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ANNUAL REPORT 2020

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For our shareholders

STRATEGIC HIGHLIGHTS

The properties we acquired in 2020 (Egerkingen, Schönenwerd, Lenzburg) are strategically located in very good locations. This reduces the risk of high fluctuation and we can therefore continue to expect solid full occupancy in the future.

FINANCIAL HIGHLIGHTS

Since Q-Base Capital Group AG was able to acquire these residential complexes from the network it had built up over many years, the prices of the properties matched the bank's internal valuations. Thus, Q-Base Capital Group AG did not have to make a higher equity contribution, which led to a higher return on equity. This means that you, the investor, can continue to receive the interest rate of 4.25% with a guarantee and without high risk.

OPERATING HIGHLIGHTS

Q-Base Capital Group has made a successful start in 2020. A number of investors have already been recorded. In the short time until the end of 2020, some expansions were added to the operations of Q-Base Capital Group AG:

- Homepage has been continuously improved
- Live chat was added (no robot, we answer directly and sit behind the chat)
- More offers and news were added to the News section on the homepage

Our outlook for 2021 is, of course, to continue to improve the homepage and to add more properties to the portfolio to further improve diversification for investors.

A very strong need on our part is the further development in the direction of virtual reality (VR) in order to increase confidence in the area of investment security. VR gives us the opportunity to show you, the investors, the properties even more clearly and in more detail in the future through visualisation without you having to physically visit the property.

An empirical paper/study is currently being written internally. This study should be finished and evaluated by the middle of the year. We will then explain the results to you in the semi-annual report.

In the following semi-annual report, the following topics are then reproduced for the vr:

- Research question
- Research gap
- Research niche
- Evaluations etc.

Investment overview

Since the properties in Egerkingen and Schönenwerd could not be taken over until 01.07.2020 and the properties in Lenzburg as of 01.08.2020, not too much renovation work has been carried out yet, but regular maintenance work has been ensured.

Below we hereby explain the maintenance work that was carried out in the period from 01.07.2020 - 31.12.2020.

PROPERTIES IN EGERKINGEN

- The contract for the complete caretaking and garden maintenance went to LGS Brunner KLG, Liegenschafts- und Gartenservice. The company maintains the properties very professionally and cleanly. Thus, the appearance of the properties is always perfect.
- The facades of each property were completely washed down and cleaned by Rohr AG right at the beginning.
- 2 flats were freshly painted.

PROPERTIES IN SCHÖNENWERD

- The contract for the complete house and garden maintenance went to Swidex Reinigungen & Hauswartungen GmbH. The company maintains the properties very professionally and cleanly. Thus, the appearance of the properties is always perfect.
- A complete garden cut was immediately arranged.
- The staircase was freshly painted.
- Service heating by the company Rea Heizungen - Sanitär & Heizung
- All flat doors were freshly painted.
- The garage doors were freshly painted.
- The facades were cleaned by Rohr AG.
- New thuja trees were planted in the garden for a more beautiful landscape.

PROPERTIES IN LENZBURG

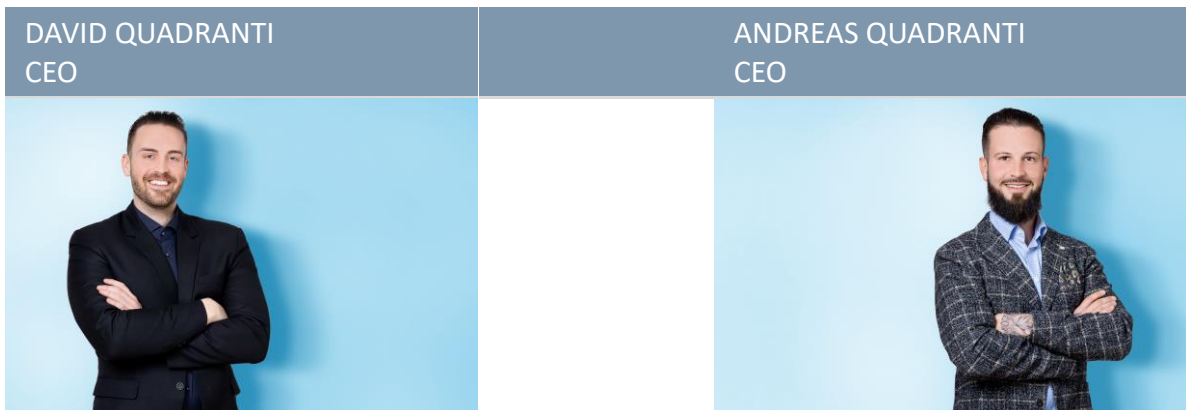
- The contract for the complete house and garden maintenance went to Swidex Reinigungen & Hauswartungen GmbH. The company maintains the properties very professionally and cleanly. Thus, the appearance of the properties is always perfect.
- A complete garden cut was immediately arranged.
- Small touch-up work in the tenants' flats

CONCLUSIONS

We look forward to continuing to make and offer successful investments with you, our investors, in the future.

We are also looking forward to future developments in virtual reality. This will be a milestone for the investment world.

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