

April 5, 2023

*Ad hoc notification pursuant to Art. 53 Listing Rules*

## **Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial: Solid result in fiscal year 2022**

- **Optimization of earnings and asset diversification**
- **Further improvement in operating profit**
- **Net income increased thanks to significantly reduced rental income loss rate**
- **Constant distribution at CHF 4.15**
- **Sustainability: 3-star GRESB rating and new CO<sub>2</sub> reduction path**

Zurich, April 5, 2023, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial (ISIN: CH0111959190) achieved a solid result in fiscal year 2022.

### **Further increase in net income**

The fund increased net income in 2022 compared to the previous year from CHF 21.3 million to CHF 21.7 million. The rental income loss rate decreased from 7.8% (without Covid-19 effects: 7.5%) to 6.2%. The EBIT margin increased to 73.3% (previous year: 70.4%). Due to unrealized capital losses of CHF 7.7 million (previous year: capital gains of CHF 1.2 million), total income decreased from CHF 21.9 million to CHF 14.0 million compared to the previous year. The distribution per unit remains constant at CHF 4.15 (previous year: CHF 4.15). This corresponds to a payout ratio of 99.7% (previous year: 101.4%). The payout to investors will be disbursed on April 21, 2023.

### **Successful leasing activities**

As of December 31, 2022, the fund's property portfolio comprised 30 properties (previous year: 27) with a market value of CHF 737.8 million (previous year: CHF 670.1 million). The fund acquired three commercial properties in Zurich (Selnaustrasse), Kreuzlingen and Uster with a market value of CHF 70.2 million in fiscal year 2022. The operational focus was on the successful optimization of the rental situation. Among other things, vacancies at the properties in Renens (–30%), Bussigny (–50%) and Etoy (now fully let) in western Switzerland were significantly reduced. In addition, thanks to active exchange, early extensions of existing leases were achieved with major existing tenants in Gravesano, Pfungen and Zurich (Hohlstrasse). As a result, income diversification in the portfolio increased again.

### **Milestones in sustainability**

The Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial participated in GRESB's annual ESG assessment\* for the second time in 2022 and received a "Green Star" rating. With a score of 73 (out of 100), the fund achieved a 3-star rating (out of 5) for its portfolio of holdings. In addition, a carbon reduction path was developed for the fund's real estate portfolio during the last fiscal year. The fund is

pursuing a net-zero target by 2050 of Scope 1 emissions in operations, which is guided by the Paris Climate Agreement.

Find the 2022 Annual Report and further information at [www.swisscanto.com](http://www.swisscanto.com)

## Contact

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## 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/core plus 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.

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