



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

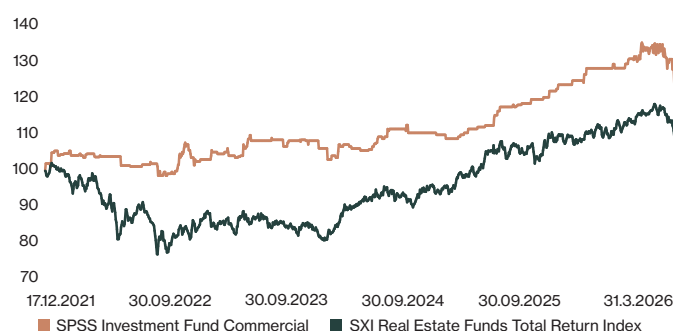
Key figures as at 31.03.2026 (Half-year report 2025/2026)

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

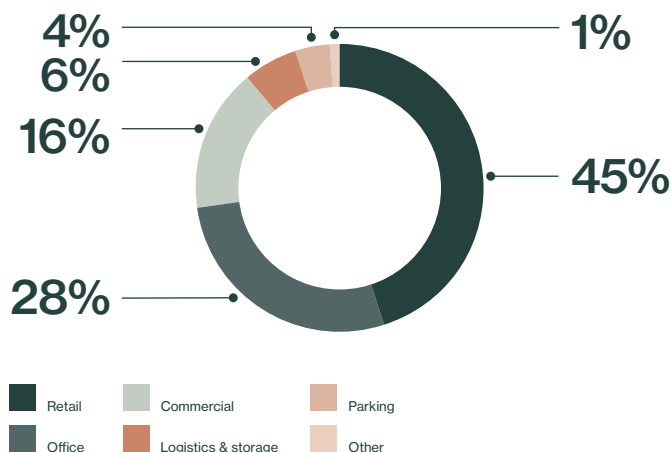
Performance as at 31.03.2026



	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%

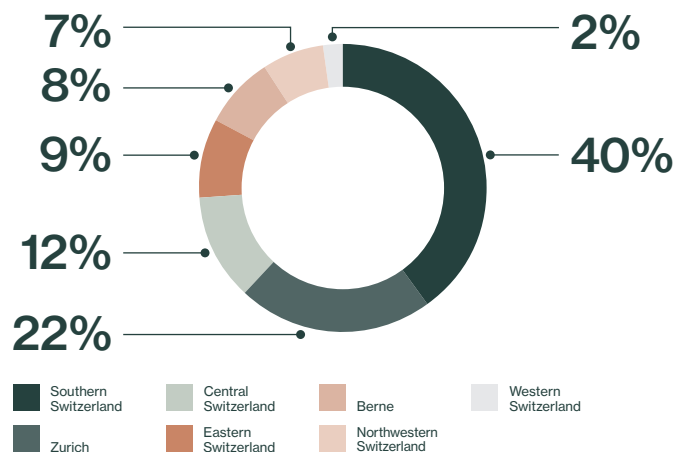
Portfolio split by type of use as at 31.03.2026

(target rental income)



Portfolio split by region as at 31.03.2026

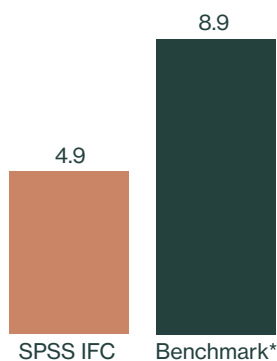
(fair value)



Sustainability

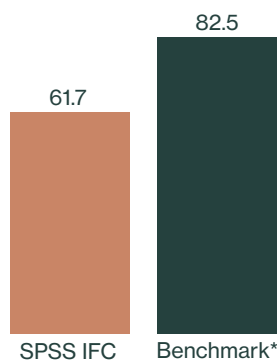
CO₂ emissions intensity*

(kg CO₂e/m²)



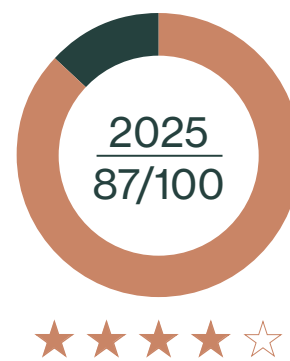
Energy intensity*

(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:



Maximilian Hoffmann, CIO Funds (Commercial)

maximilian.hoffmann@sps.swiss

+41 58 317 16 57



Monika Gadola Hug, Head Client Relations

monika.gadolahug@sps.swiss

+41 58 317 16 31

Legal notice

This document constitutes marketing material that is intended for information purposes only. This document constitutes neither a brochure nor an offer or recommendation to purchase or subscribe for units in the described fund or in any other fund or financial instrument. In particular, this document is no substitute for the recipient carrying out their own assessment of the information contained in it, with the help of a professional advisor if necessary, and of the legal, regulatory, tax and other consequences in relation to their own personal circumstances. This document 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. In particular, Swiss Prime Site Solutions AG points out that past performance is not a reliable indicator of current and future results. Any 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 commissions and fees charged on an ongoing basis against the average fund assets (operating expenses). The amount of the TER stated in this document, if present, should not be construed as a guarantee of a corresponding amount in the future. Key investor information is provided in the current fund documents (including the prospectus with integrated fund contract, the Key Information Document (KID) and the latest annual and semi-annual report). These 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. This document is intended solely for distribution in Switzerland. It is expressly not intended for persons in other countries or for persons who, due to their nationality or residency status, are prohibited from accessing such information under the applicable laws. This document and the information contained in it may not be distributed to and/or shared with persons who may qualify as a US person under the applicable legal and regulatory definitions (e.g. US Securities Act, US Internal Revenue Code).