

August 17, 2023

Ad hoc notification pursuant to Art. 53 Listing Rules

Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial: Half-year result 2023

Zurich, August 17, 2023, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial (ISIN: CH0111959190) recorded a solid result in the first half of 2023.

Rental income increased to CHF 16.6 million (prior-year period: CHF 16.4 million) and the EBIT margin improved to 72.62% (prior-year period: 68.07%). This partially compensated for the higher refinancing costs. Overall, net income decreased from CHF 10.5 million in the prior-year period to CHF 9.5 million. The rent default rate remained low at 6.46%. Due to the increase in the average discount rate by around five basis points, the portfolio showed a net depreciation of 0.6% compared to the last valuation as of year-end 2022.

For the entire fiscal year 2023, the fund continues to aim at generating an attractive distribution. To this purpose, the fund will adhere to its proven investment strategy. The focus is on optimizing the rental situation of the existing portfolio.

Find the unaudited half-year report 2023 and further information at www.swisscanto.com

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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 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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