Swiss Prime Site Solutions Investment Fund Commercial

Factsheet as at 31.03.2026

Investment objective

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

Investment strategy

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
- Directly held real estate

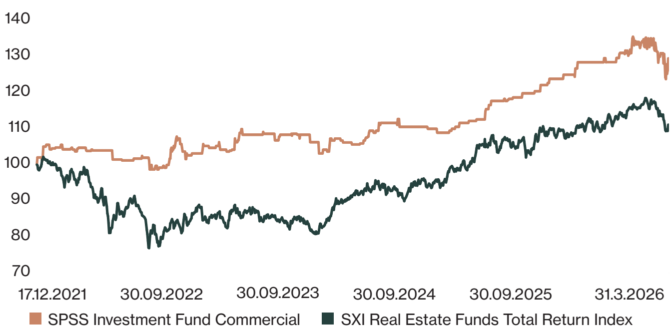
Key figures as at 31.03.2026 (Half-year report 2025/2026)

Net asset value per unit in CHF	103.53
Closing price in CHF	108.00
Discount/premium	4.32%
Fair value of the properties	499 072 000
Total fund assets (GAV) in CHF	504 007 184
Net fund assets (NAV) in CHF	363 356 494
Loan-to-value ratio	24.35%
Distribution per share in CHF	none
Cash yield	n.a.
Payout ratio	n.a.
Return on equity (ROE)	2.76%
Return on invested capital (ROIC)	2.28%
Return on investment	2.90%
of which cash-flow yield	2.41%
of which change in value yield	0.49%
Total expense ratio (TER_{REF}GAV)	0.75%
Total expense ratio (TER_{REF}MV)	0.99%
Management fee p.a.	0.47%
Rent default rate	3.45%
Weighted average unexpired lease term (WAULT)	5.92 years

Fund information

Fund name	Swiss Prime Site Solutions Investment Fund Commercial
Securities number	113 909 906
ISIN	CH1139099068
Legal form	A contractually based investment fund under Swiss law in the «real estate fund» category
Holding structure Real Estate	Directly held real estate
Stock exchange	SIX Swiss Exchange
Accounting year	1 October to 30 September
Launch	17 December 2021
Listing	9 December 2025
Custodian bank	Banque Cantonale Vaudoise
Valuation experts	PricewaterhouseCoopers AG
Bloomberg code	IFC SW

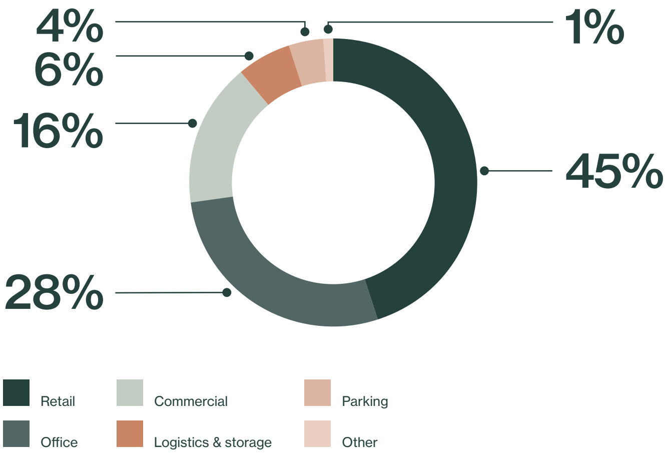
Performance as at 31.03.2026



	1 month	3 months	6 months	YTD	s.i. 17.12.2021
IFC	**–3.23%**	**–2.53%**	**2.11%**	**–2.53%**	**28.94%**
SWIIT	–5.26%	–4.25%	0.63%	–4.25%	11.09%

Portfolio split by type of use as at 31.03.2026

(target rental income)



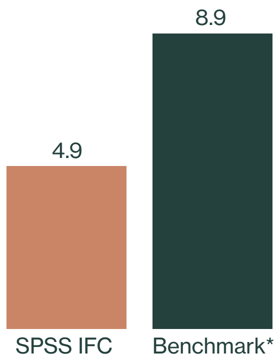
Portfolio split by region as at 31.03.2026

(fair value)

Sustainability

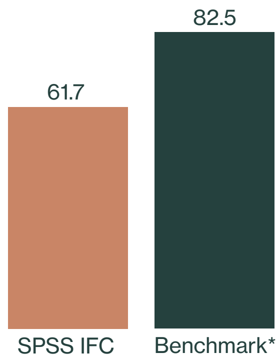
CO_2 emissions intensity*

(kg CO_2e/m²)



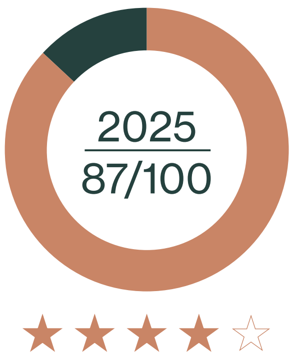
Energy intensity*

(kWh/m² ERA)



GRESB Score and Rating

«Standing Investment»



* REIDA Benchmark, REIDA Report 2025

For more information about the SPSS IFC, please visit our website or contact:

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