ACATIS GANÉ Value Event Fonds UI (WKN A0X754)

Investment Report May 2010 **Aschaffenburg, 5th June 2010**

We invest in winners. That means we invest in strong companies that create value for their shareholders with sustainable business models, solid balance sheets and high margins. We keep the risks low and invest when our position is fuelled by a positive event. We refer to that as the combination of value and event.

Nemetschek AG

The origins of the company, based in Munich, Germany, date back to the year 1963, when the present supervisory board chairman and principal shareholder Georg Nemetschek founded the “engineering design firm for the construction industry”. The firm was the first to use computers for planning and designing buildings and other structures. Today, Nemetschek, with 1,065 employees, is Europe’s leading software supplier for architects, engineers and the construction industry. It covers most of the value chain in construction, from planning and visualization, via the actual construction process, through to operation. The integrated software solutions create synergies and optimize the life cycle of buildings and other structures in terms of quality, cost, time and effort. The products are used by over 300,000 customers in 142 countries.

The industry underwent a consolidation process, in which Nemetschek was an active player. Since its acquisition of the biggest European peer Graphisoft in 2007 Nemetschek is global “No. 2” behind the US firm Autodesk. After these two firms come a raft of small local players which account for over half of the market, which is worth about EUR 1.2bn.

Thanks to the company’s sustained high profitability the EUR 100m loan from the Graphisoft acquisition was almost completely repaid over the past three years. Today, the company has no net debt. The dividend continuity, which was interrupted last year, has been resumed.

Nemetschek reported slightly lower revenues of EUR 136m in 2009 due to the crisis. Although 25% of revenues was invested in research and development and recognized as expense, Nemetschek still generated a free cash flow margin of about 15%.

The quality of the business model lies particularly in its low capital (“asset light business model“) and strong customer ties (“importance of customer stickiness“). The proportion of recurrent revenues is very high. Nemetschek derives 47% of its revenues from software licenses (new contracts update and upgrade contracts). 46% of revenues come from software service agreements (maintenance periods of 12 to 36 months) and 7% from training and consulting.

Owing to its market position and innovative strength we see good chances for profitable growth despite the modest growth prospects in the short term for the core market of Europe (88% of revenues). Growth potential is presented especially by the industry’s further consolidation and by the internationalization drive in eastern European markets and in the Near and Middle East. Against this backdrop we consider the market capitalization (10 times free cash flow) to be attractive.

Sincerely yours

J. Henrik Muhle Dr. Uwe Rathausky