

April 10, 2024

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

## Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial: Solid result in fiscal year 2023

- **Constant distribution at CHF 4.15**
- **Successful letting activities**
- **Sustainability: 4-star GRESB rating**
- **Lower overall result due to devaluation**

Zurich, April 10, 2024, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial (ISIN: CH0111959190) achieved a solid result in fiscal year 2023. On the financial market, the fund posted a positive overall performance of 5.5% (previous year: –11.5%).

### **Constant distribution at CHF 4.15**

Total income fell from CHF 14.0 million in the previous year to CHF 9.1 million due to negative property value development and higher refinancing costs. The investment return fell from 2.7% to 1.8%. The result is composed of net income of CHF 19.1 million (previous year: CHF 21.7 million) and unrealized capital gains of CHF –10.0 million (previous year: CHF –7.7 million). The fund's rental income loss rate remained stable year-on-year at 6.2% (previous year: 6.2%). The fund will again distribute CHF 4.15 per unit for the 2023 financial year (previous year: CHF 4.15). This distribution consists of the full transfer of the net income and a contribution from retained earnings. The payout to investors will be disbursed on April 26, 2024.

### **Operational improvement through successful letting activities**

The portfolio remained unchanged. As in the previous year, the fund was invested in 30 properties with a market value of CHF 733.4 million (previous year: CHF 737.8 million). The focus in the past financial year was on stabilizing lettings as well as the maintenance and optimization of the portfolio. Vacancy rates were reduced at the properties in Bussigny (Boulevard de l'Arc-en-ciel 36), Etoy (Route de la Chenalette) and Hünenberg (Bösch 80a, b). These letting successes made it possible to compensate for the expired rent guarantee on the property in Root (Oberfeld 15-17). In addition, early renewals of existing leases were achieved with major existing tenants in Dietikon (Löwenstrasse 15-17), Hünenberg (Bösch 80a, b) and Zurich (Schaffhauserstrasse 466). This further increased the diversification of income in the portfolio.

### **Focus on sustainability**

In 2023, the fund took part in the annual assessment of the international ESG benchmark GRESB and achieved a 4-star rating for the existing portfolio with a score of 86 points (previous year: 3-star). The average energy intensity in 2022 was 68.5 kWh / m<sup>2</sup> (previous year: 75.0 kWh / m<sup>2</sup>) and the greenhouse gas emission intensity was 7.4 kg CO<sub>2</sub>e / m<sup>2</sup> (previous year: 8.3 kg CO<sub>2</sub>e / m<sup>2</sup>). The consistent development towards renewable and more CO<sub>2</sub>-efficient energy will be continued 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 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.

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