

FINANCING THE URBAN

TRANSFORMATION

AND MULTI-USE REAL ESTATE



Portfolio management company approved by the French Financial Markets Authority (AMF) under No. SG-16000018 dated 24/06/2016. AMF address: 17 pl. de l

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The company that faces up to changes in the real estate market, transforming every challenge into an opportunity, with agility.

Our impact in figures*

8000
Active CIF partners

Gross inflows

2,100
Physical investors

€327m**

136
Projects financed

3,200Homes financed

Business volume generated (forecast excl. VAT)

*Figures as at 31/12/2023 - Internal source

**Past performance is not a reliable indicator of future performance.

About Horizon AM

Horizon AM specialises in creating and managing investment funds on behalf of private and institutional investors.

We don't just finance residential real estate. At Horizon AM, we are also diversifying into a variety of innovative deals: we finance hotels, land development for major urban projects, land banking, separation of bare ownership and the financing of social projects.

Initially focused on private equity, we have broadened our scope of action to include ownership.



A REGULATED FINANCIAL ACTIVITY

Horizon AM is a portfolio management company approved by the AMF under number GP-16000018.

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A management company driving an ecosystem

Horizon AM is involved in all phases of a development: design, financing, project management and marketing. Our supervision of all the key positions ensures that we have full control over the real estate value chain, making our investments even more secure.

360° STRUCTURING TO CONTROL ALL STAGES OF THE PROJECTS FINANCED













Outsourced activities

50 ADDITIONAL
EMPLOYEES
support the management company on a day-to-day basis



Supporting urban renewal: our commitment to accessible housing for all

Our commitment to accessible housing for all is reflected in our wide range of financial services.

Thanks to our real estate expertise in urban development, property development, rehabilitation and land banking, we are able to finance a wide range of projects, from housing and education to managed residences, co-living, nursing homes and many other innovative initiatives. Our offers in real estate private equity, real estate private debt and real estate ownership through real estate companies form the solid financial foundation that supports our purpose, offering viable solutions to meet the diverse needs of housing and services.









- Real estate private equity
- Real estate private debt
- Real estate ownership through real estate companies



REAL ESTATE EXPERTISE

- Urban development
- Real estate development
- Rehabilitation
- Land banking



FOR ALL PURPOSES

- Homes
- Education
- Managed residences
- Co-living residences
- Nursing homes

Strategic positioning in **asset classes** providing excellent **protection**

HOTELS

Strategic investments in hotel projects, combining yield and asset enhancement.

Horizon AM

URBAN DEVELOPMENT

Development of urban projects to improve the quality of life and revitalise local areas.

REAL ESTATE DEVELOPMENT

Designing and building residential and commercial property developments that meet the needs of local markets.

REHABILITATION

Renovation and enhancement of existing properties to create lasting value

LAND BANKING

Acquisition and management of land awaiting development, in order to maximise investment opportunities.

SEPARATION OF BARE OWNERSHIP

An effective investment strategy for buying a new property at a discount of up to 40%.

OUR AREAS OF EXPERTISE

FINANCIAL EXPERTISE AT THE SERVICE OF INVESTORS





SUPPORT AND SOLUTIONS FOR ALL PROPERTY DEVELOPERS

Horizon AM has developed a deep understanding of the issues involved in property development and provides tailored solutions to developers of all sizes, enabling them to focus on their core business. Thanks to a qualified ecosystem, Horizon AM supports real estate players in auditing, selecting and managing their investments.















Horizon AM Horizon AM Horizon AM

A diverse range

Alternative investment funds (AIF)

Horizon AM creates Alternative Investment Funds subject to the AIFM Directive 2011/61/EU which meet certain conditions, including raising capital from investors with a view to investing it, in accordance with a defined investment policy, in the interests of these investors.

Shares eligible for equity savings plans (PEA and PEA/PME) outside IFI scope

While investing in tangible assets, Horizon AM's solutions allow investors to benefit from the tax advantages of securities, which are more advantageous than those of real estate. Some solutions make it possible to invest in a PEA or PEA-PME-style savings plan.

WHICH IS PART OF AN ASSET DIVERSIFICATION STRATEGY



Eligibility for the contributiontransfer mechanism (French Tax Code article 150-0 B ter)

By contributing all or part of the shares in a trading company to a holding company set up for the purpose, the investor can benefit from a deferral of taxation and then an exemption on the realised capital gain if the shares held in this holding company are sold more than three years after the date of the contribution.

Investment solutions for professionals

Horizon AM specialises in creating investment vehicles tailored to the specific characteristics of professional investors.

Our commitment to sustainable value

A stronger civic commitment

We work to generate sustainable and useful value in each of the projects we finance.

In addition to our desire to create economic performance for our investors, we are committed to selecting projects that take into account the vision of stakeholders, including end-users, local authorities and others.

The impacts of our real estate projects are an integral part of our selection criteria, and we are working to formalise this commitment by signing up to benchmark charters, obtaining labels and approvals, and promoting a responsible economy.





Our labels and approvals

Convinced that profitability, social and environmental impacts must work in tandem, we are working to promote our responsible and innovative approach to real estate, by actively participating in the working groups of industry associations. To reinforce the relevance and coherence of our investments, we call on recognised experts who challenge our managers in their decisions on each new project.



Horizon AM has been an adherent to the PRI since 2018 and is committed to integrating Environmental, Social and Governmental issues into its real estate asset selection policy. In addition, Horizon AM manages an investment fund called HORIZON IMPACT Compartment France Habitat, which it has chosen to classify as Article 8 within the meaning of the SFDR Regulation.



15, rue Cortambert 75116 Paris

contact@horizon-am.fr www.horizon-am.fr