

Baloise Swiss Property Fund

Monthly report

as at 31 October 2024

Marketing document

An abstract graphic design featuring overlapping squares in dark teal and light teal. A large light teal square is positioned in the upper right, partially overlapping a smaller dark teal square to its left. Below these, a dark teal square overlaps a light teal square. A vertical light teal bar runs down the left side of the page, overlapping the bottom of the dark teal square above it.

10/
2024

Baloise Swiss Property Fund

ISIN	CH0414551033
Security No.	41455103

Investment policy

Baloise Swiss Property Fund invests primarily in land and other investments permitted in accordance with the fund contract. Its strategy is to buy properties throughout Switzerland with the intention of holding them for the long term and optimising their income potential. To do this, the fund aims for broad regional diversification as well as medium to long-term sectoral diversification with at least 50 per cent residential properties and at most 50 per cent commercial use properties.

Fund data

Fund management company	Baloise Asset Management Ltd
Custodian bank	UBS Switzerland AG
Fund domicile	Switzerland
Fund currency	CHF
Appropriation of income	Dividends
End of financial year	30 September
Launch date	1 October 2018
Listed on SIX Swiss Exchange	1 November 2021
Ticker symbol	BALSP
Management fee p.a.	0.50%

Key figures²

Net fund assets	CHF 749.8 Mio.
Total fund assets	CHF 983.0 Mio.
Operating profit margin (EBIT margin)	69.34%
Return on investment	0.41%
Return on equity (ROE)	0.78%
Return on invested capital (ROIC)	0.87%
Dividend per unit	n.a
Dividend yield	n.a
Payout ratio	n.a
Borrowing ratio	20.46%
Rent default rate	3.19%
Fund operating expense ratio Market value (TERrefMV)	0.84%
Fund operating expense ratio (TERrefGAV)	0.71%

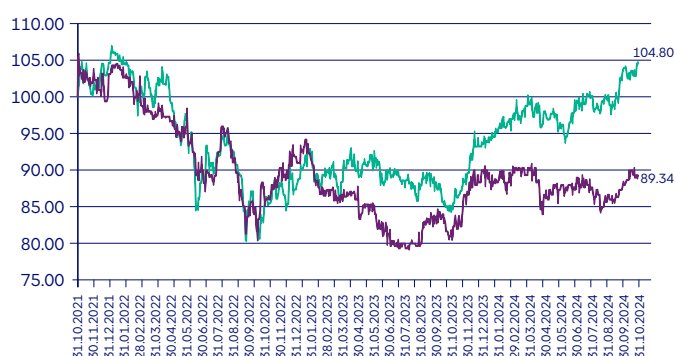
Exchange performance

Performance on a monthly basis	2.59%
Performance YTD	1.28%

Redemption price per share³

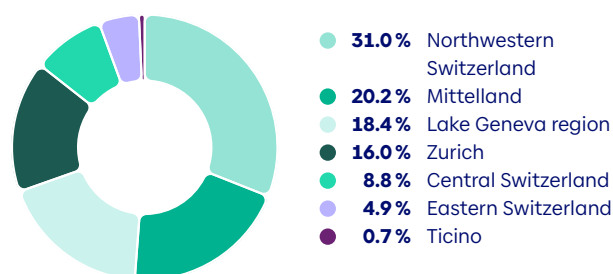
as at 30 September 2021	CHF 109.02
as at 30 September 2022	CHF 109.27
as at 30 September 2023	CHF 106.59
as at 31 March 2024	CHF 104.01

Indexed evolution in CHF (31.10.2021 = 100)¹

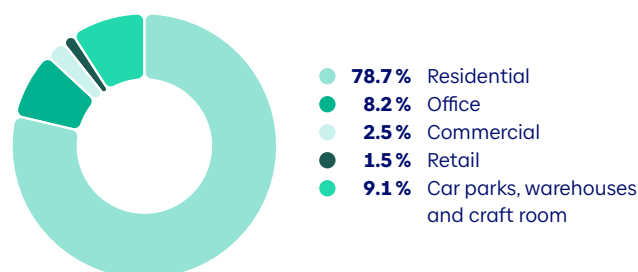


- Baloise Swiss Property Fund
- SXI Real Estate® Funds Broad Total Return Index (SWIIT)

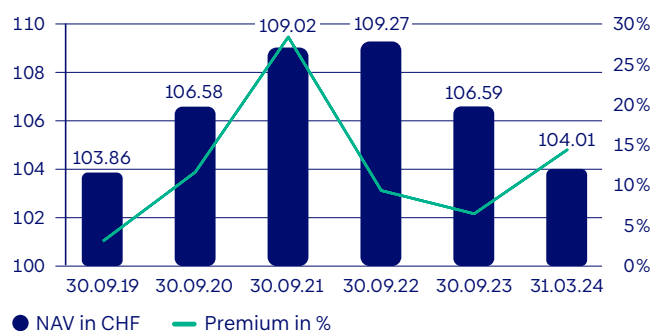
Geographic allocation²



Usage allocation²



Development NAV & premium²



¹ Please note that the SXI Real Estate® Funds Broad Total Return Index is provided solely as a sample benchmark index, and it must not be used as a benchmark for measuring evolution and performance. For further information on the SXI Real Estate® Funds Broad Total Return Index, please refer to "Important Legal Notice".

² Source: Last half-year and annual financial statements

³ Excluding any redemption commission

Baloise Asset Management Ltd

Aeschengraben 21
4002 Basel

assetmanagement@baloise.com

www.baloise.ch/en/private-clients/invest-provision/invest/investment-funds/real-estate-fund.html

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The Baloise Swiss Property Fund is a contractual investment fund under Swiss law of the "real estate fund" variety. The current fund contract and annex and the relevant current management report form the sole binding basis for acquiring or subscribing to fund units. Further information can be found in the relevant product Information, such as prospectus with integrated fund contract and simplified prospectus. This document does not constitute a prospectus within the meaning of Art. 35 of the Financial Services Act or Art. 27 et seqq. of the listing regulations of SIX Swiss Exchange AG.

The prospectus with integrated fund contract and simplified prospectus as well as the management report can be requested free of charge from the fund management and the distribution agent, Baloise Asset Management Switzerland Ltd, Aeschengraben 21, 4002 Basel, Switzerland; or from the custodian bank, UBS Switzerland AG, Bahnhofstrasse 45, 8001 Zurich, Switzerland.