



W I C T O R R E A L E S T A T E D I V I D E N D

WICTOR REAL ESTATE DIVIDEND

A PRODUCT BY WICTOR PROPERTY

Goals

An investment in Wictor Real Estate Dividend is a stock investment in a non-listed, public company focused on real estate development projects, strategically located rental estate as well as high-yield logistics and retail estate with long-term rental contracts. The annual target return on capital is 15-20%.

Investment Offer

Wictor Real Estate Dividend offers a unique opportunity to invest in the production of housing association property as well as high-yield properties in strategic locations. As an investor, you buy shares in a public company, which in turn invests in real estate properties or purchases land on which it develops real estate. There is no limit to the duration of the investment, however, secondary trading opportunities will be available through Wictor Family Office, at current market value.

Wictor Real Estate Dividend will distribute your investment amongst three different categories of real estate. We develop our portfolio to balance risk and return between housing association apartment production, rental estate production and logistics and retail estate. The distribution may vary over time in order to match market supply as well as to manage market risks that occur over time in the different real estate categories.

Dividends will be paid annually on the last day of June, with a target return on investment over time of 15-20% of the capital invested. Capital initially invested in the company will remain in the company upon sale of projects and divestment of real estate, and will be reinvested in the company. Value acquired as a result of completed projects and divestments will instead be reflected in the share price.

The stock will offer annual exit opportunities from the second year onwards and possibly in the event of divestment of real estate in the portfolio, through a repurchase of shares. As an investor in Wictor Real Estate Dividend, you will be informed about such opportunities well in advance.

With Wictor Real Estate Dividend, we seek to create a product that is sustainable over time regardless of market climate and changes in regulations. A product which provides a stable, even return year after year, at a level of risk that we can control at any given time.

The stock will be valued on a monthly basis based on the part exposed to the company's own real estate project development, as well as current rental revenue. Existing real estate will not be subject to ongoing valuation, it will be valued only when valuation is required for other reasons. Even though this value is not included in the ongoing valuation of the stock, the expected increase in value is taken into account through the acquisition of real estate in strategic locations, which can be expected to have an increasing market value over time.

Wictor Real Estate Dividend is a securities product operated by the experienced team at Wictor Property. In collaboration with Wictor Family Office, Wictor Real Estate Dividend is included as part of our portfolio management, which includes access to an endowment policy and securities deposit management. It also means that you will have the opportunity to trade this security using Wictor Family Office's deposit system.

General Information About Wictor Property AB

Wictor Property's business concept is the ownership, development, production and sales of attractive residential estate in major cities and in close proximity to the country's universities. Our vision is to build modern, unique homes. Through the use of innovative and flexible solutions, Wictor Property shall own and develop functional and cost-effective real estate, developed with the customers of tomorrow in mind. In addition to new production, existing real estate will also be enhanced. Wictor Property holds a 20% stake in Wictor Real Estate Dividend.

We have extensive experience after more than 30 years in the construction and real estate industry. This enables us to find attractive projects and properties with limited risk. Our well-established network provides good access to favourable and reliable contract agreements and rental contracts.

In order to ensure quality and return on investment of potential investments, these are always evaluated by the Wictor Property Investment Committee, whose members are competent and qualified entrepreneurs. A project is never initiated without first being recommended by the Investment Committee. In the final step of the approval process, each project is presented, alongside the recommendations of the Investment Committee, to the board of Wictor Property, which then decides whether to proceed with a project or not.



LOWER RISK

Lower possible yield

HIGHER RISK

Higher possible yield

1

2

3

4

5

6

7

Market Risks

In the event that there is a decline in the real estate market, and thus in the value of Wictor Real Estate Properties, it may become difficult to divest properties at suitable prices. Annual dividend payments will however continue to be made.

Liquidity Risks

There is an inherent liquidity risk in non-listed securities with a limited rate of turnover. The investment is offered on the primary market only to Wictor Family Office customers, but may freely be sold to both professional and non-professional customers through trading via Wictor Family Office. Wictor Family Office makes no guarantees regarding price or counterparties, thus, there is a risk that there will be no buyer when one party wishes to sell.

Counterparty and Credit Risks

As the properties will have an average loan-to-value ratio of 50-60% over time, there will be a counterparty risk with the bank. We pledge no other security than that of each property by itself, which means that a considerable decrease in value is required for this counterparty risk to materialise. Another counterparty risk is the tenants of the properties, who may become insolvent or cancel their contracts, resulting in major vacancies. We manage this risk by only accepting stable tenants with a high level of creditworthiness and by securing long-term rental contracts for logistics and retail estate, with an average rental contract length of 10-20 years being a guidance target. The risk is also decreased through ownership of properties exclusively in strategically favourable positions. Major vacancies may arise in the rental properties, but by focusing on sought-after locations and maintaining a waiting list of new potential tenants, we manage a large part of that risk.

Operative Risks

When talking about operative risks, we primarily mean the risk of worsened conditions for particular properties, as a result of improper or insufficient internal processes or procedures, human error, erroneous systems or external events. Legal matters may also pose a risk. Wictor Property works continuously to minimise the operative risks, taking into account our operations and the surrounding community.

The investment is suitable for those of you who:

Have strong liquid assets and are willing to invest in real estate at a certain level of risk, with the goal of achieving an even, stable return on investment, with a long investment horizon for your total capital. An investor in Wictor Real Estate Dividend should be comfortable with the fact that some of the properties in our portfolio will only be valued in the event of divestment or purchase of additional properties, as all of the properties in the portfolio are valued by an external party, and with the fact that all investment decisions are made by someone else.

Always discuss with your financial advisor, the propriety of investing in non-listed shares with limited liquidity. The investment shall be regarded as a component of a diversified portfolio and not as a single investment. An investment in Wictor Real Estate Dividend comes with a risk and should be considered an illiquid investment.



Kjell-Åke Karlsson is co-owner and CEO of Wictor Property. Kjell-Åke is a civil engineer with more than 30 years' experience in the earthworks and public works sector. He has worked for Skanska, amongst others, and been a co-owner of MVB, but also headed a number of companies working with real estate development projects.

Externt



Pricing, Wictor Real Estate Dividend

Fee, Wictor Real Estate Dividend

- Investments in Wictor Real Estate Dividend are subject to an administrative fee of 1.25% per annum, charged monthly on the projects. The expected annual return of 15-20% is calculated after this fee.
- A deposit account fee of 0.75% per annum is charged monthly, directly from the deposit.
- A performance fee of 20% of the positive return generated in the deposit account, with a so-called high-water mark with no indexation, is charged monthly directly from the deposit.

Transaction Fees Related to Non-Listed Securities

When investing in non-listed public companies through the primary market, no transaction fees are charged. When trading (buying or selling) non-listed public companies on the secondary market, through Wictor Family Office AB's deposit system, the following transaction fees are charged: 0.85% per transaction for a deposit connected to an endowment policy, or 0.75% per transaction for a deposit not connected to an endowment policy.



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