



Akara Diversity PK

Factsheet as at 31 December 2025

Investment strategy

Akara Diversity PK invests in existing properties (min. 70%) and development and construction projects (max. 30%) throughout Switzerland with a strategic investment focus on residential and commercial (50%, ±15 percentage points). It aims to achieve a steady and attractive distribution, long-term value growth and broad diversity. Most properties are held directly.

Exceptions applicable to mutual funds

- Development projects comprising up to 10% of the fund's assets are permitted.
- Contributions in kind are possible. New units issued as a result of this do not have to be offered to existing investors as well (no subscription right for existing investors).

Fund information

Fund name	Akara Diversity PK (Akara Swiss Diversity Property Fund PK)
Securities number	133 349 032
ISIN	CH033 349 032 1
Legal form	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA)
Investor base	<p>Qualified investors within the meaning of Art. 10 para. 3 CISA in conjunction with Art. 4 paras. 3–5 FinSA, domiciled in Switzerland:</p> <ul style="list-style-type: none"> – Tax-exempt pillar 2 and 3a institutions (particularly pension funds, institutions within the meaning of the Vested Benefits Act, substitute occupational benefit institutions, guarantee funds, welfare funds, financing foundations, bank foundations within pillar 3a); – Tax-exempt social insurance and compensation funds (particularly unemployment, health, old-age, invalidity and survivors' insurance funds, with the exception of licensed insurance companies); – Investment funds if their investor base consists exclusively of the above-mentioned institutions.
Stock exchange	Units traded on the secondary market (directly between investors at a mutually agreed unit price; no market making; not exchange-listed)
Financial year	1 January to 31 December
Fund launch	25 October 2016

Key figures

01.01.2025 -
31.12.2025

Net asset value per unit CHF	CHF	1 167.45
Fair value of the properties	CHF mn	3 023
Gross asset value (GAV)	CHF mn	3 187
Net fund assets (NAV)	CHF mn	2 374
Loan-to-value ratio	%	24.16
Distribution per unit CHF	CHF	35.00
Cash yield	%	3.00
Payout ratio	%	99.98
Return on equity (ROE)	%	4.33
Return on invested capital (ROIC)	%	3.40
Return on investment	%	4.45
Cash flow yield	%	3.13
Capital growth	%	1.32
Total expense ratio (TER _{REF} GAV)	%	0.51
Total expense ratio (TER _{REF} NAV)	%	0.71
Management fee p.a.	%	0.33
Rent default rate	%	4.12
Weighted average unexpired lease term (WAULT)	Years	4.44

Estimated return on investment as at 31.12.2025

Outperformed benchmark by 8.49 percentage points since launch

	1 year	3 years ¹	5 years ¹	s.i. 31.10.2016 ¹
Akara Diversity PK	4.45%	3.84%	4.21%	5.05%
Benchmark (KGAST Immo-Index Mixed)	5.05%	3.59%	4.11%	4.42%

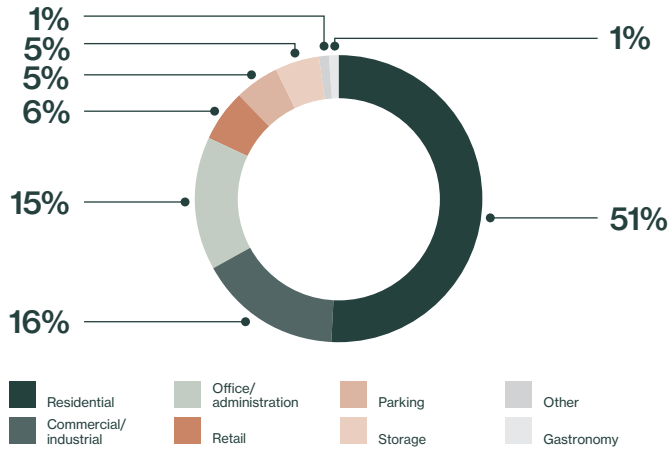
1) Annualised

Benefits at a glance

- Inflation protection
- NAV-based so no volatility
- Tax-exempt cash yield

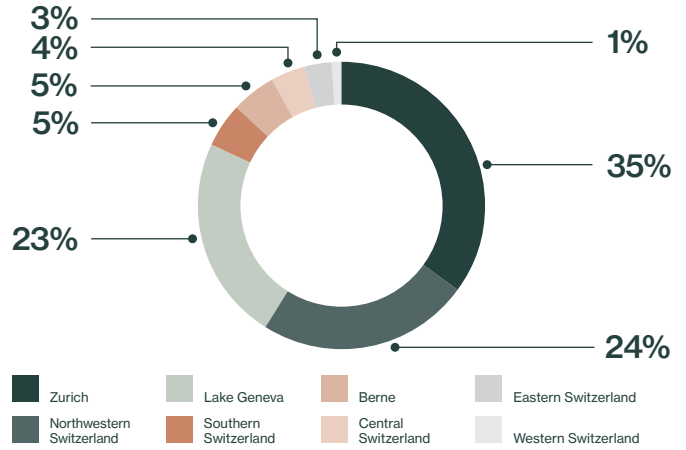
Portfolio split by type of use as at 31 December 2025

(target rental income)



Portfolio split by region as at 31 December 2025

(fair value)



For more information about Akara Diversity PK, please visit our [website](#) or contact:



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