

April 10, 2024

Ad hoc notification pursuant to Art. 53 Listing Rules

Swisscanto (CH) Real Estate Fund Responsible IFCA: Robust operational result in fiscal year 2023

- **Distribution increased again, from CHF 3.70 to CHF 3.80**
- **Rental income loss rate further reduced at a low level from 2.2% to 1.9%**
- **Sustainability: Excellent 5-star GRESB rating**
- **Lower total income due to absence of capital gains**

Zurich, 10 April 2024, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible IFCA (ISIN: CH0037430946) achieved a robust operational result in fiscal year 2023. On the financial market, the fund posted a strong overall performance of +8.9% (previous year: –13.4%).

Further increase in the distribution to CHF 3.80

Net income moved sideways at CHF 39.9 million (previous year: CHF 40.4 million) despite higher refinancing costs. Additional income was realized from vacancy reduction, portfolio investments and reference interest rate adjustments. The rental income loss rate remained low at 1.92% (previous year: 2.18%). The fund's total income fell from CHF 79.4 million in the previous year to CHF 37.5 million due to the lack of capital gains. The investment return fell accordingly to 2.9% (previous year: 6.3%). Unrealized capital gains were significantly lower than in the previous year at CHF –3.0 million (previous year: CHF 37.5 million) because of slightly declining property values. Thanks to the continued good operating result, the fund increased the distribution per unit from CHF 3.70 to CHF 3.80. The payout to investors will be disbursed on April 26, 2024.

Implementation of the portfolio optimization strategy is progressing

As of December 31, 2023, the fund was invested in 125 properties with a market value of CHF 1,879.6 million (previous year: CHF 1,870.9 million). The portfolio was expanded with a rounding-off purchase in Dietikon (Hofackerstrasse 34-36) and optimized with two sales in La Chaux-de-Fonds (Avenue Charles-Naine 1-5 and Avenue Charles-Naine 7). The portfolio value developed sideways with a slight net depreciation of –0.1% (previous year: 2.5%). The discount rate rose to 2.84% (previous year: 2.82%). In the portfolio, the renovation project involving the addition of a storey to the Zurich Herrligstrasse 26/28 property was completed. Further substantial renovation and extension projects were initiated in Uster (Gschwaderstrasse 40), Basel (Allschwilerstrasse 38) and Dübendorf (Grünenstrasse 23, 27).

Focus on sustainability

In 2023, the fund took part in the annual assessment of the international ESG benchmark GRESB and achieved the highest possible 5-star rating for the existing portfolio with a score of 88 points. The share of renewable energies (excluding electricity purchased by tenants) was around 19.2% in 2022. The consistent development towards renewable and more CO₂-efficient energy will continue in the future. For the real estate portfolio, a net zero target is being pursued for Scope 1 emissions in operations by 2050, which is oriented towards the Paris Climate Agreement.

Find the 2023 Annual Report and further information at [swisscanto.com](https://www.swisscanto.com)

Contact

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About Swisscanto (CH) Real Estate Fund Responsible IFCA

Swisscanto (CH) Real Estate Fund Responsible IFCA invests primarily in residential real estate in Switzerland. Properties for residential use account for more than 90% of the fund's income. The fund's portfolio is very well-diversified geographically and predominantly consists of liquid properties in the middle rent-price segment. The fund has been built up over the last 60 years over a number of different cycles. Many of the properties have been in the fund's ownership for decades and are continually maintained and refurbished in line with tenants' needs. The fund's positioning and broad diversification is aimed at achieving a high degree of stability with regard to portfolio quality and distribution.

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