property itself is used as collateral for the loan, and often an additional personal guarantee
- Interest rate protection: Loans over 36 months are structured with LIBOR/SARON-based terms

Strict diversification + collateralization + additional collateral + interest rate hedging

Real life example: Bridge Loan for a pharmacist

Bridge loan in Yverdon-les Bains

MFH 3.5 Mio.



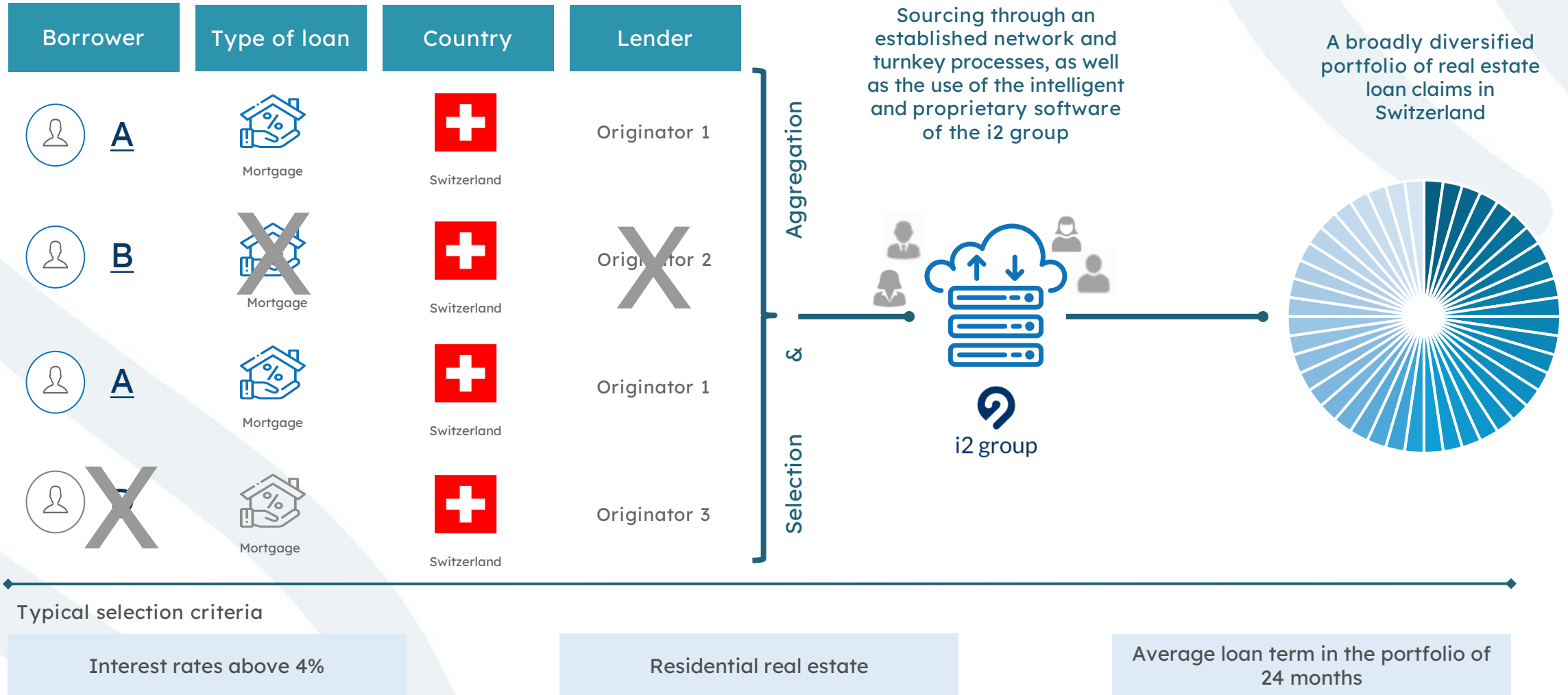
Apartment CHF 1.1 Mio.



Loan CHF 860'000 for 4.6 %

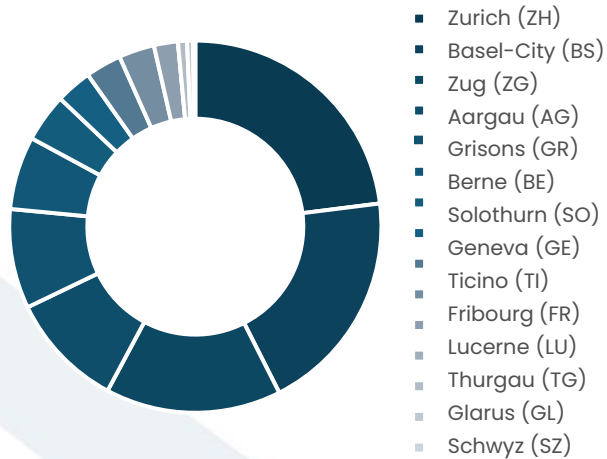
- Pharmacist
- Employed by the same employer since 1987
- Monthly salary ~ CHF 11'000

How do we invest?



Key characteristics of the portfolio

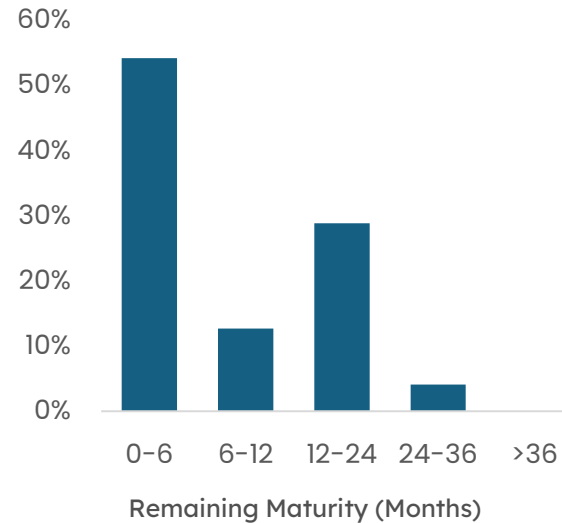
Regional Diversification



Focus on urban centers and their prosperous metropolitan areas.

Data as of 31.08.2025.

Short maturities:



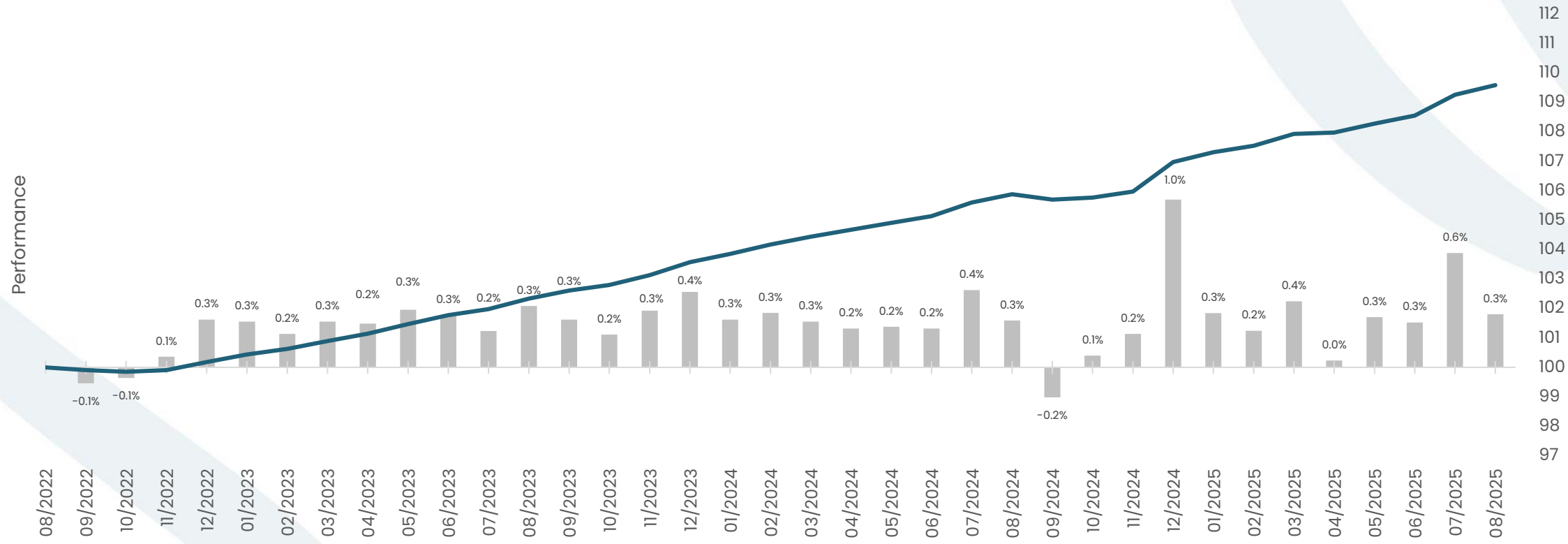
Low-interest rate sensitivity.

«Risk mitigation through multiple small loans instead of a few larger ones»:

Loan 1	7.7%
Loan 2	6.6%
Loan 3	6.5%
Loan 4	5.5%
Loan 5	4.9%
Total	31.1%

Very broad diversification through digitalization - this increases continuously with the further development of the portfolio.

What is the result?



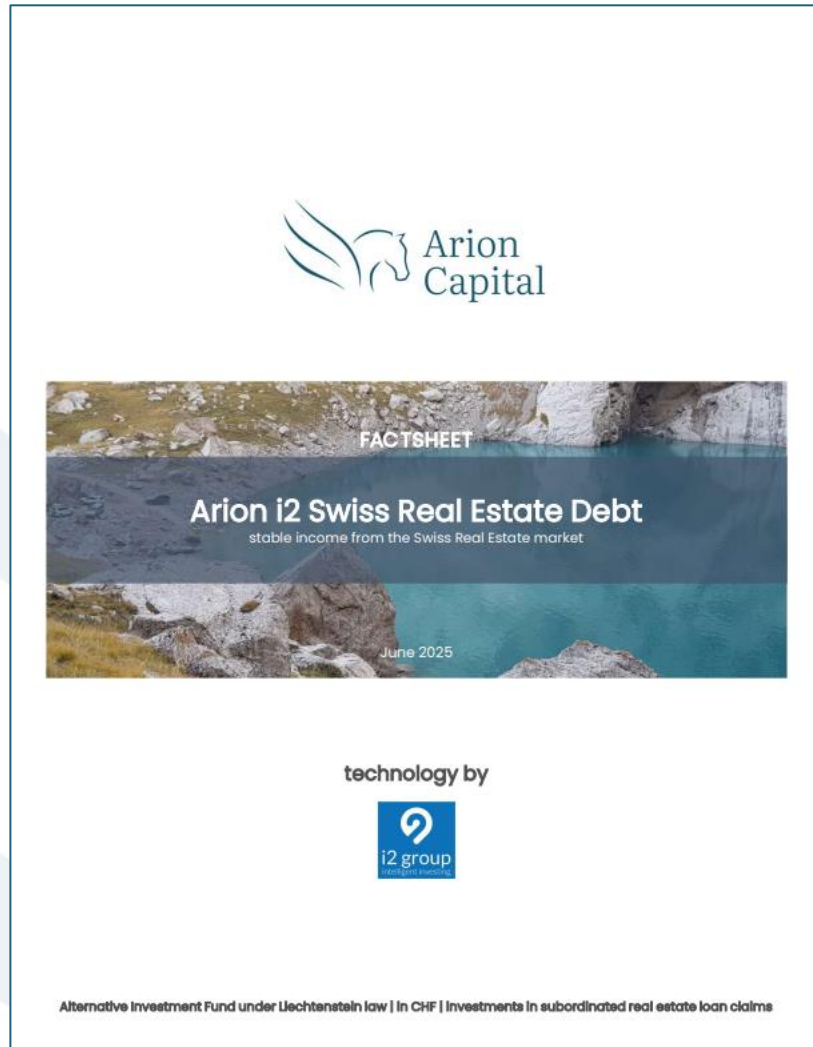
More than 3 years of live track record of the fund:

Steady returns in CHF have been generated.

The current net interest rate on the portfolio is ~ 4% per annum.

Data as of 31.08.2025. Net returns incl. management fee share class I CHF since 01.12.2024, before share class Q CHF

Investable via a regulated Fund (AIF)



Fund name	Arion i2 Swiss Real Estate Debt Fund
Launch date	September 2022
Investment manager	Arion Capital AG
Investment advisor	i2 group
Fund administration	CAIAC Fund Management AG
Fund custodian	Bank Frick & Co. AG
Auditor	Grant Thornton AG
Fund domicile	Liechtenstein
Term	Open-End Fund
Investor profile	Professional investor
Strategy calculation	Monthly
Currency	CHF, hedged in EUR

Selective share classes		
P CHF	LI1213608295	from CHF 200'000
Q CHF	LI1213614814	from CHF 1'000'000
I CHF	LI1213615381	from CHF 15'000'000

THANK YOU!

Contact information



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