



AVENIRPLUS

ANLAGESTIFTUNG

Le groupe de placement investit directement dans des biens immobiliers résistants à la conjoncture, en mettant clairement l'accent sur l'immobilier résidentiel et l'Espace Mittelland, où la fondation de placement peut profiter de l'excellent réseau et de l'ancrage local de la gestion. L'objectif est de continuer à développer et à diversifier le portefeuille.

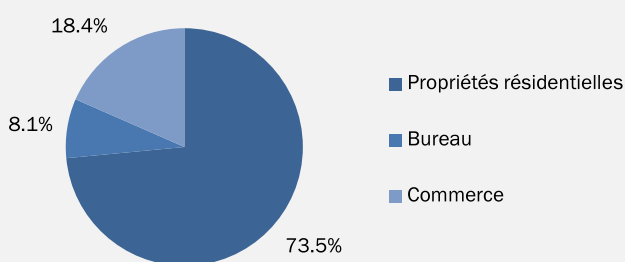
Investment Case

Le groupe de placement, qui se concentre clairement sur le Plateau suisse d'un point de vue géographique, a poursuivi avec succès sa stratégie de croissance au cours de l'exercice écoulé. Le portefeuille comprend 33 immeubles d'une valeur de marché d'environ 262 millions de CHF, un taux d'habitation d'environ 74% et un rendement de placement attractif de 3.42%.

L'ouverture actuelle permet aux investisseurs d'investir dans un portefeuille immobilier existant et attrayant sur la base de la VNI. Le capital frais doit être investi dans l'acquisition d'autres immeubles d'habitation à faible capex ou à fort potentiel de développement.

Nous sommes convaincus que le groupe de placement offre une opportunité d'investissement attrayante dans l'environnement actuel grâce à son évaluation conservatrice avec un taux d'escompte réel de 2.95% et à sa part élevée de résidences d'environ 74%.

Revenu locatif par utilisation (au 31.12.2024)



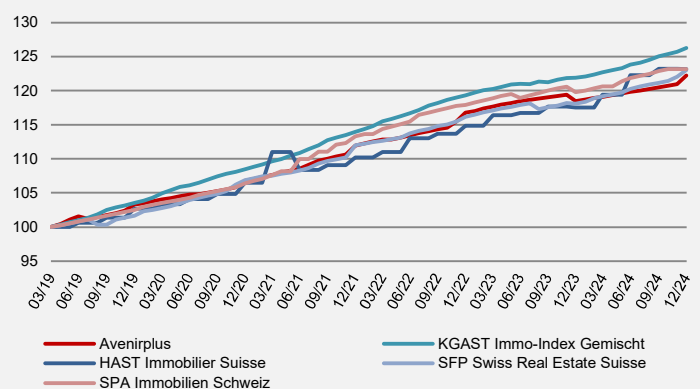
Données de base

Secteur	Immobilier
N° de Valeur	37163493
ISIN N°	CH0371634939
Ticker	AVPIMMO
Forme juridique	Fondation de placement de droit suisse

Chiffres clés du portefeuille (au 31.12.2024)

Valeur d'inventaire par part	CHF 1'464.79
Nombre de parts	129'724.944
Nombre de propriétés	33
Fortune totale	CHF 272.8 mio
Quote-part de perte sur loyer	5.40%
Coefficient d'endettement	28.43%

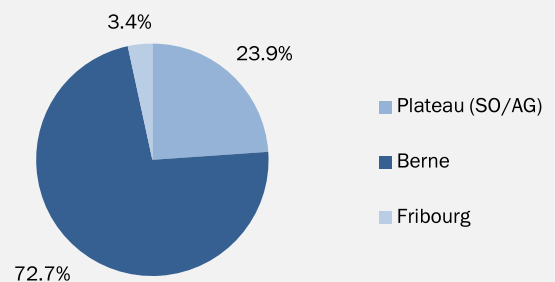
Evolution de la valeur (Données au 31.12.2024 (Base: 100))



depuis le lancement

Données au 31.12.2024	2024	2023	2022	3 J. p.a.	01.11.2016
Avenirplus	3.42%	1.46%	4.31%	2.98%	46.48%

Répartition géographique (au 31.12.2024)



Evaluation | comparatif avec la concurrence

	Parc immobilier	NAV calc. 31.12.2024	Pourcentage de fonds étrangers**	Distribution			ROE	Performance					
				Rendement	coefficient	corrige	avec réévaluations	2024	2023	2022	2021	2020	2019
Swiss Life AST Immobilien CH ESG*	CHF 4850 mio	209.67	16.0%	0.0%	0.0%	0.0%	4.0%	4.0%	1.9%	5.0%	5.9%	4.9%	5.4%
UBS AST Immobilien Schweiz*	CHF 2830 mio	2'106.01	0.0%	0.0%	0.0%	0.0%	4.1%	4.3%	1.9%	5.1%	5.6%	4.6%	6.8%
Telco AST Immobilien Schweiz*	CHF 1261 mio	205.86	14.1%	0.0%	0.0%	0.0%	3.9%	3.5%	3.9%	4.2%	3.8%	3.6%	3.5%
Helvetia AST Immobilien Schweiz*	CHF 987 mio	1'522.51	16.1%	0.0%	0.0%	0.0%	2.0%	4.8%	2.3%	4.2%	3.5%	3.7%	3.3%
SFP Swiss Real Estate Schweiz	CHF 674 mio	1'197.10	11.1%	2.3%	92.4%	2.5%	1.6%	4.2%	1.7%	3.7%	4.7%	5.2%	2.5%
			11.4%	0.5%	18.5%	0.5%	3.1%	4.2%	2.3%	4.4%	4.7%	4.4%	4.3%
Avenirplus AST*	CHF 262 mio	1'464.79	28.4%	0.0%	0.0%	0.0%	3.4%	3.4%	1.5%	4.3%	4.8%	3.4%	3.8%

* thésaurisant **Capital étranger soumis à intérêts en % du montant du bilan
Source: Bloomberg; Banque J. Safra Sarasin SA; Rapports annuel et semestriel



Chiffres clés de l'augmentation de capital

Volume d'émission	CHF 30 Mio.- 50 Mio.
Période de souscription	03 février 2025 au 31 mars 2025 à 12h00 (heure d'Europe centrale)
No de valeur No de ISIN	37163493 CH0371634939
Prix d'émission	VNI au 31 mars 2025 (plus commission d'émission et protection contre la dilution)
Libération	17 avril 2025
Benchmark	KGAST Immo Index

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