



JSS Real Estate Management

Key Information Document (according to Annex 9 FinSO)

Purpose

The present key information document provides you with essential information on this financial instrument (the “Product”). It does not constitute advertising material. This information is required by law in order to help you to understand the nature of this product and the risk, costs and possible gains and losses associated with it, and to compare it with other products.

Product

Suisse Romande Property Fund (hereinafter “the Fund” or “the Product”)

Fund Management: JSS Real Estate Management SA (ISIN: CH0258245064)

<https://www.jssrem.ch>

Call +41 (0)58 317 57 80 for more information.

This collective investment scheme is approved and supervised by the Swiss Financial Market Supervisory Authority (FINMA).

Production date of the key information document: 01/01/2024.

Warning

You are about to acquire a complex product which may be difficult to understand.

What kind of product is it?

Type

Swiss real estate investment fund

Objectives

The management company invests the Fund’s assets in real estate in Switzerland and ensures that at least 80% of the Fund’s assets are invested in the French-speaking part of the country. This Fund invests mainly in residential and commercial properties, but also in other assets, as the Fund contract allows. The Fund may also invest in condominiums, building land, properties with surface rights and other categories that are listed in the Fund contract.

Target Investors

The Fund is suitable for investors wanting to enter the real estate market in Switzerland, especially the French-speaking part of the country. These investors have a medium- to long-term investment horizon and are seeking the stability of a real estate fund uncorrelated to the stock market, as well as satisfactory risk diversification through the number of properties belonging to the Fund, their geographic distribution and very strict selection criteria. The Fund has been created for an indefinite term. The management company of the Fund and the custodian bank may each dissolve the Fund by terminating the Fund contract, giving notice of at least two months.

Conditions for the issue and redemption of fund units

Units may be issued at any time. They may only be issued in tranches. The management company of the Fund determines the number of new units to be issued, the acquisition conditions for existing investors, the issuing procedure for preferential subscription rights, and the other conditions, in a separate issue prospectus.

Investors may request the redemption of their units for the end of a financial year subject to 12 months’ notice. Under certain conditions, the management company of the Fund may allow the early redemption of units for which notice has been given mid-year. If the investor requires early redemption, they must request this in writing when giving notice. Ordinary and early redemptions shall take place within three months of the end of the financial year.

What are the risks and what might I get back in return?

Issuer Risk

As required by law, the Fund’s assets are separate from the issuer’s. The Fund’s assets cannot therefore be used to meet the issuer’s liabilities.

Market Risk

The Product may borrow up to a third of the properties’ market value. Higher mortgage rates would push up costs. Such an increase could adversely affect the prices paid on the real estate market. The Product’s value directly correlates to changes in the market. If interest rates rise quickly, it may also encounter problems with refinancing, meaning properties have to be sold at unfavourable prices.

Liquidity Risk

Achieving a fair price for a property often requires a lengthy selling process. The redemption of units for cash may therefore take quite a long time. A sale under time pressure can also reduce the proceeds from the sale.

Foreign Exchange Risk

All of the properties are located in Switzerland. Valuations, cash flows and payables/receivables are in CHF. There is therefore no systematic foreign exchange risk.

Termination and Reinvestment Risk

The management company and the custodian bank may each dissolve the Fund by terminating the collective investment contract, giving notice of at least two months. The management company of the Fund announces the dissolution in official publications.

After the collective investment contract has been terminated, the management company may liquidate the Fund immediately. The custodian bank shall be responsible for payment of the liquidation surplus to investors. If liquidation proceedings are protracted, payment may be made in instalments. The management company must obtain authorisation from the supervisory authority prior to the final payment.



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Investment of CHF 10,000 Scenarios

		1 year	3 year	5 years
Unfavourable scenario	What you might get back after costs	CHF 9,638	CHF 9,682	CHF 9,868
	Average annual return	-3.62%	-1.07%	-0.27%
Moderate scenario	What you might get back after costs	CHF 10,272	CHF 10,829	CHF 11,416
	Average annual return	2.72%	2.69%	2.68%
Favourable scenario	What you might get back after costs	CHF 10,907	CHF 12,010	CHF 13,036
	Average annual return	9.07%	6.30%	5.45%

This table shows the money you could get back over five years, under different scenarios, assuming that you invest CHF 10,000. The different scenarios show how your investment might perform. You can compare them with scenarios for other products. The scenarios presented give an estimate of future performance based on past data on changes in the value of this investment. They do not give an accurate indication. What you actually receive will depend on future market performance and how long you hold the investment or product. The figures shown include all the costs of the product itself. These figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if JSS Real Estate Management SA is unable to make the payments?

The collective investment scheme's investments are held separately from the assets of JSS Real Estate Management SA, acting as the management company of the Fund, and of the relevant custodian bank. As such, you will not lose your investment if JSS Real Estate Management SA is declared insolvent.

What costs will be incurred?

The reduction in yield (RIY) shows how the total costs paid by you impact the return on investment that you might receive. One-time, running and incidental costs are included in the total costs. The amounts shown here correspond to the cumulative costs of the product for three different holding periods. They include any early redemption penalties. The figures indicated are based on the assumption that you invest CHF 10,000. The figures are estimates and may be different in future.

The person selling you or advising you on this product may ask you to pay additional costs. In such a case, this person will tell you about these costs and show you the impact that the total costs will have on your investment over time.

Costs over time

Investment of CHF 10,000 Scenarios	If you redeem after 1 year	If you redeem after 3 years	If you redeem after 5 years
Total Costs	CHF 1,676	CHF 2,349	CHF 3,440
Reduction in yield (RIY) per year	16.76%	7.16%	5.76%

Composition of costs

The table below shows:

- how the various types of costs each year impact the return on investment that you might receive at the end of the recommended holding period;
- what the different cost categories contain.



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One-Time Costs	Entry costs	5.00%	Impact of the <u>maximum</u> applicable subscription costs.
	Exit costs	5.00%	Impact of the <u>maximum</u> applicable redemption costs.
Running Costs	Transaction costs	3.00%	Impact of costs incurred on the purchase and sale of the product's underlying assets.
	Other running costs	0.65%	Impact of costs that we deduct each year for managing your investment, and of other running costs.
Incidental Costs	Performance-based fees	N/A	This Fund does not charge a performance fee.
	Incentive fee	N/A	This Fund does not charge an incentive fee.

How long do I have to hold the investment for and can I withdraw money prematurely?

Recommended Holding Period: 5 years

Given the Fund's investment policy, current market conditions and the risk profile of investors, a minimum holding period of five years is recommended.

Fungibility

In accordance with applicable rules, the founder ensures that units in the Fund can be traded regularly on SIX Swiss Exchange.

How can I make a complaint?

If you decide to invest in the Fund and then wish to make a complaint, please first contact JSS Real Estate Management SA by email at jssrem@jssrem.ch or by post at Rue de la Corraterie 4, 1204 Geneva. You can also contact us directly at www.jssrem.ch.

Other relevant information

This document may not include all of the information that you need to decide whether or not to invest in the Fund. We recommend that you also read the Fund prospectus as well as the most recent information on the Product, available at www.jssrem.ch.