



Swiss Prime Site Solutions Investment Fund Commercial

Factsheet as at 30.09.2023

Investment objective

The Swiss Prime Site Solutions Investment Fund Commercial („SPSS IFC“) pursues the goal of achieving an attractive, sustainable dividend payment.

Investment strategy

The SPSS IFC invests directly in commercial properties throughout Switzerland. The investment focus is on broad asset diversification, high cash-flow stability and economically established locations.

Asset allocation is primarily focused on the office, commercial and retail usage types. The main investment criteria for exploiting related opportunities are:

- Attractive risk-return profile
- Stable cash-flows and EBIT efficiency
- Appropriate ESG factors
- Broad diversity of tenants with sound reputation
- Mainly sole ownership
- Directly held real estate

Fund information

Fund name	Swiss Prime Site Solutions Investment Fund Commercial
Securities number	113 909 906
ISIN	CH1139099068
Legal form	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA)
Investor base	Qualified investors within the meaning of Art. 10 para. 3 and 3ter CISA in conjunction with Art. 4 paras. 3–5 and Art. 5 para. 1 FinSA
Tradability	Daily OTC trading (at BCV – PropertyMatch)
Accounting year	1 October to 30 September
Initial launch	17.12.2021

Key figures as at 30.09.2023 (Annual report 2022/2023)

Net asset value per unit in CHF	104.06
Closing price in CHF (Mid) ¹	104.50
Discount/premium	0.42%
Fair value of the properties	434 824 000
Total fund assets (GAV) in CHF	439 308 150
Net fund assets (NAV) in CHF	243 790 202
Loan-to-value ratio as % of fair value ²	42.08%
Distribution per share in CHF ³	4.40
Cash yield	4.21%
Payout ratio	79.19%
Return on equity (ROE)	1.71%
Return on invested capital (ROIC)	1.56%
Return on investment	1.77%
of which cash-flow yield	5.43%
of which change in value yield	-3.67%
Total expense ratio (TER _{REF} GAV)	0.71%
Total expense ratio (TER _{REF} MV)	1.28%
Management fee p.a.	0.47%
Rent default rate	3.29%
Weighted average unexpired lease term (WAULT)	5.39 years

1) Only over-the-counter trading on the secondary market

2) FINMA approval for an exemption to the maximum encumbrance limits in the first five years from launch

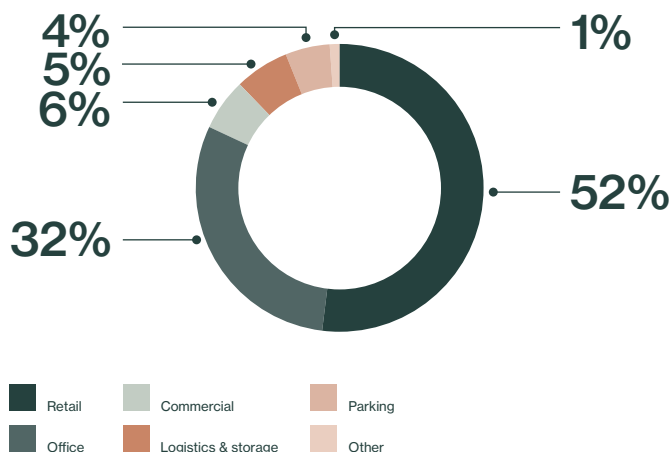
3) Ex-date: 06.12.2023 / payment date: 08.12.2023

4) Calculation based on bid prices

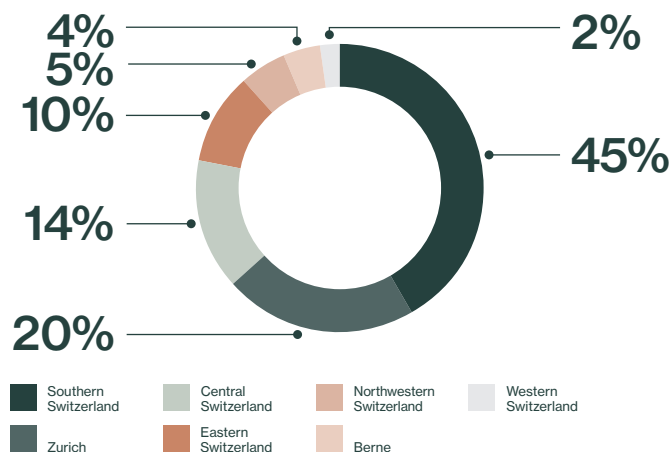
Performance (as at 30.09.2023)

1 month	3 months	6 months	YTD	s.i. 17.12.2021
-0.49%	-0.49%	5.13%	5.67%	6.10%

Portfolio split by type of use as at 30.09.2023 (target rental income)



Portfolio split by region as at 30.09.2023 (fair value)



Price performance SPSS IFC vs SXI Real Estate Funds Total Return Index (SWIIT)



For more information about the SPSS IFC, please visit our [website](#) or contact:



Maximilian Hoffmann, CIO Funds (Commercial)
maximilian.hoffmann@sps.swiss
 +41 58 317 16 57



Fabian Linke, Head Business Development
fabian.linke@sps.swiss
 +41 58 317 17 98

Legal notice

The information contained herein is intended solely for distribution in Switzerland and is aimed exclusively at persons who are classed as qualified investors within the meaning of Art. 10 para. 3 or Art. 10 Abs. 3ter of the Swiss Collective Investment Schemes Act (CISA). The information is expressly not intended for, and may not be distributed to, persons who are subject to a jurisdiction that prohibits the fund units in question from being accessed, disclosed, purchased or subscribed for by such persons (due to their nationality, residency status or any other reason). The information contained herein is of a promotional nature. It does not constitute a prospectus or a key information sheet and should not be construed as advice or an invitation to buy, sell or subscribe for any financial instruments whatsoever. Fund units should only be purchased or subscribed for after studying the latest versions of the corresponding prospectus and fund agreement in detail and assessing one's own personal circumstances and the potential legal, regulatory, tax and other consequences, if necessary with the help of a professional advisor. The latest prospectus and fund agreement can be obtained free of charge from Swiss Prime Site Solutions AG (fund manager) and Banque Cantonale Vaudoise (custodian bank), and/or consulted at www.swissfunddata.ch. The information contained herein does not take into account specific or future investment objectives, the tax or financial situation or the specific needs of each recipient. This presentation has been prepared by Swiss Prime Site Solutions AG with utmost care and to the best of its knowledge and belief. Nevertheless, Swiss Prime Site Solutions AG does not guarantee that the content is accurate or complete. Furthermore, it assumes no liability whatsoever for any losses resulting from use of the information. The information in this document is provided without any guarantees or assurances and for informational purposes only. It is intended solely for personal use by the recipient. This document may not be reproduced, redistributed or republished without the written permission of Swiss Prime Site Solutions AG. In particular, Swiss Prime Site Solutions AG points out that past performance is not a reliable indicator of current and future results. The performance data contained in this document does not take into account the commissions and fees charged for issuing and redeeming fund units. The total expense ratio (TER) expresses the total remuneration and ancillary costs charged on an ongoing basis against the assets of the collective investment scheme (operating expenses) retrospectively as a percentage of the net assets. The amount of the TER stated in this document should not be construed as a guarantee of a corresponding amount in the future. This presentation may contain certain forward-looking statements, which can in some cases be identified by the use of words such as «believe», «intend», «estimate», «assume», «expect», «forecast», «plan», «can», «may», «should», «projection», «estimation» or similar expressions. These forward-looking statements are subject to known and unknown risks, uncertainties and other factors that could result in the actual results, financial situation, developments or services of Swiss Prime Site Solutions AG or the investment funds mentioned herein deviating significantly from those directly or indirectly referred to in the forward-looking statements. Due to these uncertainties, investors should not rely on these forward-looking statements. Swiss Prime Site Solutions AG cannot guarantee that opinions contained in this presentation and any forward-looking statements will prove to be accurate. For this reason, Swiss Prime Site Solutions AG assumes no responsibility or obligation to release any public updates to these forward-looking statements or to adjust them to future events, developments or expectations of Swiss Prime Site Solutions AG on which these forward-looking statements were based.