



Suisse Romande Property Fund

Factsheet / 31.12.2023

Objective and investment policy

Suisse Romande Property Fund (the "Fund" or "SRPF") invests at least 80% of its assets in the French-speaking part of Switzerland. The Fund's objective is to preserve long-term capital and ensure the distribution of adequate income. The Fund is listed on the SIX Swiss Exchange.

Head of Fund Management's Comments

The highlights of SRPF's fourth quarter of 2023 can be described as follows:

- Signing of three sales of commercial properties located in Lausanne (VD), Fribourg (FR), and Delémont (JU) for a total volume exceeding CHF 40 million. These sales were carried out as part of SRPF's strategy to return to a residential profile.
- The 172 kWc photovoltaic power plant was commissioned in December on the ARCenter building in Vernier (GE).
- Delivery of the two main projects of 2023 - Gruyères 56 (FR) and Tunnel 13 (VD) - as well as a new apartment in Lyon 71 (GE) and a retail space in Chêne-Bougeries 19 (GE). In addition, a new lease for 1,260 m² at Mouille-Galland 3 (GE) has been signed. All this will generate an additional rental income of CHF 331,764 per year.

Please consult SRPF's semestrial/annual/ESG reports at www.jssrem.ch for more details. The team thanks its tenants, its investors and its partners for their trust.

Fund data

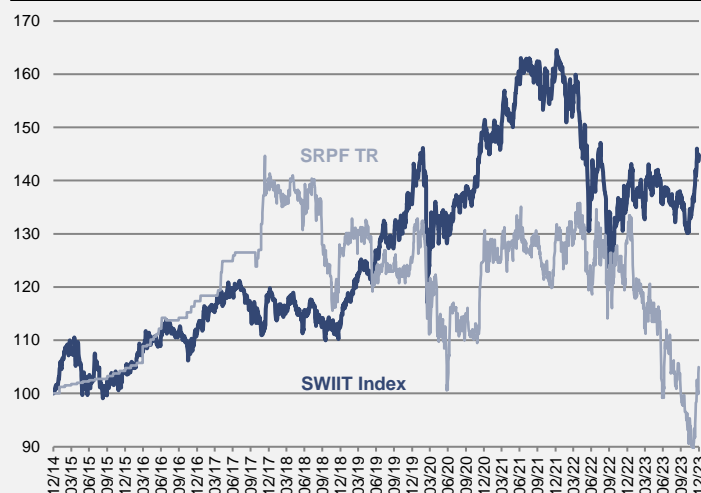
Security No. ISIN	25824506 CH0258245064
Fund currency	Swiss franc (CHF)
Legal structure	Swiss Real Estate Investment Fund
Benchmark	SXI Real Estate® Funds Broad TR
Launch date	Oct 15, 2014
Close of financial year	31 st of December
Management fee p.a.	0.65%
Fund management	JSS Real Estate Management Ltd
Depository bank	Bank J. Safra Sarasin Ltd
Auditor	Deloitte Ltd
Valuation expert	Wüest Partner AG
Tax value per unit as at 31.12.23	CHF 37.03

Fund key statistics as of 30.06.2023 (as per latest published report)

Total assets	CHF 456.75m
Net asset of the Fund	CHF 294.53m
Net asset value per unit	CHF 109.74
Rent default rate	8.61%
Borrowing ratio	31.70%
EBIT margin	61.84%
Total expense ratio TER _{REF} -GAV	0.72%
Return on Equity (ROE)	-3.02%
Return on Invested Capital (ROIC)	-1.78%
Return on Investment (ROI)	-3.10%
Distribution yield	3.65%
Payout ratio	N/A

See half year and annual reports for details - www.jssrem.ch

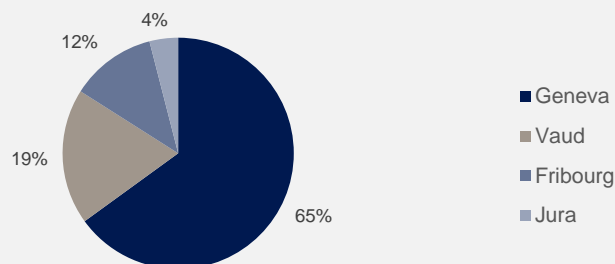
Stock performance (Base: 100 – 31.12.2014)



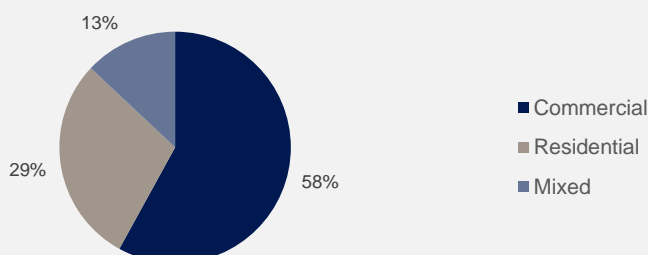
Suisse Romande Property Fund (SRPF) and SWIT¹

Période	SRPF	SWIT ¹	Difference
1 month	17.25%	5.26%	11.99%
3 months	4.82%	5.00%	-0.18%
YTD	-18.48%	5.03%	-23.50%
1 year	-18.48%	5.03%	-23.50%
3 years p.a.	-6.64%	-1.48%	-5.16%
5 years p.a.	-3.54%	5.04%	-8.58%
Stock price 31.12.2023	CHF 87.00		
52-Week high (10.01.23)	CHF 114.00		
52-Week low (01.12.23)	CHF 74.00		
Market cap as of 31.12.2023	CHF 233.5m		

Regional breakdown by market value as of 30.06.2023 (as per latest published report)



Rental income categories as of 30.06.2023 (as per latest published report)



¹SXI Real Estate® Broad Funds (www.six-group.com/indices)

Sources: Bloomberg, Bank J. Safra Sarasin Ltd Annual or semi-annual financial reports, JSS Real Estate Management Ltd



About JSS Real Estate Management

JSS Real Estate Management is a real estate fund management company, with registered office in Geneva, incorporated under Swiss law, duly authorized by the Swiss Financial Market Supervisory Authority (FINMA). JSS Real Estate Management's ambition is to develop and offer its investors a range of regulated thematic real estate funds including the Suisse Romande Property Fund (the "Fund" or "SRPF"). Find more information on JSS Real Estate Management's activities on our website www.jssrem.ch.

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The Suisse Romande Property Fund has been established, under Swiss law, as a contractual investment fund in the "real estate fund" category in accordance with the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA). This Fund is approved by and under the supervision of the Swiss Financial Market Supervisory Authority (FINMA).

The statements in this document neither constitute an offer nor an invitation to buy units of the Fund. All details are provided for marketing and information purposes only and should not be misinterpreted as investment advice. This information has been prepared by JSS Real Estate Management Ltd. with the greatest care and to the best of its knowledge and belief. The information is taken from sources that are considered reliable. JSS Real Estate Management Ltd. gives no guarantee as to the content or completeness of the information and disclaims all liability for losses arising from the use of the information. The information and opinions contained in this document represent the view of JSS Real Estate Management Ltd. at the time of preparation and are subject to change at any time without notice. Due to the information in this document coming partially from third party sources, the accuracy, completeness or correctness of the information contained in this publication cannot be guaranteed. The information provided is not legally binding and does not constitute an offer or invitation to conclude a financial transaction. Unless otherwise stated, all figures are unaudited.

Source of performance figures: JSS Real Estate Management Ltd., Bloomberg, Bank J. Safra Sarasin Ltd, Annual or semi-annual financial reports JSS Real Estate Management. Performance was calculated on the basis of net asset values (NAV). When calculating performance, all the costs charged to the fund were included to give the net performance. The performance shown does not take account of any commissions and costs charged at the investor level when subscribing and redeeming units. Additional commissions, costs and taxes charged at the investor level have a negative impact on performance.

Past performance is not a reliable guide to future performance. The value of your investment may go down as well as up. The return upon the investment will therefore necessarily be variable. Consequently, there is no guarantee that investors will get back the full amount of their invested capital upon redemption. The main risks of the Fund can be found in the fund prospectus and include (i) changes in the value of properties and in the rental market, (ii) limited liquidity, (iii) environmental and construction related risks, (iv) development of competition, (v) regulatory changes, (vi) variation in costs of borrowing.

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The fund management company is JSS Real Estate Management Ltd, Geneva. The custodian bank is Bank J. Safra Sarasin Ltd, Basel.

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