

Swiss Prime Site Solutions Investment Fund Commercial

Factsheet as at 30.09.2025

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)
	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
Investor base	1 FinSA
Tradability	Daily OTC trading (at BCV)
Accounting year	1 October to 30 September
Initial launch	17.12.2021

Key figures as at 30.09.2025 (Annual report 2024/2025)

Net asset value per unit in CHF	105.62
Closing price in CHF (Mid) ¹	112.50
Discount/premium	6.52%
Fair value of the properties	462 773 000
Total fund assets (GAV) in CHF	466 987 719
Net fund assets (NAV) in CHF	329 486 961
Loan-to-value ratio ²	26.25%
Distribution per share in CHF ³	5.00
Cash yield	4.44%
Payout ratio	86.96%
Return on equity (ROE)	5.90%
Return on invested capital (ROIC)	4.38%
Return on investment	6.36%
of which cash-flow yield	5.79%
of which change in value yield	0.57%
Total expense ratio (TER _{REF} GAV)	0.72%
Total expense ratio (TER _{REF} MV)	1.10%
Management fee p.a.	0.47%
Rent default rate	1.82%
Weighted average unexpired lease term (WAULT)	5.38 years

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

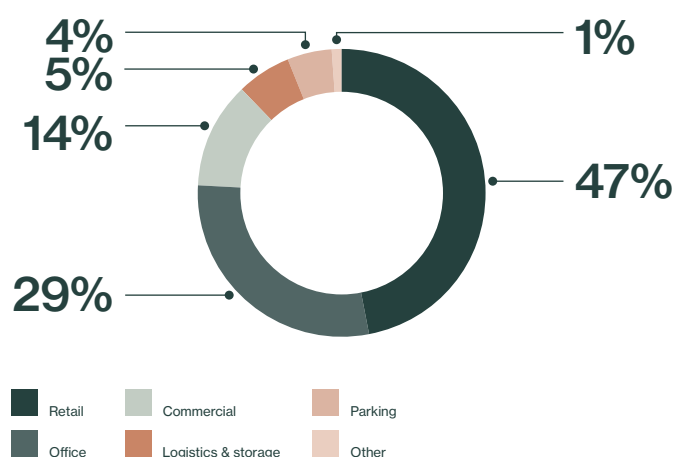
2) FINMA approval for an exemption to the maximum encumbrance limits in the first five years from launch

3) Ex date: 26.11.2025 / Payment date: 28.11.2025

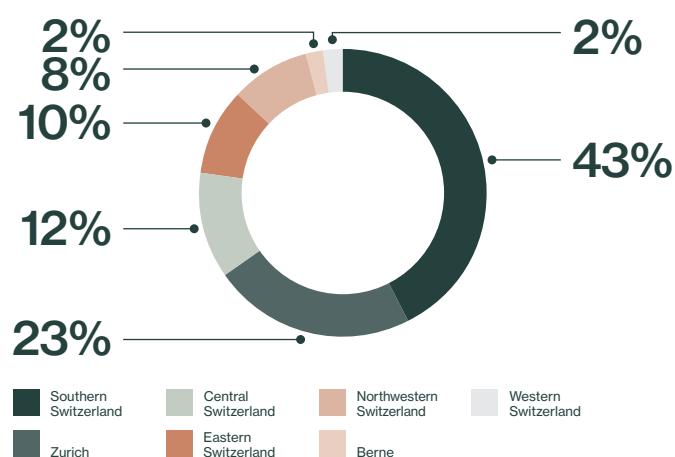
Performance (as at 30.09.2025)

1 month	3 months	6 months	YTD	s.i. 17.12.2021
0.00%	3.74%	8.29%	11.56%	26.28%

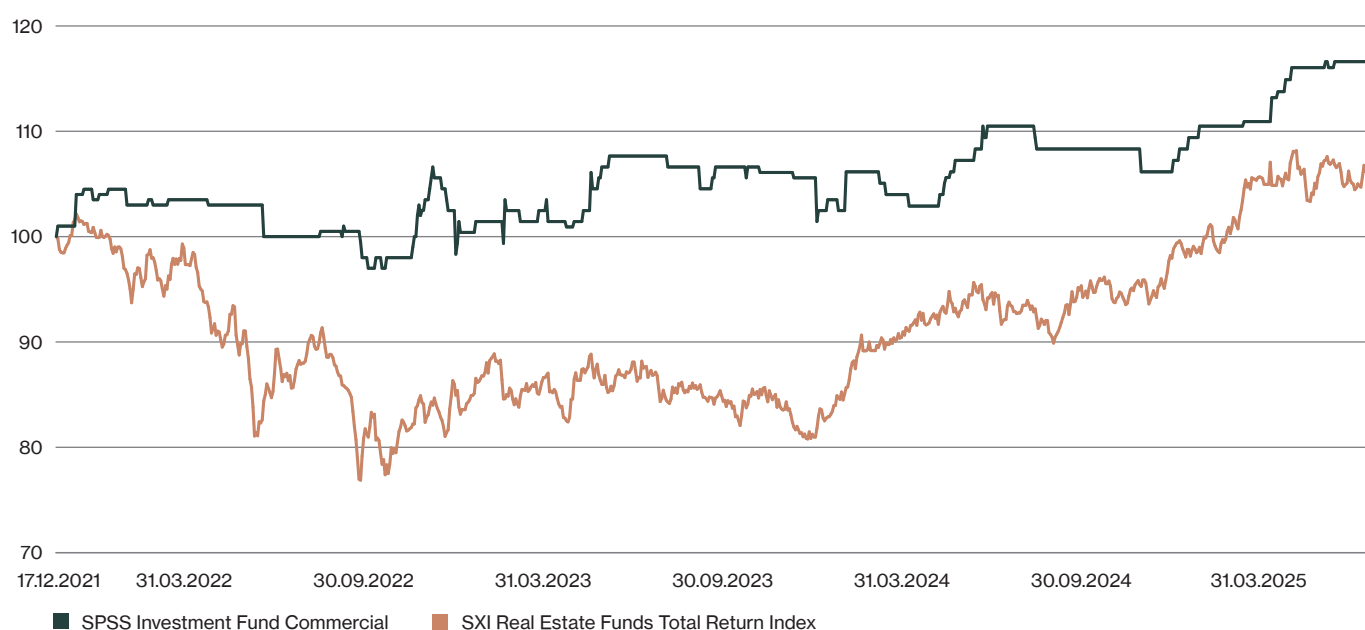
Portfolio split by type of use as at 30.09.2025 (target rental income)



Portfolio split by region as at 30.09.2025 (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](https://www.sps.swiss) or contact:



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