



SCI Aream Euro Hospitality

**Make a positive investment in the
future and boost the competitiveness
of the European hospitality industry**



February 2022



Aream



Making major successes possible

Pascal Savary
Chairman of Aream

Europe leads the world in terms of the numbers of leisure travelers it welcomes each year from all over the globe. Structurally, the continent accounts for over 50% of market shares in the global tourism industry and it is expected to achieve steady growth in the coming years thanks to the increase in travelers worldwide. It is a promising long-term market.

Another thing that makes the European tourism industry unique is that accommodation styles vary significantly from one country to the next. That makes geographic diversification a strategic choice because it means investing in different clientele: local, international, business, and leisure.

Though the public health crisis strongly slowed business, it also jumpstarted the transformation of infrastructure to create innovative and welcoming spaces.

Moreover, the hospitality industry has always recovered nicely in the wake of crises. Investing in this promising market today guarantees you the chance to benefit from the recovery of an industry with a bright future. And at the same time, your investments will make a visible impact on the economy of the countries concerned.

At Aream we see tourism real estate investment as a formidable tool to further the social and economic development of Europe.

Pascal Savary

Help build the European hospitality Industry of tomorrow

Created in 2019, SCI Astream Euro Hospitality (units of account vehicle) is the first real estate investment fund accessible via unit-linked life insurance contracts that invest indirectly in the European tourism industry.

The hospitality industry is, in our opinion, an industry with close ties to regional development. We believe that our investments must boost the roll out of tourism as a strategic industry at the European level. To this end, we pay particular attention to location, the stability of hotel groups, and the length of commercial leases signed. By creating this asset portfolio, we also wanted to provide insurance companies, health insurance companies, and professional clients with the opportunities in the tourism industry.

An SCI with values

1 Diversified investment

We invest in all tourism segments: hotels and tourism residence, vacation villages, and camp sites.

2 Geographic diversity

We look for different economic cycles and hospitality markets and invest in solid Euro-zone countries such as Germany, the Netherlands, Belgium and France.

3 Mixed real estate exposure

Direct and joint investment in real estate.

4 Leverage of 40 % maximum

5 Available via life insurance policies

Available exclusively via unit-linked life insurance contracts that invest directly in the European tourism industry.

100%

EUROPEAN TOURISM
INVESTMENT

4%*

OUR ANNUAL
RETURNS GOAL

40% MAX.

LEVERAGE OF VALUE OF
REAL ESTATE ASSETS

8 years

RECOMMENDED
INVESTMENT TERM

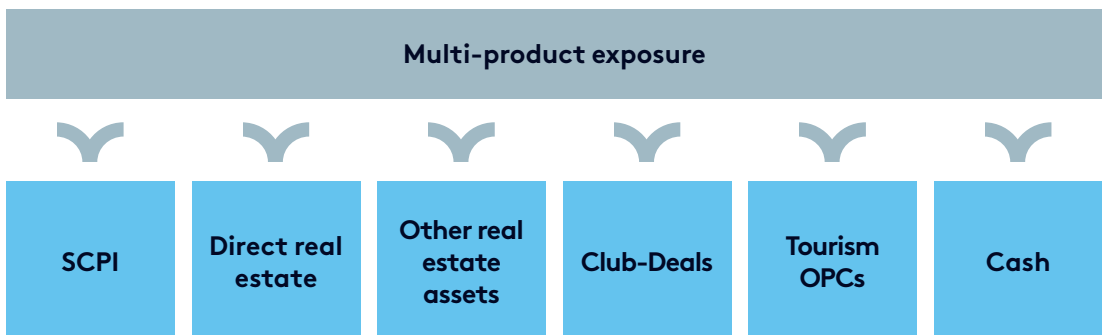


*gross rate

SCI Euro Hospitality Access to Astream's Club Deals and specialist SCPIs

This SCI is available exclusively via unit-linked life insurance contracts that invest indirectly in the European tourism industry. It aims for 95 % exposure of assets in directly or indirectly owned tourism real estate.

TOURISM REAL ESTATE PLATFORM



A resilient strategy that sets us apart

Our goals and privileged targets for investment:

- Geographic spread through France and Euro zone countries,
- Assets featuring ideal location in tourism and leisure or business zones,
- Solid operating brands selected for their hospitality know-how.

Our investment areas:

France and the Euro zone.

The European market is an ideal investment market to:

- Pool real estate assets in the major Euro zone markets,
- Benefit from the presence and roll-out of major hospitality groups in the Euro zone,
- Gain a market foothold.

4 preferred markets for your investments:

France, Germany, Belgium and the Netherlands

FRANCE

A celebrated tourist destination
Mature hospitality market

GERMANY

One of the most stable economies in the Euro zone
Growing offering in the chain hotel segment

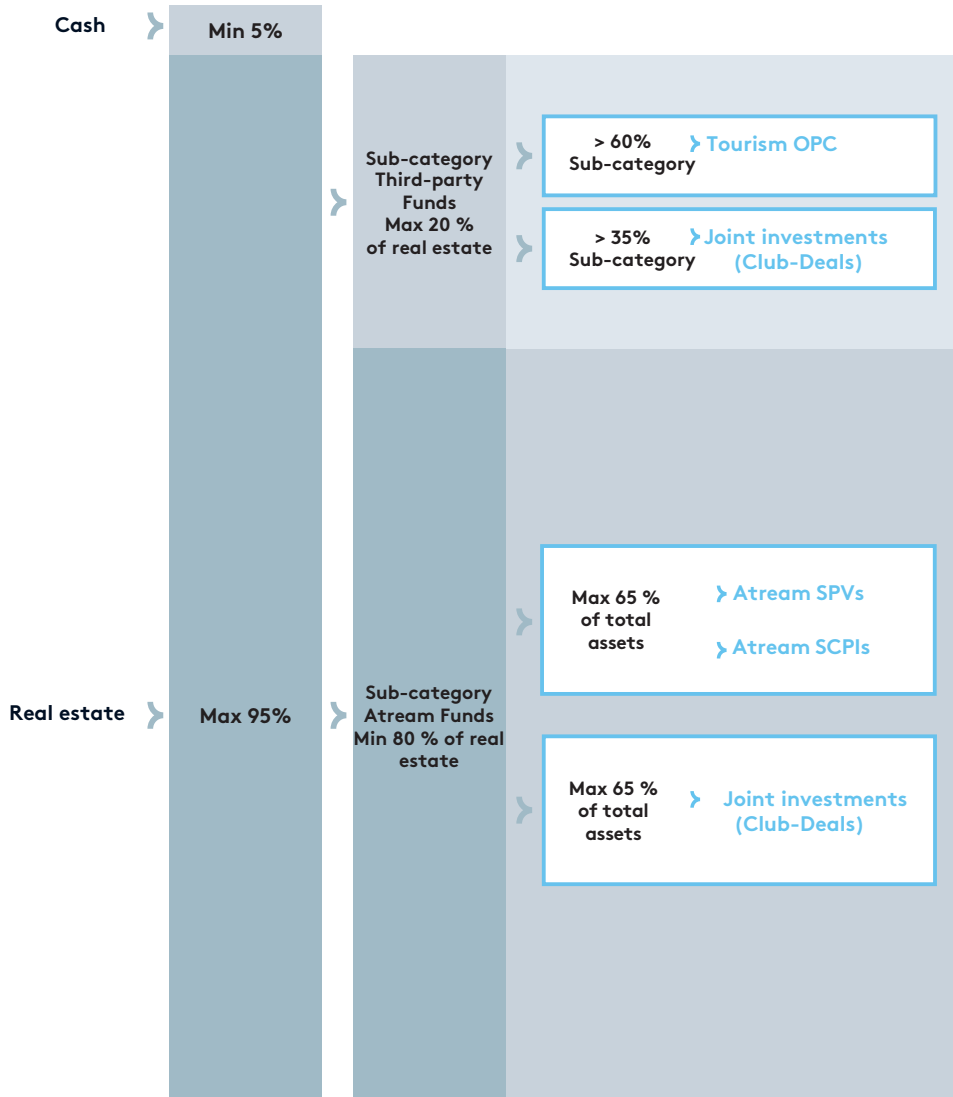
BELGIUM

A booming chain hotel segment
Leisure and business tourism
Ideally situated with three major markets for neighbors (France, the Netherlands and Germany)

THE NETHERLANDS

Growing hospitality offering
Investment opportunities in the mid-range segment

Target portfolio allocation



Broadening horizons

When you choose the SCI Astream Euro Hospitality, you are making a meaningful investment. You are supporting the policy of modernization and the move upmarket implemented by our partner operators. You're also helping to strengthen a diversified asset portfolio (hotels, accommodations, leisure parks and tourism residences) and playing an active role in boosting the real economy of these countries.



Basic information

Legal form: Non-trading property company with variable capital

ISIN C shares: FR 0013403599

ISIN D shares: FR 0013403607

Company registration: 18/02/2019

Initial net asset value (NAV) (C and D shares): €100

Subscription: NAV + commission

Valuation frequency: weekly

Currency: Euros

Recommended investment term: eight years

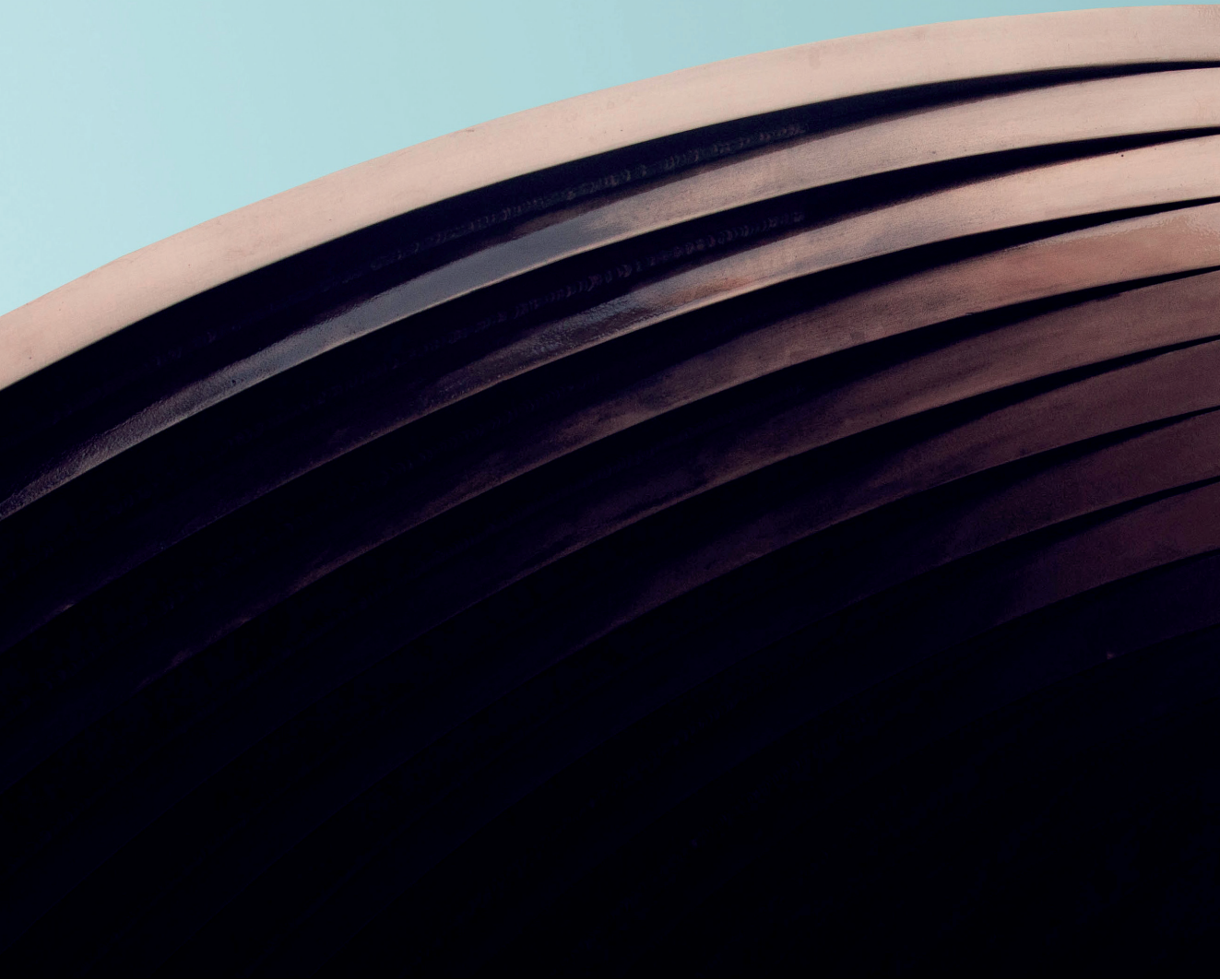
Subscription commission: 2% exit fee excl. VAT

Invest in the future of a promising sector

SCI Astream Euro Hospitality is a non-trading property company with variable capital. It is perfect for insurers offering life insurance policies or direct, long-term investors looking to diversify their portfolios with tourism real estate.

Through it, insurers can provide their policy holders with:

- Access to investments previously reserved for institutional investors
- Additional revenue
- An investment that benefits from a diversified approach to real estate risk

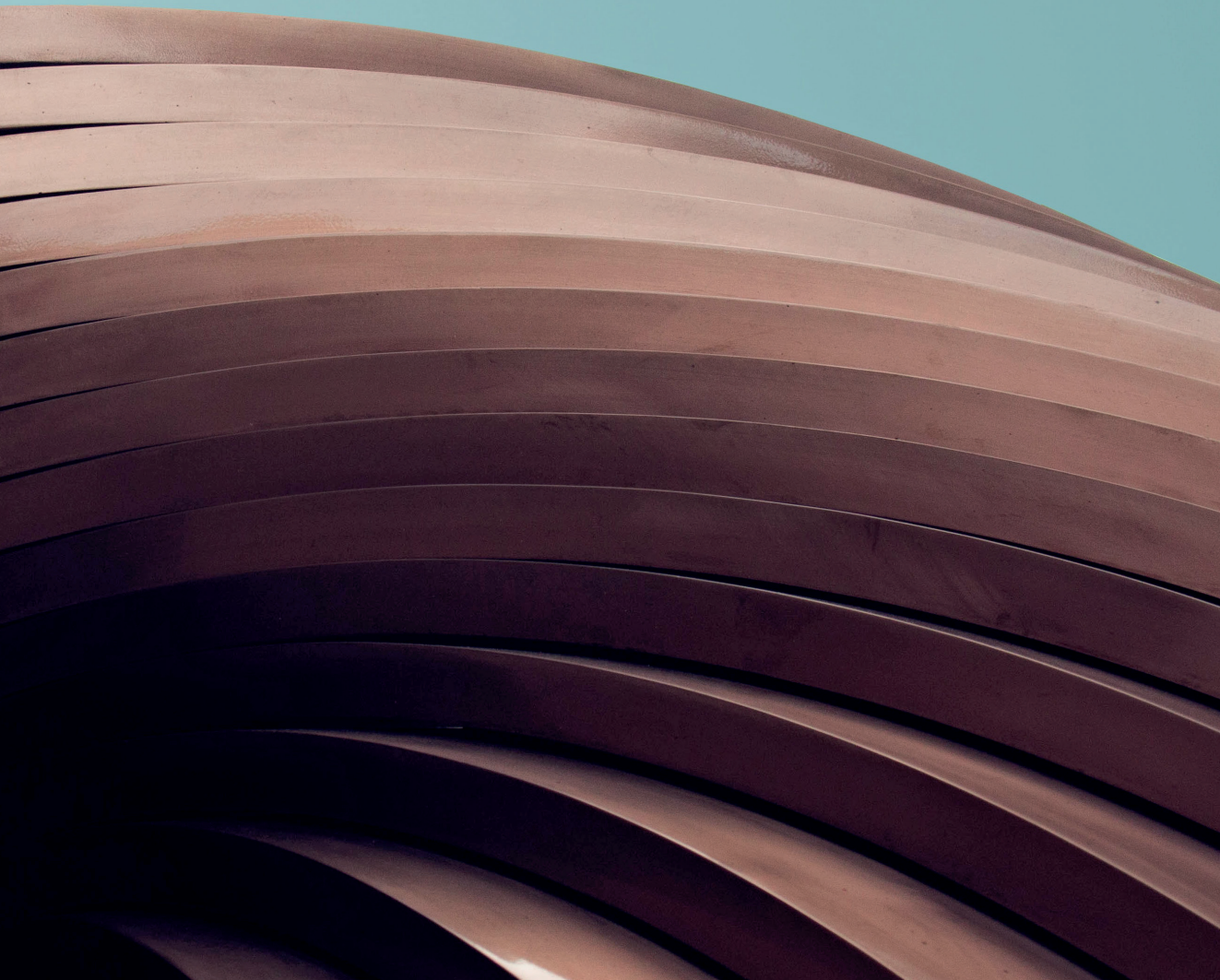


Risks

This SCI is essentially exposed only in the professional real estate sector (direct or indirect ownership of tourism accommodations). It comes with two main risks: lack of profitability and capital loss.

Other risk factors (non-exhaustive list)*:

- Risks tied to investment in real estate assets: many factors (tied to the economy more broadly or to the real estate and tourism industries more directly) can negatively impact the value of real estate assets as well as rental profits;
- Management risks: performance depends on the allocation of assets and the selection of investments by Aream. It is possible that the SCI may not always invest in the highest performing markets or assets;



- Risk tied to any debt: market fluctuations can reduce ability to pay back the debt and credit market fluctuations can reduce financing possibilities and/or significantly increase the cost of said financing.

*** Investing in an SCI always comes with risks.
For more information regarding these risks, please consult the Information Letter before deciding to invest.**

Aream, a responsible management company for positive investments in the future

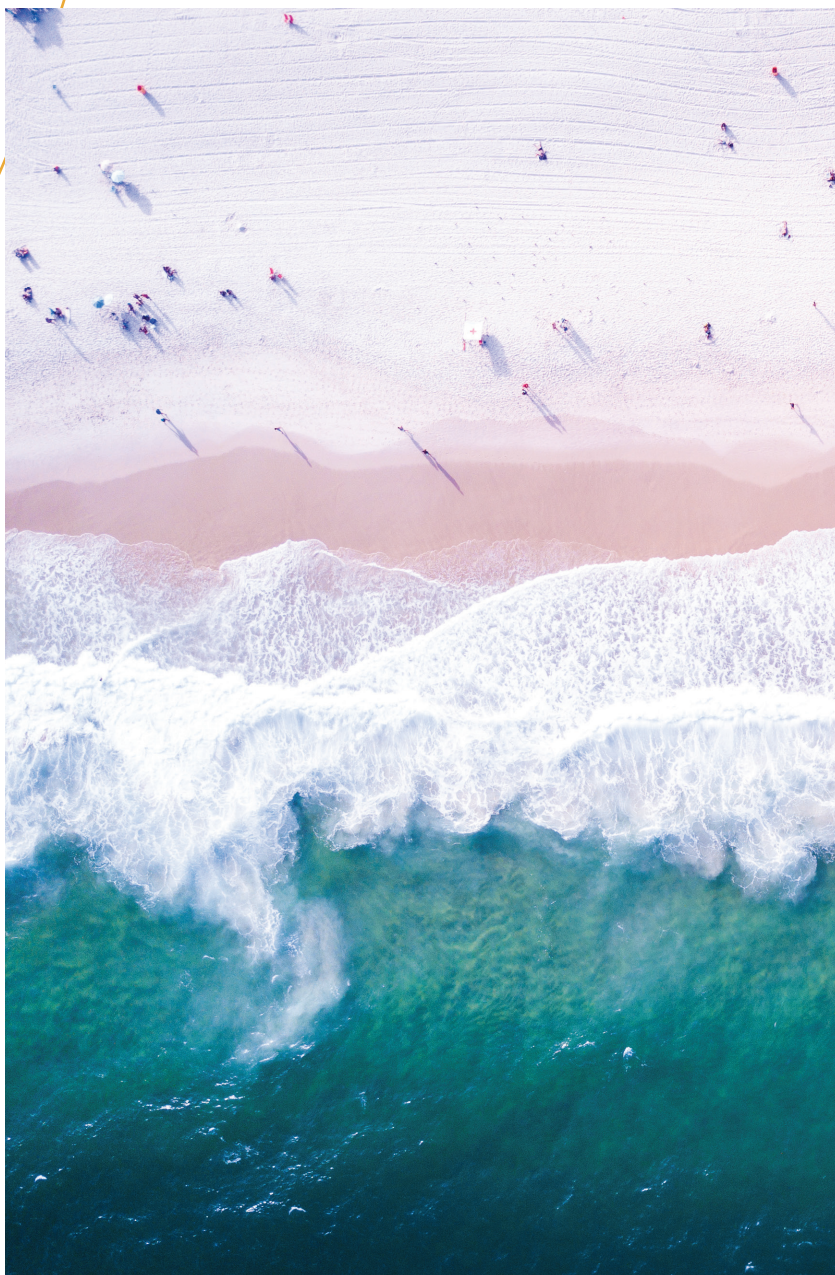
With over 140 acquisitions to our name since 2008, both in France and abroad, we are a recognized player thanks to our unique vision of the real estate investment market and private equity. Our strength is our ability to perfectly assess the expectations of our clients—investors or operators—and provide perfectly suited investment solutions.

Since our founding, we have sought to revitalize the tourism sector. We accompany major players to create excellence hubs and boost this highly strategic segment of the French economy. Today, the tourism sector is at the heart of our business. We are also very present in the service, residential and winemaking industries. Three rapidly growing sectors that create stable, high-performance, long-term revenue streams all while positively impacting the present and the future.

Our expertise

Behind each project, there is a synergy of technical, financial, legal, strategic and sales abilities. The scope of our operational know-how means we can identify opportunities, create value, and support you as you develop and management your investments:

FUND RAISING | **INVESTMENT** | **ASSET MANAGEMENT**
FUND MANAGEMENT | **CAPITAL INVESTMENT**



A dedicated team



Pascal Savary
Chairman



Pauline Cornu-Thenard
Deputy Managing Director
Support Functions &
Investor Relations



Martin Jacquesson
Deputy Managing Director
Asset Management &
Fund Management



Grégory Soppelsa
CEO



Christian Mantei
Senior Advisor



Damien Buisson
Tourism Director



Magali du Breuil
Tourism Asset
Management Director

Aream in few figures

~€ 4B

IN ASSETS MANAGED
AND ADVISED

13 years

OF EXPERTISE AND COMMITMENT

TO AN ENTIRE
ECOSYSTEM

+55

REAL ESTATE AND PRIVATE
EQUITY INVESTMENT EXPERTS AT
YOUR SERVICE

~300

ASSETS MANAGED BY OUR TEAM
OF EXPERTS



The information contained in this presentation does not constitute an offer or an encouragement to invest, nor investment advice or a recommendation regarding specific investments. The information is exact as of the date of publication but has no contractual value and may be subject to change.

atream.com

ATREAM, SAS, with a capital of €263,200, 503 740 433 RCS Paris. Its headquarters are located at 153, rue du Faubourg Saint-Honoré – 75008 Paris

ATREAM has been accredited by the Autorité des Marchés Financiers (Financial Markets Authority) as a portfolio management company since April 15, 2013 under the number GP-130001 and obtained its AIFM accreditation according to EU directive 2011/61 on June 24, 2014.