



VENTURE
CORPORATE PROPERTIES LUXEMBOURG

Edition Q3 2025

VENTURE REAL ESTATE FUND

S.C.A SICAV-SIF

Pan-European real estate wealth fund

This is an advertising communication. Please refer to the Fund prospectus and the key information document before making any final investment decisions. The information provided regarding performance and investments given as examples is not a guide to future performance and investments. The information contained in this document is considered reliable, as of 31.09.2025, but Sogenial Immobilier cannot guarantee its accuracy or completeness.

PRESENTATION OF VENTURE REAL ESTATE FUND



- **Venture Real Estate Fund** (Venture REF) is a professional fund from Luxembourgish law started in 2015
- Venture REF is **approved by the "Commission de Surveillance du Secteur Financier"** (CSSF)
- The fund has for objective to generate steady performance from its rental revenue in professional real estate,
- Since 28 August 2025, **Venture REF has been classified as an Article 8 fund under the SFDR** (Regulation (EU) 2019/2088). This reflects the fund's commitment to structurally promoting social and/or environmental characteristics, in line with the applicable European regulatory framework

CARACTERISTICS OF THE FUND

Status:

SIF-SICAV Luxembourg - Open Fund

Creation date:

October 31, 2015

Accreditation: La Commission de Surveillance du Secteur Financier (CSSF)

General Partner:

Venture Corporate Properties Luxembourg S.A.

Management Company (AIFM): Sogenial Immobilier

Depository Bank in Luxembourg: Société Générale Luxembourg

Domiciliator and Registrar: Alcyon S.A.

Independent Audit: Ernst & Young

Independent Real Estate Expert: BPCE Solutions immobilières

Swiss representative agent: REYL & CIE LTD

Swiss paying agent: REYL & CIE LTD

IDENTITY CARD OF THE FUND

Characteristics

.....

Real estate fund
Patrimonial
Pan-European
Professional

Real estate assets

.....

Professionals
Offices / Retail
Workshops / Activities
Warehouse / Logistics

Location

.....

France/Luxembourg
Belgium/Portugal
Spain/Germany

Investment strategies

.....

Core
Core +
Value Added
Opportunistic

Investors

.....

- **Professional**
- **Direct registered or administered**
- **Luxembourg life insurance or capitalisation contract (type C or D investors)**

Minimum subscription

.....

€100,000
+ 2% of Investment
Fee

Classes available for subscription

.....

Class D-C (Capitalisation)
ISIN - LU1814256878
Class D-D (Distribution)
ISIN - LU1814256951

Holding format

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- **In the fund register**
- **Bank securities account**
- **Luxembourg life insurance or capitalisation contract**

Valorisation

.....

Calculating
Net asset value (NAV)
monthly

Subscriptions At each NAV

.....

Redemptions
At each quarter

Objectives⁽¹⁾

.....

Target IRR⁽²⁾
Capitalisation **Distribution**
6% **4.5%**

+ possible
capitalization balance

Platform for referencing of the Fund

.....

Quantalys
Bloomberg

⁽¹⁾ Past performance is not a guarantee of future performance.

⁽²⁾ Target Internal Rate of Return (not guaranteed) net of all fees calculated on the assumption of a 10-year investment period. The investment objective is based on the achievement of market assumptions set by the management company and in no way constitutes a promise of return or performance.

Investing in this SICAV-SIF involves risks, including capital loss and asset illiquidity. Any reproduction or communication of this document without the prior consent of Venture CPL and Sogenial Immobilier is strictly prohibited. Past performance and investments are not a reliable indicator of future performance and investments.

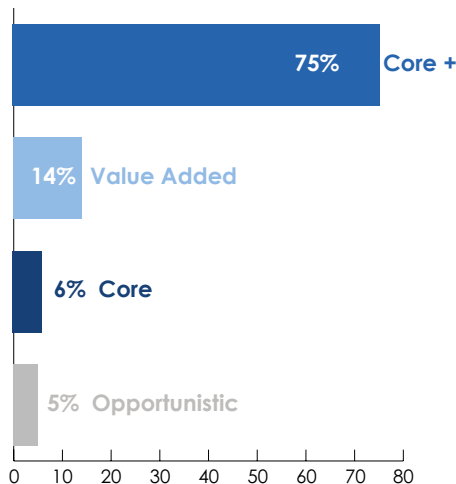
ALLOCATIONS AS OF 30.09.2025



- The fund, Venture REF is diversified by its strategy, its geography, its tenants and by its type of assets.

THE STRATEGIES

- A fund aiming for 4 allocation goals strategies

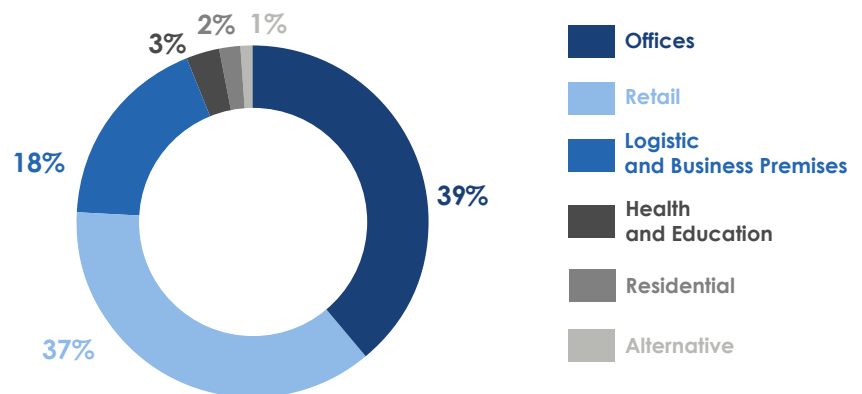


TYPE OF ASSET

- A fund owning a diverse portfolio of building types



Allocation by asset type according to appraised value and holding share as of 30.09.2025



THE GEOGRAPHY

- A fund that is pan European by its geographical deployment⁽¹⁾.



⁽¹⁾ Geographic distribution according to the value of the assets and the share of holdings as of 30.09.2025.

FUND MANAGEMENT

- A **Patrimonial** management, from the quality of our assets and tenants, resulting in volatility control
- A **Pan European** management, from the geographical diversification of assets notably in France, Belgium, Luxembourg, Spain, Portugal and Germany
- An **Opportunistic** management, in terms of investing and financing in correlation with the economic and financial environment

RISKS

"This is a marketing communication. Please refer to the prospectus of the Fund and to the key information document before making any final investment decisions. This document does not constitute an offer to sell or a solicitation to invest, nor does it provide financial investment advice. Any investment carries the risk of a capital loss. There is no guarantee that the Fund or any of its investments will achieve their respective objectives. An investment in the Fund is highly speculative and involves risks that potential investors and their professional advisors should carefully consider before subscribing to Shares. All risk factors are listed below and described in more detail in Section VI of the prospectus. Any reproduction or communication of this document without prior agreement from Venture CPL and/or Sogenial Immobilier is strictly prohibited."

- **Investment risks**
- **Identification of investment opportunities and expenses**
- **Risks related to the real estate sector**
- **Nature of Portfolio Companies**
- **Economic, political and legal risks**
- **Risks relating to accounting, auditing and financial reporting, etc**
- **Leverage**
- **Hedging**
- **Currency risk**
- **Temporary Investments**
- **Financial market fluctuations**
- **Illiquid investments**
- **Possible lack of diversification**
- **Disposition of Investments**
- **Control issues**
- **Uncertainty of future results; forward-looking statements; opinions**
- **Dependence on key personnel**
- **Other obligations of the personnel of the General Partner and its affiliates**
- **Lack of management control by Shareholders**
- **Multiple levels of expense**
- **Lack of transferability of the Shares in the Company**
- **Taxation risks**
- **Distributions in kind**
- **Potential conflicts of interest**
- **Affiliates**
- **Investment opportunities**
- **Incentive Allocation**
- **Public Health Emergencies; COVID-19**



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