

Baloise Swiss Property Fund

Monthly report

as at 31 December 2024

Marketing document

An abstract graphic design consisting of several overlapping rectangular blocks in shades of teal and dark green. One large light teal block is on the right, with a dark green block overlapping its left side. Below these, there are two smaller dark green blocks, one on the left and one on the right, partially overlapping a light teal block that extends from the left edge of the page.

12/
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 888.9 Mio.
Total fund assets	CHF 1,099.9 Mio.
Operating profit margin (EBIT margin)	69.85%
Return on investment	2.04%
Return on equity (ROE)	2.20%
Return on invested capital (ROIC)	1.87%
Dividend per unit	CHF 3.10
Dividend yield	2.67%
Payout ratio	99.62%
Borrowing ratio	15.76%
Rent default rate	3.12%
Fund operating expense ratio Market value (TERrefMV)	0.86%
Fund operating expense ratio (TERrefGAV)	0.73%

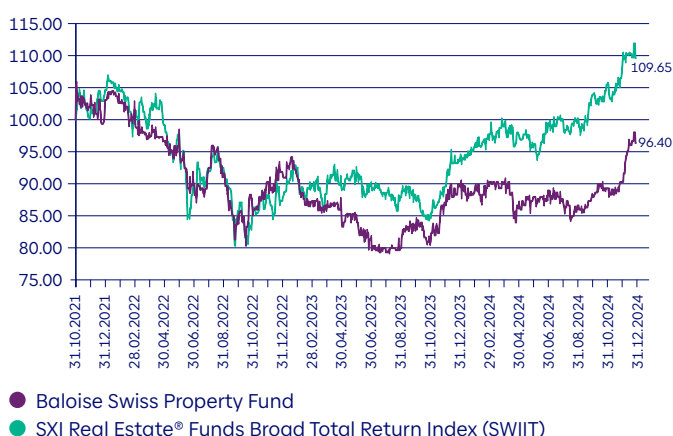
Exchange performance

Performance on a monthly basis	4.98%
Performance YTD	7.66%

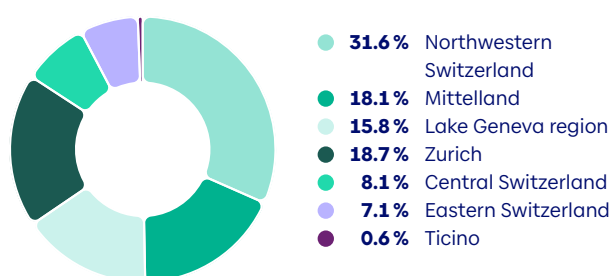
Redemption price per share³

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 30 September 2024	CHF 105.70

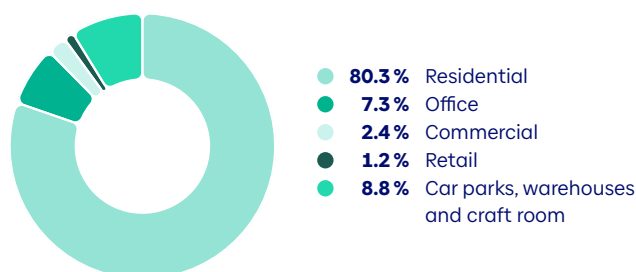
Indexed evolution in CHF (31.10.2021 = 100)¹



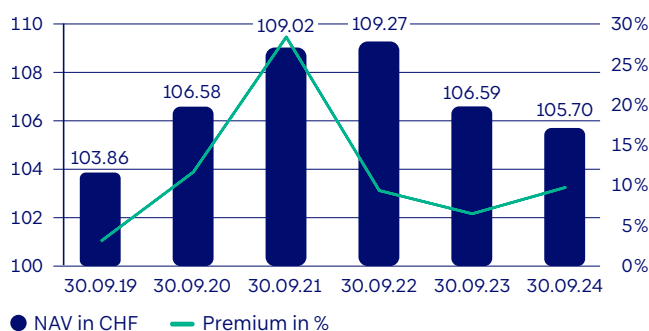
Geographic allocation²



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

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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.