



1875 FINANCE

THE FINANCIAL PLACE TO BE

1875 MULTI-FAMILY OFFICE

A strong partner for your family

June 2019



1875 MULTI-FAMILY OFFICE

CONSOLIDATION – OVERVIEW 31.12.2018 - USD

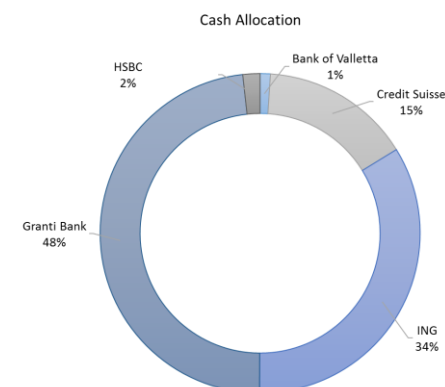
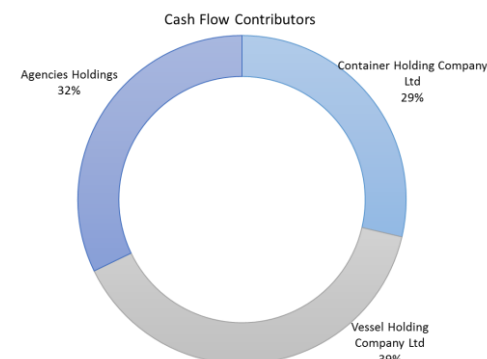
A family PORTFOLIO SUMMARY

PORTFOLIO	TOTAL GROSS \$223'853'289 100.00%	TOTAL NET \$162'078'267 72.40%
CORPORATE BANKING ASSETS	\$19'586'223 8.75%	\$19'586'223
OPERATING HOLDINGS (ASSET VALUE)	\$204'267'066 91.25%	\$142'492'044
REAL ESTATE	\$0 0.00%	

CASH FLOW GENERATION	Holding 1	Holding 2	Holding 3
USD	\$9'008'956	\$12'326'809	\$10'111'267
\$31'447'032	28.65%	39.20%	32.15%

CORPORATE BANKING ASSETS	TOTAL in USD \$19'586'223 8.75%	CASH \$19'586'223 100.00%	OTHER ASSETS \$0 0.00%
Bank 1	\$202'481 1.03%	\$202'481	\$0
Bank 2	\$2'974'767 15.19%	\$2'974'767	\$0
Bank 3	\$6'627'188 33.84%	\$6'627'188	\$0
Bank 4	\$9'442'459 48.21%	\$9'442'459	\$0
Bank 5	\$339'328 1.73%	\$339'328	\$0

OPERATING HOLDINGS (ASSET VALUE)	TOTAL in USD \$204'267'066 91.25%	Net Value \$142'492'044 69.76%	Bank Liabilities \$67'855'022 33.22%
	\$102'168'381 50.02%	\$97'288'381	\$4'880'000
	\$102'098'685 49.98%	\$45'203'663	\$56'895'022
	\$0	\$0	\$6'080'000



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BANKING ASSETS - 31.12.2018 - USD

LOGO		OVERALL PORTFOLIO		CASH & SHORT TERM			
		TOTAL VALUE	TOTAL INVESTED	TOTAL LIQUIDITIES	USD	CHF	EUR
CORPORATE BANKING ASSETS		\$19'586'223 8.75%	\$0 0.00%	\$19'586'223 100.00%	\$17'907'072 91.43%	CHF 344'159.43 1.76%	€ 1'191'744.31 6.08%
Bank 1		\$202'481 1%	\$0 0%	\$202'481 100%	\$179'635 89%	CHF - 0%	€ 20'296.39 10%
	Company	\$29'495		\$29'495	\$ 29'495.03		€ -
	Company	\$164'515		\$164'515	\$ 146'338.45		€ 16'148.54
	Company	\$8'471		\$8'471	\$ 3'801.75		€ 4'147.85
Bank 2		\$2'974'767 15.2%	\$0 0.0%	\$2'974'767 100%	\$2'449'769 37%	CHF 344'159.43 5%	€ 166'377.24 3%
	Company	\$5'057		\$5'057	\$ 5'057.14	CHF -	€ -
	Company	\$2'900		\$2'900	\$ 2'899.54	CHF -	€ -
	Company	\$64'528		\$64'528	\$ 3'720.05	CHF 11'682.13	€ 43'838.63
	Company	\$143'553		\$143'553	\$ 14'102.02	CHF 284.78	€ 114'757.77
	Company	\$458'678		\$458'678	\$ 458'677.59	CHF -	€ -
	Company	\$46'061		\$46'061	\$ -3'003.80	CHF 50'000.00	€ -
	Company	\$39'953		\$39'953	\$ 39'952.67	CHF -	€ -
	Company	\$10'365		\$10'365	\$ 10'365.30	CHF -	€ -
	Company	\$210'656		\$210'656	\$ 17'417.56	CHF 196'921.29	€ -
	Company	\$9'303		\$9'303	\$ 7'900.27	CHF 1'429.32	€ -
	Company	\$894'264		\$894'264	\$ 894'263.65	CHF -	€ -
	Company	\$90'398		\$90'398	\$ 8'123.91	CHF 83'841.91	€ -
	Company	\$82'991		\$82'991	\$ 76'542.31	CHF -	€ 5'728.98
	Company	\$177'556		\$177'556	\$ 177'556.39	CHF -	€ -
	Company	\$3'056		\$3'056	\$ 3'055.84	CHF -	€ -
	Company	\$2'160		\$2'160	\$ 2'160.10	CHF -	€ -
	Company	\$149		\$149	\$ 148.99	CHF -	€ -
	Company	\$313'158		\$313'158	\$ 313'158.14	CHF -	€ -
	Company	\$14'945		\$14'945	\$ 14'945.41	CHF -	€ -
	Company	\$271'252		\$271'252	\$ 268'942.52	CHF -	€ 2'051.86
	Company	\$0		\$0	\$ -	CHF -	€ -
	Company	\$133'783		\$133'783	\$ 133'783.23	CHF -	€ -

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BANKING ASSETS - 31.12.2018 - USD

LOGO

		OVERALL PORTFOLIO		CASH & SHORT TERM			
		TOTAL VALUE	TOTAL INVESTED	TOTAL LIQUIDITIES	USD	CHF	EUR
Bank 3		\$6'627'188	\$0	\$6'627'188	\$5'495'880	CHF -	€ 1'005'070.68
		34%	0%	100%	83%	0%	15%
	Company	\$5'300'128		\$5'300'128	\$ 5'300'128.33		€ -
	Company	\$89'232		\$89'232	\$ 64'906.14		€ 21'611.56
	Company	\$59'506		\$59'506	\$ 38'013.80		€ 19'094.14
	Company	\$1'113'396		\$1'113'396	\$ 32'932.01		€ 959'900.41
	Company	\$64'925		\$64'925	\$ 59'900.12		€ 4'464.57
Bank 4		\$9'442'459	\$0	\$9'442'459	\$9'442'459	CHF -	€ -
		48.2%	0.0%	100%	142%	0%	0%
	Company	\$9'442'459		\$9'442'459	CHF 9'442'459.28		CHF -
Bank 5		\$339'328	\$0	\$339'328	\$339'328	CHF -	€ -
		1.7%	0.0%	100%	5%	0%	0%
	Company	\$339'328		\$339'328	\$ 339'328.29		

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OPERATING COMPANIES - 31.12.2018 - USD

LOGO		OVERALL PORTFOLIO		CURRENCY ANALYSIS	CREDIT ANALYSIS	OTHER ASSETS	
		TOTAL VALUE	TOTAL INVESTED	USD	LIABILITIES	TOTAL OTHER ASSETS	USD
OPERATING HOLDINGS (ASSET VALUE)		\$204'267'066 91.3%	\$60'154'978 29%	\$204'267'066 100.00%	\$56'895'022	\$204'267'066	
Holding 1		\$102'168'381	\$0	\$102'168'381 100%	\$0	\$102'168'381	
	Company	\$9'407'816	\$0	\$9'407'816	\$0	\$9'407'816	
	Company	\$92'760'565		\$92'760'565		\$92'760'565	
Holding 2		\$102'098'685	\$60'154'978	\$102'098'685	\$56'895'022	\$102'098'685	\$102'098'685
	Company	\$13'344'944	\$9'089'062	\$13'344'944	\$6'660'938	\$13'344'944	\$13'344'944
	Asset						
	Company	\$6'365'379	\$0	\$6'365'379	\$6'450'000	\$6'365'379	\$6'365'379
	Asset						
	Company	\$4'722'527	\$4'384'000	\$4'722'527	\$2'616'000	\$4'722'527	\$4'722'527
	Asset						
	Company	\$4'752'297	\$4'384'000	\$4'752'297	\$2'616'000	\$4'752'297	\$4'752'297
	Asset						
	Company	\$6'455'469	\$6'550'000	\$6'455'469	\$0	\$6'455'469	\$6'455'469
	Asset						
	Company	\$9'397'469	\$6'620'000	\$9'397'469	\$4'880'000	\$9'397'469	\$9'397'469
	Asset						
	Company	\$9'064'325	\$4'611'458	\$9'064'325	\$4'888'542	\$9'064'325	\$9'064'325
	Asset						
	Company	\$9'062'535	\$4'611'458	\$9'062'535	\$4'888'542	\$9'062'535	\$9'062'535
	Asset						
	Company	\$13'737'633	\$4'835'000	\$13'737'633	\$11'365'000	\$13'737'633	\$13'737'633
	Asset						
	Company	\$6'794'042	\$6'850'000	\$6'794'042	\$0	\$6'794'042	\$6'794'042
	Asset						
	Company	\$6'364'931	\$0	\$6'364'931	\$6'450'000	\$6'364'931	\$6'364'931
	Asset						
	Company	\$12'037'134	\$8'220'000	\$12'037'134	\$6'080'000	\$12'037'134	\$12'037'134
	Asset						

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ACTIVITY SECTOR - 31.12.2018 - USD

"Activity" 2018											
Company Name	Asset	Acquisition Date	Acquisition Cost	Bookvalue	Total Loan Debt	Annual Interest paid in 2018	2018 Total Expense	2018 Total Expense (PAID)	2018 Income	2018 Profit/Loss	2018 Dividends
Company X	Asset X	08.07.2015	\$15'750'000	\$13'344'944	\$6'660'938	-\$393'674	\$1817'198	\$1817'198	\$3'613'091	\$1'795'893	\$0
										\$0	
Company X	Asset X	14.08.2018	\$6'450'000	\$6'365'379	\$6'450'000	\$0	\$1'142'052	\$646'182	\$1'083'061	\$436'879	\$0
										\$0	
Company X	Asset X	05.11.2015	\$7'000'000	\$4'722'527	\$2'616'000	-\$185'982	\$1'596'820	\$1'596'820	\$3'159'511	\$1'562'691	\$0
										\$0	
Company X	Asset X	05.11.2015	\$7'000'000	\$4'752'297	\$2'616'000	-\$185'982	\$1'565'147	\$1'565'147	\$2'936'700	\$1'371'553	\$0
										\$0	
Company X	Asset X	29.08.2018	\$6'550'000	\$6'455'469	\$0	\$0	\$2'122'545	\$1'200'570	\$680'621	-\$519'949	\$0
										\$0	
Company X	Asset X	01.04.2014	\$11'500'000	\$9'397'469	\$4'880'000	-\$312'099	\$2'381'989	\$2'270'179	\$3'539'356	\$1'269'177	\$0
										\$0	
Company X	Asset X	22.05.2017	\$9'500'000	\$9'064'325	\$4'888'542	-\$257'646	\$3'813'788	\$2'276'249	\$3'614'715	\$1'338'466	\$0
										\$0	
Company X	Asset X	16.05.2017	\$9'500'000	\$9'062'535	\$4'888'542	-\$257'646	\$3'676'250	\$2'451'524	\$3'556'472	\$1'104'948	\$0
										\$0	
Company X	Asset X	17.03.2015	\$16'200'000	\$13'737'633	\$11'365'000	-\$756'771	\$2'225'432	\$1'496'262	\$2'987'660	\$1'491'398	\$0
										\$0	
Company X	Asset X	22.10.2018	\$6'850'000	\$6'794'042	\$0	\$0	\$874'836	\$488'775	\$539'699	\$50'924	\$0
										\$0	
Company X	Asset X	14.08.2018	\$6'450'000	\$6'364'931	\$6'450'000	\$0	\$1'008'512	\$471'530	\$1'136'817	\$665'287	\$0
										\$0	
Company X	Asset X	12.06.2015	\$14'300'000	\$12'037'134	\$6'080'000	-\$377'469	\$1'785'523	\$1'378'058	\$3'137'600	\$1'759'542	\$0
			\$117'050'000	\$102'098'685	\$56'895'022	-\$2'727'269	\$24'010'092	\$17'658'494	\$29'985'303	\$12'326'809	\$0

1875 MULTI-FAMILY OFFICE

OUTSTANDING CONTRACTS - USD

Holding							
Contract	Type	Quantity	Unity Price	Value	Daily Rate	Monthly (30D) CF	Annual CF
x	y	746	316.25	\$ 235'922.50	0.15	\$ 3'357.00	\$ 40'843.50
x	y	744	403.33	\$ 300'077.52	0.15	\$ 3'348.00	\$ 40'734.00
x	y	989	433.13	\$ 428'365.57	1.36	\$ 40'351.20	\$ 490'939.60
x	y	984	786.04	\$ 773'463.36	8.60	\$ 253'872.00	\$ 3'088'776.00
x	y	3758	733.33	\$ 2'755'854.14	0.15	\$ 16'911.00	\$ 205'750.50
x	y	3995	786.04	\$ 3'140'229.80	0.25	\$ 29'962.50	\$ 364'543.75
x	y	495	433.13	\$ 214'399.35	1.09	\$ 16'186.50	\$ 196'935.75
x	y	1984	786.04	\$ 1'559'503.36	1.87	\$ 111'302.40	\$ 1'354'179.20
TOTAL		13695		\$ 9'407'815.60		\$ 475'290.60	\$ 5'782'702.30

Holding							
YoM	Type	Quantity	Unity Price	Value	Daily Rate	Monthly (30D) CF	Annual CF
mixed	y	126	100	\$ 12'600.00	0.25	\$ 945.00	\$ 11'497.50
2003	y	486	316.25	\$ 153'697.50	0.15	\$ 2'187.00	\$ 26'608.50
	y	56	572.92	\$ 32'083.52	0.25	\$ 420.00	\$ 5'110.00
	y	147	538.54	\$ 79'165.38	0.25	\$ 1'102.50	\$ 13'413.75
mixed	y	81	50	\$ 4'050.00	0.15	\$ 364.50	\$ 4'434.75
2006	y	690	403	\$ 278'297.70	0.15	\$ 3'105.00	\$ 37'777.50
	y	237	647	\$ 153'433.80	0.25	\$ 1'777.50	\$ 21'626.25
	y	1'580	688	\$ 1'086'250.00	0.25	\$ 11'850.00	\$ 144'175.00
2007	y	5285	433.13	\$ 2'289'092.05	0.15	\$ 23'782.50	\$ 289'353.75
	y	1768	693.23	\$ 1'225'630.64	0.25	\$ 13'260.00	\$ 161'330.00
	y	5125	736.77	\$ 3'775'946.25	0.25	\$ 38'437.50	\$ 467'656.25
2008	y	449	733	\$ 329'265.17	0.15	\$ 2'020.50	\$ 24'582.75
	y	496	740	\$ 367'144.16	0.25	\$ 3'720.00	\$ 45'260.00
	y	2'469	786	\$ 1'940'732.76	0.25	\$ 18'517.50	\$ 225'296.25
2010	y	13	3295.719231	\$ 42'844.35	0.25	\$ 97.50	\$ 1'186.25
TOTAL		19'008		\$ 11'770'233.28		\$ 121'587.00	\$ 1'479'308.50

Holding							
Financer	Type	Quantity	Unity Price	Theoretical Value	Daily Rate (Lease rate - Financing cost)	Monthly (30D) CF	Annual CF
x	y	296	5184	\$ 1'534'464.00	0.14	\$ 1'243.20	\$ 15'125.60
x	y	346	1216	\$ 420'736.00	0.10	\$ 1'038.00	\$ 12'629.00
x	y	499	19075	\$ 9'518'425.00	0.12	\$ 1'796.40	\$ 21'856.20
x	y	3998	2067	\$ 8'263'866.00	0.27	\$ 32'383.80	\$ 394'002.90
x	y	2494	3532	\$ 8'808'808.00	0.26	\$ 19'453.20	\$ 236'680.60
x	y	3991	2400	\$ 9'578'400.00	0.24	\$ 28'735.20	\$ 349'611.60
x	y	3486	4105	\$ 14'310'030.00	0.19	\$ 19'870.20	\$ 241'754.10
x	y	2000	1827	\$ 3'654'000.00	0.27	\$ 16'200.00	\$ 197'100.00
x	y	3993	3087	\$ 12'326'391.00	0.39	\$ 46'718.10	\$ 568'403.55
x	y	965	8339.57	\$ 8'047'685.05	-0.36	\$ -10'422.00	\$ -126'801.00
x	y	492	9202.29	\$ 4'527'526.68	-0.91	\$ -13'431.60	\$ -163'417.80
TOTAL		22560		\$ 80'990'331.73		\$ 143'584.50	\$ 1'746'944.75

GRAND TOTAL		55263		\$ 102'168'380.61		\$ 740'462.10	\$ 9'008'955.55
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1875 MULTI-FAMILY OFFICE

DIVIDENDS MATRIX – YEAR 2018

Dividend Matrix 2018 (USD)							
Holdings	Name	Name	Name	Name	Name	Name	Total
Name						\$1'282'951	\$1'282'951
Name	\$719'144						\$719'144
Name	\$77'245						\$77'245
Name	\$510'969						\$510'969
Name	\$47'398						\$47'398
Name		\$110'251					\$110'251
Name	\$33'751						\$33'751
Name			\$67'445				\$67'445
Name	\$148'231						\$148'231
Name	\$748'441						\$748'441
Name						\$528'982	\$528'982
Name			\$226'838		\$277'117		\$503'955
Name					\$32'207		\$32'207
Name	\$18'308						\$18'308
Name	\$139'276						\$139'276
Name					\$933'835		\$933'835
Name	\$488'012						\$488'012
Name				\$360'468			\$360'468
Name	\$542'844						\$542'844
Name				\$143'378			\$143'378
Name			\$207'030		\$2'404'217		\$2'611'247
Name	\$45'610						\$45'610
Name	\$17'321						\$17'321
Total	\$3'536'549	\$110'251	\$501'313	\$503'845	\$3'647'375	\$1'811'933	\$10'111'267

1875 MULTI-FAMILY OFFICE

DIVIDENDS DETAILS – YEAR 2018

Dividends received in 2018						
Company (from)	Company (to)	Date	Amount	Currency	Justification	YEAR concerned
		03.10.2018	362'750.23	USD	second installment 2017 dividend	2017
		01.08.2018	312'560.00	EUR	Dividend 2017	2017
		06.08.2018	30'831.00	USD	Distributed dividend 2016	2016
		04.06.2018	27'335.00	USD	Dividend 2017	2017
		19.09.2018	19'079.00	USD	dividend	2010
		02.05.2018	277'767.00	USD	Dividend payment	2017
		30.07.2018	233'202.00	USD		
		03.07.2018	47'397.92	USD	50 Percent dividend for 2017	2017
		09.07.2018	29'600.00	EUR	Dividend 2017	2017
		22.10.2018	70'000.00	EUR	dividend 2017	2017
		12.02.2018	60'000.00	EUR	Dividends 2016	2016
		17.04.2018	748'441.01	USD	Dividend for 2017	2017
		03.07.2018	9'537.28	USD	50 Percent dividend for 2017	2017
		12.12.2018	8'770.25	USD	second half of 2017	2017
		28.06.2018	84'054.52	EUR	Dividend 2015	2015
		03.07.2018	38'091.85	EUR	Dividend 2017	2017
		09.11.2018	103'459.36	USD	extra dividend for 2017	2017
		09.11.2018	82'934.87	USD	dividend 2017	2017
		19.04.2018	77'801.77	USD	Payment for dividend for 2017	2017
		20.04.2018	64'313.21	USD	Payment for dividend for 2017	2017
		14.03.2018	61'038.75	USD	Dividends 2013	2013
		26.09.2018	51'300.03	USD	4th installment 2017	2017
		27.06.2018	45'007.97	USD	Payment for dividend for 2017	2017
		15.11.2018	1'445.26	USD	foreign exchange difference	2017
		20.04.2018	711.16	USD		2017
		31.07.2018	476'078.57	EUR		
		06.09.2018	40'000.00	EUR	dividend	2017 ?
		22.06.2018	15'190.51	EUR	Dividend 2017	2017

1875 MULTI-FAMILY OFFICE

DIVIDENDS – YEAR 2018

Dividends received in 2018						
Company (from)	Company (to)	Date	Amount	Currency	Justification	YEAR concerned
		25.09.2018	110'250.90	USD	payment of interim dividend	2018
		21.05.2018	59'150.00	EUR	Dividend	2017
		16.05.2018	226'838.22	USD	Dividends 2017	2017
		18.05.2018	78'621.00	EUR	First installment dividend	2017
		25.09.2018	69'979.00	EUR	last installment dividend	2017
		18.07.2018	32'967.00	EUR	2nd installment	2017
		25.06.2018	179'292.73	EUR	Part payment dividend 2017	2017
		17.08.2018	73'121.92	EUR	Payment of dividend	2017
		18.04.2018	70'157.64	USD	Part payment dividend 2017	2017
		22.08.2018	1'413.09	EUR	due to exchange rate	2017
		19.04.2018	885.43	USD	Part payment dividend 2017	2017
		23.03.2018	143'377.62	USD	Dividends 2013	2013
		08.05.2018	277'116.98	USD	Dividends 2017	2017
		27.12.2018	32'206.53	USD	dividend for 2013,2015,2016	
		22.03.2018	818'981.02	EUR	2017 year profit payment	2017
		18.05.2018	921'379.00	EUR	First installment dividend	2017
		25.09.2018	820'106.00	EUR	last installment dividend	2017
		18.07.2018	367'033.00	EUR	2nd installment dividend	2017
		14.08.2018	1'237'563.12	USD	Dividend	2017
		15.10.2018	45'387.88	USD	dividend exercise 2017	2017
		04.10.2018	528'982.35	USD	dividend exercise 2017	2017

Total		4'925'889.74	USD
Total		4'547'619.21	EUR

Total in USD	10'111'267.07
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1875 MULTI-FAMILY OFFICE

BANK LOANS – 31.12.2018

Bank Loans		
Company Borrower	Outstanding Principal as of 31.12.18	Interest Rate
	\$4'880'000.00	3.25%
	\$6'080'000.00	3.50%
	\$17'045'464.00	3 month LIBOR + 3.35% p.a.
	\$6'660'937.50	3 month LIBOR + 3.35% p.a.
	\$2'616'000.00	3 month LIBOR + 2.65% p.a.
	\$2'616'000.00	3 month LIBOR + 2.65% p.a.
	\$7'000'000.00	3 month LIBOR + 3.25% p.a.
	\$4'888'540.00	LIBOR + 4% p.a.
	\$4'888'540.00	LIBOR + 4% p.a.
	\$11'625'000.00	LIBOR + 4% p.a.
TOTAL	\$68'300'481.50	

1875 MULTI-FAMILY OFFICE

INTER-CO LOANS – 31.12.2018

Inter Company Loans			
Company Borrower	Company Lender	Outstanding Principal as of 31.12.18	Interests
CB	CL	\$30'000.00	0.00%
CB	CL	\$6'310.80	0.00%
CB	CL	\$12'026.39	0.00%
CB	CL	\$3'600'000.00	0.00%
CB	CL	\$5'132'378.56	0.00%
CB	CL	\$190'295.00	0.00%
CB	CL	\$3'160.00	0.00%
CB	CL	\$129'734.00	0.00%
CB	CL	\$3'160.00	0.00%
CB	CL	\$15'000.00	0.00%
CB	CL	\$42'550'000.00	0.00%
CB	CL	\$6'716.81	12 month EURIBOR +1%
CB	CL	\$20'026.39	0.00%
CB	CL	\$1'020'000.00	0.00%
CB	CL	???	3.00%
CB	CL	\$430'000.00	0.00%
CB	CL	\$450'000.00	3.00%
CB	CL	\$7'589'456.93	0.00%
CB	CL	\$12'026.39	0.00%
CB	CL	\$3'000'000.00	0.00%
CB	CL	\$835'994.39	0.00%
CB	CL	\$1'196'741.10	0.00%
CB	CL	\$1'875'230.00	2.25%
CB	CL	\$823'142.81	12 month LIBOR +1%
CB	CL	\$29'156.54	3.00%
CB	CL	\$10'173.16	0.75%
CB	CL	\$730'000.00	0.00%
CB	CL	\$3'000'000.00	4.00%
CB	CL	\$294'222.20	0.00%
TOTAL		\$72'994'951.47	

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