

TSC FUND - EUROCARE IV

Closed-ended core-plus investment in European long-term and specialised care

A unique investment proposition combining recurring **cash flow** and **capital appreciation** in the growing and uncorrelated European Healthcare real-estate market.

Healthcare Market: anticyclical, growing and crisis / recession-proof

- Sector mainly **driven by demography** and **resilient to the economic and market downturns**.
- **Proven resilience to COVID crisis**.
- **Long term leases (20-25 years) indexed to CPI** (inflation protection)
- Properties leased to top tier European operators with over **90% occupancy rate**
- **Attractive acquisition yields (5.0%-6.0%p.a.)** compared to other real-estate markets

Consistently delivered target performance over the last 10 years

- **Proven Threestones Capital track record of previous healthcare property funds**.
- **13%+ net IRR / 1.6-1.8X multiple** and timely quarterly distributions over last 10 years.

Threestones Capital: the reference investor in the European senior housing property market

- Independent real estate asset manager focusing **on alternative markets offering superior risk adjusted returns**.
- **EUR 2 billion AUM**.
- Unparalleled **market knowledge** and **privileged access to deal flow**.
- The management team is engaged fulltime and co-invests alongside investors
- Reviewed more than **500 deals**, representing a real estate value of more than **EUR 7 billion in the last 4 years**.

Environmental, Social And Corporate Governance

- Threestones investment decision and processes are fully SFDR compliant since the 10th March 2021, in relation to the new ESG disclosure regulation (SFDR), (regulation (EU) 2019/2088 of the European parliament and of the council of 27 November 2019). The fund is classed in category SFDR 8. (www.threestonescapital.com)

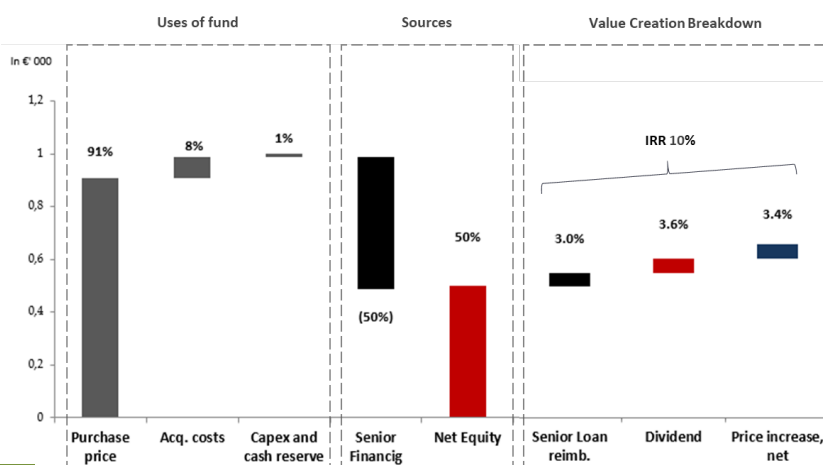
FACT SHEET

Fund Structure	Luxembourg Closed-end SICAV-SIF (regulated)
Fund Manager	Threestones Capital Management SA (AIFM)
Currency	EUR
Fund Size	EUR 500m equity (AUM 1B)
Leverage	Max. 50% of GAV
Fund Term	6 years (+1+1 extension)
Target net IRR	> 10-12% (net of costs and fees)
Target Distribution	3% to 4% p.a. (paid quarterly)
Minimum subscription & Management Fee*	Class A ordinary shares - EUR 125,000 (1.2 % fee) Class B ordinary shares - EUR 1,000,000 (1.0% fee) Class C ordinary shares - EUR 10,000,000 (0.8% fee)**
Custodian	Banque de Luxembourg
Auditor	Ernst & Young
Independent Valuator	Savills
Performance Fee	i. 100% to LPs up to 6% IRR (Preferred Return) ii. Catch up GP, 20% of Preferred Return received by the LPs iii. 80% to LPs and 20% to GP thereafter

*Management fee on total invested capital, depending on the share class

**Non-distributing share classes also available

2/3 of Performance generated by Cash flow



DISCLAIMER

This product may only be offered to "well-informed" investors in the meaning of the Luxembourg law of 13 February, 2007 relating to Specialized Investment Funds (SIF law). Investors who qualify neither as institutional investors nor as professional investors are only authorized to commit to invest in the Fund provided they comply with requirement set forth under article 2 of the SIF law.

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FREQUENTLY ASKED QUESTIONS (FAQ's)

WHY THREESTONES CAPITAL ?

- Threestones Capital is a specialised and experienced Manager who **consistently delivered on target returns (13%+ net IRR and 1.6-1.8X net multiple)**. Threestones Capital's **4th Fund in the same strategy**. Total capital raised to date in previous funds amounts to **EUR 800 million equity**. **Threestones completed more than 100 transactions** in the sector in the last 10 years, (mostly single transactions) and is working with more than 25 nursing homes operators in Europe.
- Has **unparalleled and deep knowledge of the market**. Threestones is ideally positioned to identify and swiftly acquire **individual assets at a competitive price, package them into an attractive portfolio and sell it to an institutional buyer** with a portfolio premium.
- Threestones has a “**boutique**” **investment philosophy** operating with reduced decision lead time and pragmatic approach allows the company to react quickly, and swiftly execute transactions.
- Threestones is a **full-service real estate investment management platform** and reached a full vertical integration which allows efficiency and synergy in each steps of the investment value chain.
- Threestones has grown its workforce to reach now a **specialised team of 45 professionals in Luxembourg, Germany and Italy**.
- Threestones is seen as the **trustworthy partner for operators/ real estate owners** bridging the gap between major, medium and small players. This solid reputation and the sector knowledge has allowed Threestones contributes to attract privileged proprietary off-market deal sourcing.

WHY INVEST IN THE CARE HOME AND SPECIALISED HEALTHCARE MARKETS?

- The sector is **anti-cyclical and has a low correlation** with the generally offered “economy driven” investments. Increasing demand due to the **aging population and the lack of supply**, combined with continuous backing of the sector by the public policies supports long term positive prospect of the asset class. **Real estate investment in the sector offer above average returns**, supported by stable and long-term cash flows.
- The sector is **under consolidation in most of European countries** and sizeable operators are increasingly **Pan-Europeans and we expect further consolidation** in the future which is creating opportunities on the operating and real estate sides. In the last 3 years Threestones has also **invested in transforming growth markets such as Italy and Spain** to take advantage of the better returns, lack of good quality assets and strong foreseen demand in the next years.
- The sector is now triggering increasing interest from institutional players such as insurance companies, pension funds and Real estate funds internationally. Deal volume increased significantly over the years, but **single transactions remain relatively small (EUR 10-15 million)** in the sector and **sizeable portfolios of quality assets are increasingly sought after**.
- **Threestones specialises in accumulating portfolios by generally acquiring single assets and divesting the entire portfolio to an institutional investor.**