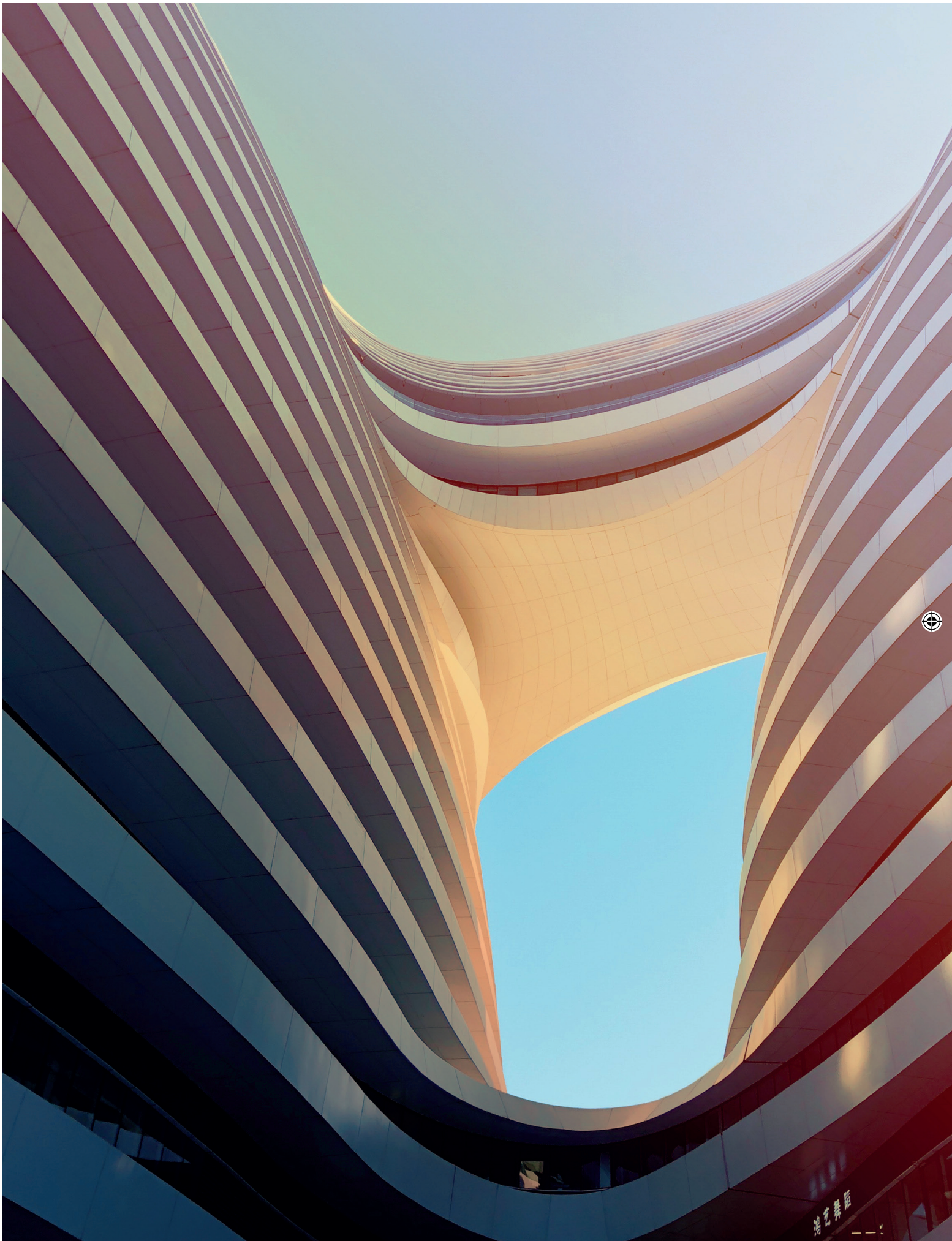




Real Estate

Empowering you to seize opportunity





2 VISTRA





Opportunity starts here

You're ready for the next level. Increased acceleration in new technology, regulation, and ever-changing markets represent opportunity at every turn. The challenge is to spot it and execute...fast.

This is where we come in.

If you have a clear vision but need a partner to navigate an environment undergoing tremendous change, we can help. We have the insight, skills and expertise to help you unlock opportunity, manage risk and enhance efficiency through our tailored suite of services.

We deliver expert guidance, cutting-edge technology and hands-on support across local jurisdictions to help you maximise your potential. Our technical expertise and extensive experience provide the confidence and clarity that you need. And with unrivalled speed and accuracy, we consistently deliver secure, scalable, resilient and sustainable solutions to help your world run smoothly.



Real Estate Overview

With a global real estate or infrastructure portfolio or fund, you need tailored, integrated services that go beyond administration. You need a trusted, experienced partner by your side, and one who understands the nuances and complexity of the real estate industry.

With over US\$363 billion in assets under administration, we have a breadth of experience providing comprehensive corporate governance administrative services to a range of institutional investors, combining direct real estate asset management experience with the relevant regulatory, legal, accounting and tax expertise for the full lifetime of any real estate investment.

Our reputation and track record of success in real estate financing and acquisition structures means we can support you with the set-up and management of the fund, the incorporation and running of your investment structure, including the required reporting, property accounting and tax services.

Whether you need your portfolio restructured, refinanced or sold, you'll have peace of mind knowing that our qualified and knowledgeable team are on-hand to support you. You'll also have instant access to your latest data because all of our services are available on an easy-to-use technology driven portal.



Manage: Fund administration

An experienced partner to bear the administrative and compliance burden while you search for value.

With a global real estate or infrastructure portfolio or fund, you need tailored, integrated services backed by the latest technology, with a global span. We can help with set-up, managing the fund, incorporating and running your investment structure, including the required reporting, property accounting services and tax services.

We know the real estate industry, and we support real estate managers in ways that go beyond administration. When you need your portfolio reorganised, refinanced or sold, we have a wealth of experience in serving real estate funds, including real estate investment trusts and property-authorised investment funds.

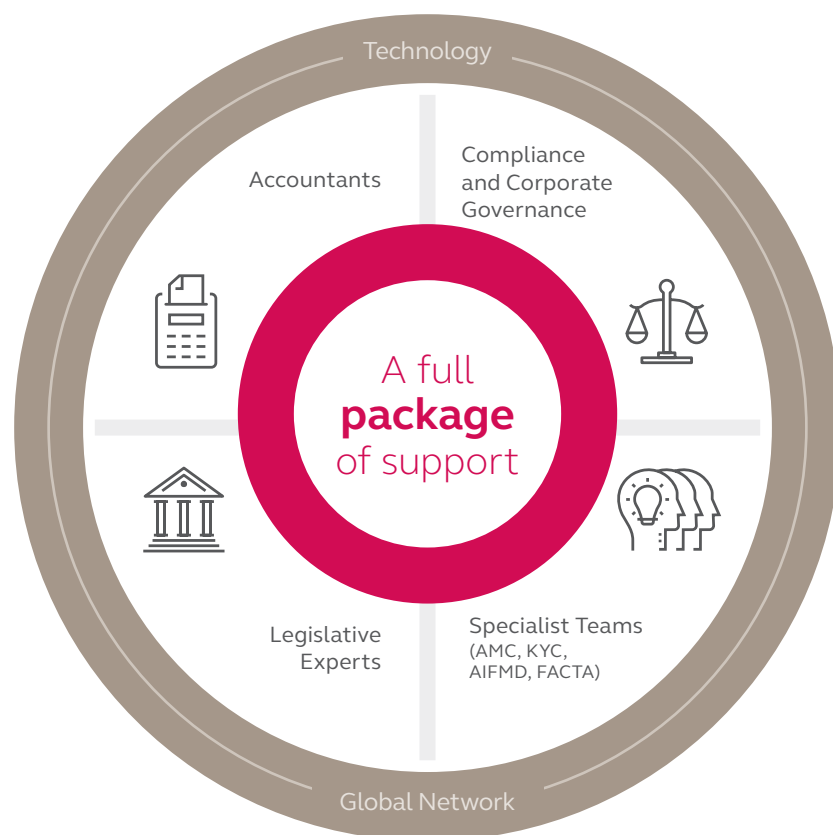


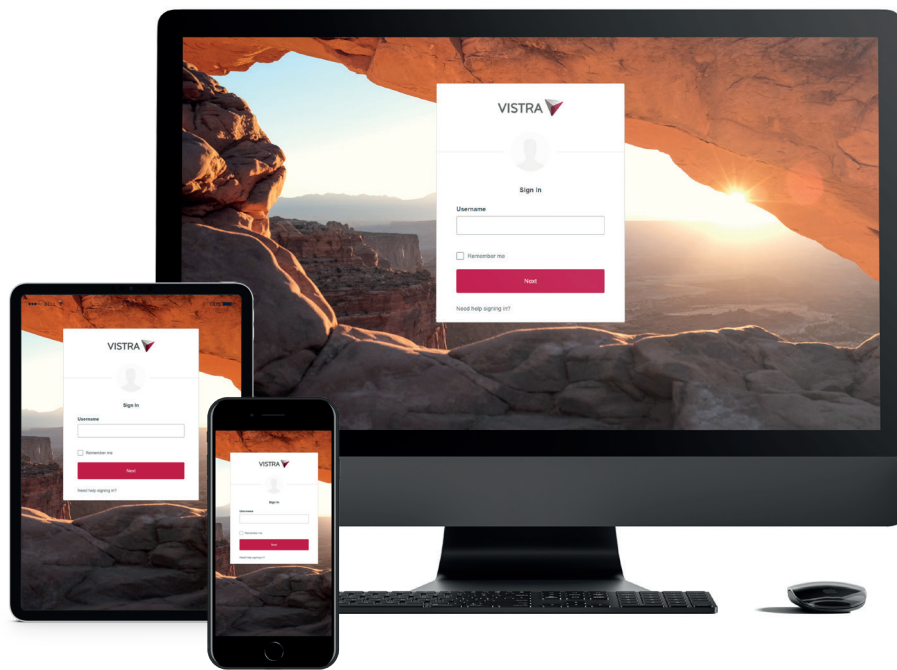
Control: Total entity management

Let us deal with the statutory, regulatory and contractual compliance while you get on with the business.

Being a great real estate practitioner can often mean that you become overrun with administration. The characteristics are not complimentary of one another and even when they are, ownership structures and propco can be dauntingly complicated and need to be constantly managed for ongoing compliance.

Vistra provides the corporate governance, administration and compliance of investment and acquisition structures up to, and including, direct real estate owning companies. Our management, domiciliation and administration services including accounting, tax and legal compliance and full secretarial services elevate good deals into a well-run and attractive fund or portfolio – all available on a technology-driven portal that’s easy to use and up-to-the-minute.





Underpinned by leading technology

At Vistra, we're unlocking a world of opportunity by taking an advanced digital approach in our development of innovative product solutions for our clients. With a considerable average annual investment in technology, our focus is always on best-in-class homegrown and market-leading technology solutions. We use Yardi Voyager, an industry-proven platform, as the foundation of our core processing applications while differentiating through our user experience. This means our clients can rely on the highest-quality services and interact with interfaces that offer optimal security, resilience and scalability.

As one of our clients, you would receive access to a personalised global platform, powered by Yardi Voyager, hosting a suite of tools to interact with, tailored to your requirements. With everything you need in a single location, you can benefit from simplified operations and reduced security risks, as well as improved access and flow of business information. Accessible on both mobile and computer, you can flexibly manage your business at your fingertips, maintain a real-time view of your operations, and make better decisions, faster.

To help you seize opportunity and optimise your experience, we've designed the platform with the following principles in mind. Firstly, the fund management industry is an information industry at heart; you need to obtain and process timely but accurate information to derive insights and improve investment returns. Taking this into account, our suite of tools eases interaction and control by providing the necessary transparency to help you slice and dice your data in the ways that are relevant to your role. These capabilities are all accessible from a single location with simple navigation features and personalised tools. We've also designed the platform to enable access to Vistra's local market expertise and global market insights to help you make decisions and act with speed and confidence. And it doesn't stop there. We want you to access your data securely and transparently, with workflow tools that enable efficient collaboration. By utilising world-class data-protection technology, our platform minimises risk and enables you to access or transfer your data within a secure environment, all with an audit trail.



Vistra's technology platform

Our dedicated platform for fund managers and investors, provides all of the information you need to seize opportunity and effectively manage funds in a fast, efficient and transparent way on an industry-leading platform, Yardi. Yardi Voyager is a fully integrated end-to-end system offering a range of front and back-office solutions for property management and accounting at all levels - from property accounting through to fund accounting for real estate funds. The fully integrated digital platform hosts interactive business intelligence dashboards, dynamic workflows and reporting capabilities designed for the funds market, streamlined and visualised for quick and simple consumption.

Whether you're a manager of a single fund or an investor with multiple investments across numerous funds, our platform provides consistent and easy access to your data, no matter what information you need.

The dashboard functionality provides all of your key investment data, detailing total and remaining commitments, contributions, distributions, and the current status of all of your funds and investments. Further, the platform supports the functionality to drill down from total position across multiple funds through to individual positions. With the opportunity to slice and dice the data by geography or investment type, the dashboards can support any level of granularity and detail that you might need. The report centre hosts a secure electronic document repository and intelligent client onboarding workflow for collecting AML/KYC documentation. Moreover, the report centre provides an easy to use method for your investors to send and receive investor subscription documents as well as access key statements and fund documents such as capital call and distribution notices, periodic financials and key tax documents.

What we deliver:



Efficiency

Data visualisations and filters enable you to easily view, download and analyse the data in any way that is relevant to your role and workflow tools to smooth procedures.



Collaboration

As a fund manager, you receive the same experience as your investors – you can work collaboratively with your investors by using the same data in the same format.



Transparency

Access to all of your key fund and investor data.



Streamlined onboarding

We transform onboarding into a streamlined web experience for investors.



Flexibility

As its available on a secure application, you can access the platform from anywhere, on any device or browser.



Security

Single sign-on access and multi-factor authentication to keep your data secure.



Reduced risk

Send and receive investor documents via the secure platform with audit trails of activity.

Vistra's Global Compliance Applications

Our Global Compliance Application (GCA) is a custom-built platform that provides clients with complete control and oversight of their compliance obligations across all of the entities in their organisation and global investment structure. By collecting information about these obligations and activities, GCA provides a complete picture in a single location, detailing what needs to be done, by when and by whom.

GCA is backed by our compliance team, who will ensure that your obligations are fulfilled on time in each country of operation, providing you with expert information and recommendations, as well as tracking regulatory changes around the world. You can also stay up-to-date with upcoming and overdue compliance deadline alerts via the dashboard, calendars, reports

and email notifications. From one location, you have insight into the status of compliance obligations for all of the entities in your global investment structure; the intuitive dashboard visualises compliance milestones across all of your international entities, including country filters for simple entity-by-entity monitoring. You can download on-demand reports of important dates and milestones, then slice and dice the data with report filters to narrow down the data by country, compliance event, status and/or date range. The application also includes role options so that you can grant appropriate security and access privileges to team members, and the application then details each member's compliance responsibilities under a dedicated tasks tab.

What we deliver:



Compliance alerts

Never miss a deadline again with our dashboard, calendar reports and email notifications for pending or overdue compliance events, enabling you to be in total control of your compliance obligations around the world.



Efficiency

Data filters in your on-demand reports enable you to easily view, download and analyse the data in any way that is relevant to your role. You can also export compliance event reports to Excel or calendar formats.



Dedicated compliance team

Our team has regulatory experience in each jurisdiction and are on hand to provide expert knowledge and advice.



Collaboration

Your real-time data and documents are securely hosted in one location that is easily accessible to users in a transparent, collaborative tool to help you meet your compliance events and key milestones.



Security

Single sign-on access and multi-factor authentication to keep your data secure.



Real Estate: Our key service list

Governance, Risk & Compliance

- AIFM Manco
- Annex IV Reporting
- Corporate Income Tax Returns
- Depository
- FATCA / CRS Reporting
- Fund Formation
- Indirect Tax Returns
- KYC / AML
- Legal Entities Formation

Finance, Accounting & Administration

- Accounts Payable
- Accounts Receivable
- Bookkeeping
- Cash Management & FX
- Company Secretarial
- Escrow
- Financial Statements & Reporting
- Investor Services
- Property Accounting
- RE Fund Accounting
- Share Class Accounting
- SPV Accounting

Advisory & Transaction Support

- Acquisitions and Divestments
- Board & Committee Support
- Capital Structure Changes
- Entity Restructuring and Rationalisation
- Refinancing



Opportunity unlocked

Our breadth and depth of skills mean that we always find the right solutions for you.

We make working with us easier through our technology services platform that provides real-time access to information and enables you to do what you need to do anytime, around the world. Our deep expertise, combined with our understanding of our clients, means that we always find the right solutions. Our team of highly skilled and experienced professionals can support you in all aspects of the day-to-day handling of your business; from fund administration to total entity management, we'll deliver the power that you need to focus on your core business activities and succeed globally.

We harness the power and passion of nearly 5,000 dedicated colleagues located in over 80 offices across the Americas, Asia-Pacific, Europe, the Middle East and Africa. Our scale and reach mean that we can connect a global network of in-house experts, across speciality sectors, to respond rapidly, deliver seamlessly and adapt to changing business dynamics across the globe, and ensure that you stay compliant with every law, regulation and process wherever your business takes you.

In addition, our deep local knowledge and entrepreneurial mindset mean that we get things off the ground fast. We listen, look ahead strategically, and support you over the long term. By combining our global network and outlook with extensive local market knowledge, we can help you make decisions and act with the speed and confidence needed to seize opportunities across the world.

Our expertise in identifying and managing risk gives you the confidence and peace of mind that your interests are always protected; so that you're able to make better decisions, faster.

Whatever you're doing, and wherever you want to be, we're here to support you.

Ready? A world of opportunity awaits.





A team you can rely on

Globally Alert and Locally Alive. We are your trusted partner for the long-term *wherever* and *whenever* you need us. Our high performance, high values culture ensures that we work as a One Vistra team to bring you the right mix of industry, technical, and local expertise. Together, we listen, we partner. We harness the power and passion of our organisation for your benefit. We are excited about your future and relish the challenge of helping you **Unlock Opportunity**.



Committing to clients

We listen, take ownership and think ahead, because client success is our success.



Empowering people

We unlock the unique capabilities of our people – providing opportunities and helping them thrive.



Working as ONE VISTRA

We are stronger together, delivering solutions with the power of our combined skills.



Doing the right thing

It guides every decision we make, every day.





About Vistra

With a laser focus on minimising risk and enhancing efficiencies, Vistra provides expert advisory and administrative support to Fund, Corporate, Capital Market and Private Wealth clients; helping capital flow, protecting investors and safeguarding assets across multiple industries. Vistra is present in over 45 jurisdictions and employs nearly 5,000 professionals. For more information, please visit www.vistra.com

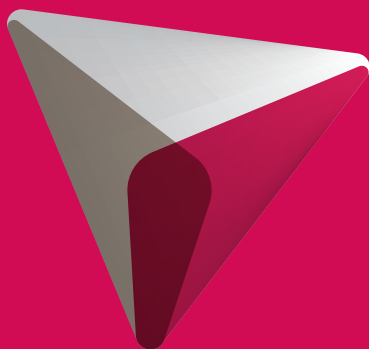
Talk to an expert

Please get in touch for more information or if you think this is something we can help your business with.

Marc Harris

Director and Head of Real Estate and Capital Markets,
Vistra Channel Islands
marc.harris@vistra.com
Tel: +44 1534 504547





Seize opportunity

vistra.com

Vistra Fund Services (Guernsey) Limited
PO Box 91
11 New Street
St Peter Port
Guernsey
GY1 3EG

Vistra (Jersey) Limited
4th Floor
St Paul's Gate
22-24 New Street
St Helier
Jersey
JE1 4TR

 @vistra
 @vistragroup

Vistra (Jersey) Limited is regulated by the Jersey Financial Services Commission. Vistra Fund Services (Guernsey) Limited is licensed by the Guernsey Financial Services Commission.
Disclaimer The contents of this document are made available for information purposes only. Nothing within this document should be relied upon as constituting legal or other professional advice. Neither Vistra Group Holding S.A. nor any of its group companies, subsidiaries or affiliates accept any responsibility whatsoever for any loss occasioned to any person no matter howsoever caused or arising as a result, or in consequence, of action taken or refrained from in reliance on any of the contents of this document. This document must be read in conjunction with our Legal and Regulatory notice (including Disclaimer) at: www.vistra.com/notices. Copyright © 2021 by Vistra Group Holdings SA. All Rights Reserved.
WLT127079558