

# Swiss Prime Site Solutions Investment Fund Commercial

## Factsheet as at 31.12.2025

### Investment objective

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

### Investment strategy

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

### Fund information

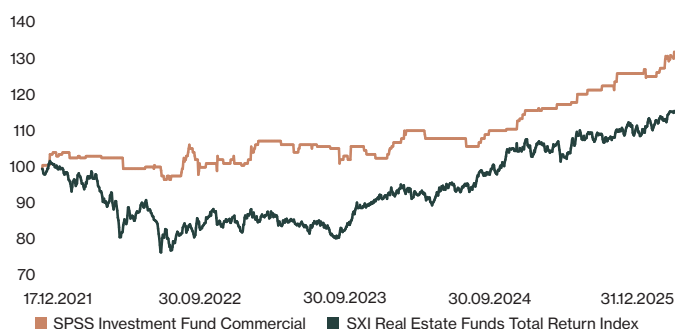
Fund name	Swiss Prime Site Solutions Investment Fund Commercial
Securities number	113 909 906
ISIN	CH1139099068
Legal form	A contractually based investment fund under Swiss law in the «real estate fund» category
Holding structure	Real Estate
Real Estate	Directly held real estate
Stock exchange	SIX Swiss 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

### 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)	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	26.25%
Distribution per share in CHF <sup>1</sup>	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 <sub>REF</sub> GAV)	0.72%
Total expense ratio (TER <sub>REF</sub> MV)	1.10%
Management fee p.a.	0.47%
Rent default rate	1.82%
Weighted average unexpired lease term (WAULT)	5.38 years

<sup>1)</sup> Ex date: 26.11.2025 / Payment date: 28.11.2025

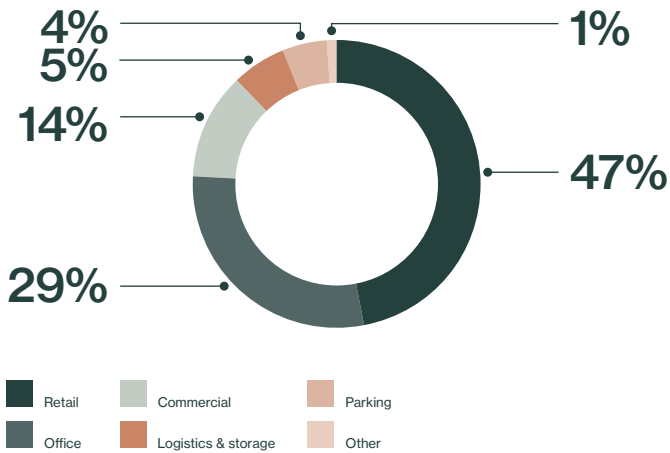
### Performance as at 31.12.2025



	1 month	3 months	6 months	YTD	s.i. 17.12.2021
IFC	3.55%	4.76%	8.68%	16.87%	32.28%
SWIIT	1.47%	5.09%	7.21%	10.62%	16.01%

**Portfolio split by type of use as at 30.09.2025**

(target rental income)



**Portfolio split by region as at 30.09.2025**

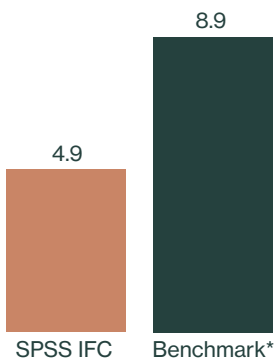
(fair value)



**Sustainability**

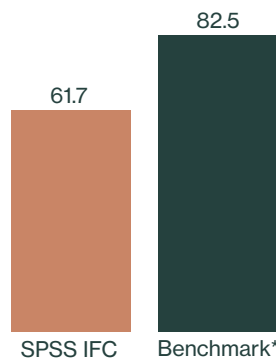
**CO<sub>2</sub> emissions intensity\***

(kg CO<sub>2</sub>e/m<sup>2</sup>)



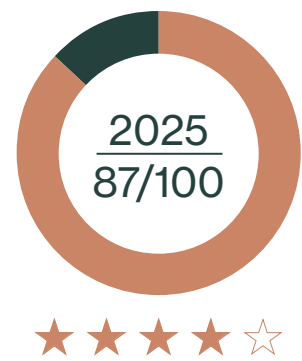
**Energy intensity\***

(kWh/m<sup>2</sup> 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](mailto:maximilian.hoffmann@sps.swiss)

+41 58 317 16 57



Monika Gadola Hug, Head Client Relations

[monika.gadolahug@sps.swiss](mailto:monika.gadolahug@sps.swiss)

+41 58 317 16 31

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