

6 April 2022

Ad hoc notification pursuant to Art. 53 Listing Rules

Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial: Robust performance in fiscal year 2021

- **Structural improvement of portfolio quality**
- **Diversification increased through growth and portfolio reallocation**
- **Total income increased to 21.9 MCHF (previous year: 17.7 MCHF) and return on investment increased to 4.3% (previous year: 3.8%)**
- **Reduction of rental income loss rate to 7.8% (previous year: 9.3%)**

Zurich, 6 April 2022, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial (ISIN: CH0111959190) again achieved a very solid result in the 2021 financial year.

Solid performance and renewed increase in payout

Factoring in the purchase of current operating income in the context of the capital increase executed in October 2021, the fund increased its total income for 2021 to CHF 21.9 million from CHF 17.7 million in 2019. The return on investment increased from 3.8% to 4.3% and the return on equity from 3.6% to 4.1%. The good result is based on a higher net income of CHF 21.3 million (previous year: 19.2 million), realized capital gains of CHF -0.6 million and unrealized capital gains of CHF 1.2 million (previous year: CHF -1.5 million). The rental income loss rate of the fund decreased from 9.3% to 7.8% in 2021. Based on the good earnings structure, the fund can again ensure a higher payout of CHF 4.15 (previous year: CHF 4.10). The tax-exempt payout will be disbursed to investors on 21 April 2022.

Successful continuation of growth course

As of the reporting date 31 December 2021, the fund's portfolio comprised 27 properties (previous year: 24) with a market value of CHF 670.1 million (previous year: CHF 614.9 million). The fund was able to significantly strengthen the earnings stability of the portfolio through targeted transaction activity. In the past financial year 2021, four acquisitions were made in Root LU, Oberengstringen ZH, Suhr AG and St. Gallen with a total market value of almost CHF 118.1 million. Three additional properties in the cities of Yverdon-les-Bains VD, Zurich, and Kreuzlingen SG with a market value of CHF 87.7 million were acquired with transfer of ownership after the reporting date at the beginning of 2022. The acquisitions were financed with the successful capital increase in the amount of CHF 49.7 million in October 2021 as well as with the proceeds from the sale of the property Dorfstrasse 1-3 in Altenrhein ("Werkplatz Altenrhein") with a market value of CHF 73.1 million as of 31 December 2020.

Outlook

The fund is adhering to its proven strategy. The operational focus is on portfolio management at property level and the steady broadening of the earnings base through a responsible growth strategy. Regarding sustainability, it is intended to publish a GRESB rating (Global Real Estate Sustainability Benchmark) for the fund for the first time in the fall of 2022.

Find the 2021 Annual Report and further information at www.swisscanto.com.

Contact

Media Relations Zürcher Kantonalbank, Mr. Alexander Wolski, Telephone +41 44 292 29 79,
medien@zkb.ch

About Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial

Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial was launched in 2010 and invests in commercial and mixed-use properties in all market regions across Switzerland. The fund is positioned in the core/coreplus segment. The provisions specified as part of the fund's sustainability policy also apply. The investment strategy is to achieve stable current income on a sustainable basis. Properties are directly owned by the fund and are taxed by the fund, which means that distributions are therefore tax-free for investors. The fund pursues a responsible growth strategy in order to increase diversification and strengthen the earnings base and the liquidity of the units.

About Zürcher Kantonalbank Asset Management

Zürcher Kantonalbank is a leading universal bank in the Zurich economic region with national roots and international reach. It is an independent public-law institution of the Canton of Zurich. Proven asset management specialists at Zürcher Kantonalbank develop high-quality investment and pension solutions for private investors, companies and institutions. It is known for its pioneering role in sustainable investments, and the Swisscanto funds it manages as asset manager regularly receive national and international awards.

Legal information

This publication is an ad hoc notification pursuant to Art. 53 of the Listing Rules of SIX Swiss Exchange. This publication is for information purposes only. This publication was prepared by Zürcher Kantonalbank on behalf of the issuer Swisscanto Fondsleitung AG with customary due diligence. This publication is neither an offer to enter a contract nor an invitation to make an offer for products and services. It constitutes neither an offer nor a recommendation to buy, hold or sell financial instruments. The products and services described in this publication are not available to US persons under applicable regulations. Past performance and returns are no guarantee of future investment performance. Every investment involves risks, especially risks related to fluctuations in value and returns. The current fund documents (e.g., fund contracts, terms of contract, prospectuses and/or key investor information as well as annual reports) can be obtained from swisscanto.com, from Swisscanto Fondsleitung AG, Bahnhofstrasse 9, 8001 Zurich or at any branch office of Zürcher Kantonalbank.

© 2022 Zürcher Kantonalbank