



Ad hoc announcement according to Art. 53 LR

SEMI-ANNUAL REPORT OF DOMINICÉ SWISS PROPERTY FUND AS OF 31.12.2024

(ISIN CH0215751527)

Morges, 27.02.2025

The Dominicé Swiss Property Fund publishes its semi-annual report as of 31.12.2024

In 2024, the Swiss real estate market experienced significant growth, with the vacancy rate dropping to 1.08% in June 2024 – its lowest level in ten years – and the real estate fund index rising by 17.6% over the year. The DSPF outperformed, achieving +23% over three years, 19% above its benchmark index. Thanks to a record capital increase of CHF 145 million in just eight months, the fund has acquired CHF 185 million in strategic assets to date.

Key Figures (as of 31.12.2024):

- Total fund assets: CHF 697 million (+26.5% vs 31.12.2023).
- 54 properties under management.
- Major acquisitions in Geneva and Lausanne with strong potential for value appreciation.
- Continuous decline in rental loss rate, reaching 1.78% and gradually approaching the Swiss average.
- Controlled debt level (23.68%), ensuring flexibility for new opportunities.
- Increase in net income (+38.4% vs 31.12.2023), reaching CHF 6.66 million.

The DSPF follows a dynamic management strategy, combining renovations, rooftop extensions, and energy-efficient modernization. Key projects include the redevelopment of Rue de la Borde 17 in Lausanne (CHF 8.34 million, gross yield of 4.47%) and renovations and rooftop extensions in Lausanne, Vevey, and Geneva, with Minergie and HPE certifications.

In March 2025, a capital increase of CHF 58.97 million will support this expansion, particularly through secured new acquisitions in Lausanne.

With these initiatives, we reaffirm our commitment to a high-quality and high-performing residential real estate portfolio while creating new opportunities for our investors in the urban centers of French-speaking Switzerland.

The full semi-annual report is available on the Management Company website: www.solutionsandfunds.com

Contact

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