

Funds Characteristics

Fund Name	Dominicé Swiss Property Fund
Category	Swiss real estate fund open to the public
Fund Currency	CHF
Financial Year End	30 June
NAV Determination	Semi-annual
Launch Date	28 March 2014
Purchase/Sale of shares	SIX Swiss Exchange
ISIN	CH0215751527
Swiss Valor No	21 575 152
SIX Symbol	DSPF SW Equity
Fund Management Company	Solutions & Funds
Investment Manager	Dominicé
Custodian	BCV
Market Maker	Julius Baer
Auditor	PwC
Price Listing	swissfundata.ch
Tax value per unit as of 31.12.2023 (CHF)	0.01
Management fees	0.80%
Contact	ir@dominice.com +41 22 319 2080

Key Figures from the Non-audited Semi-annual Report as of 31.12.2023

Total fund assets (CHF Mios)	551
Net fund assets (CHF Mios)	366
NAV (CHF)	121.99
Rental default rate	1.97%
Borrowing ratio	31.52%
EBIT margin	65.47%
TER REF GAV	0.76%
TER REF MV	1.12%
Return on Equity (ROE)	1.22%
Return on Invested Capital (ROIC)	1.41%
Dividend yield	N.A
Distribution coefficient	N.A
Agio / Disagio	0.42%
Investment return	1.36%
Dividend (CHF)	3.10
Ex-date of the last dividend	09.10.2023

Key Market Figures as of 28.06.2024

Listing date	12 octobre 2018
Market Capitalisation (CHF M)	460.80
Number of shares outstanding (M)	3.60
Last price(CHF)	128.0
Highest price since inception (CHF)	133.60 on 25.04.2022
Lowest price since inception (CHF)	103.21 on 16.03.2020
Premium / Discount	3.60%
Volatility	13.27%

Investment Manager

Dominicé & Co – Asset Management is a Swiss registered Unlimited Liability Partnership founded in 2003 and regulated by FINMA (the Swiss Financial Market Supervisory Authority). The company's objective is to offer financial products and services that deliver positive risk-adjusted returns in various market environments.

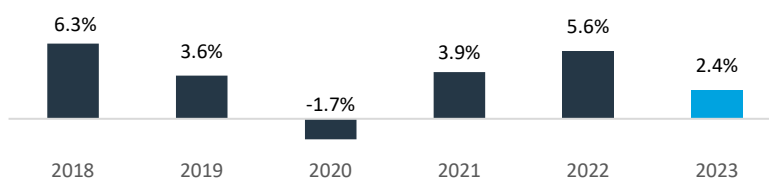
Investment Strategy

The objective of Dominicé Swiss Property Fund is to generate positive risk-adjusted returns in Swiss Francs while protecting assets from inflation. We invest mainly in residential rental properties that are resilient to economic fluctuations. The majority of our property portfolio is located in urban centers in French-speaking Switzerland, and is characterized by a certain quality of construction. The emphasis is on a continuous process of renovation and enhancement of our assets to ensure continued income growth. For this reason we give priority to properties with strong development or densification potential.

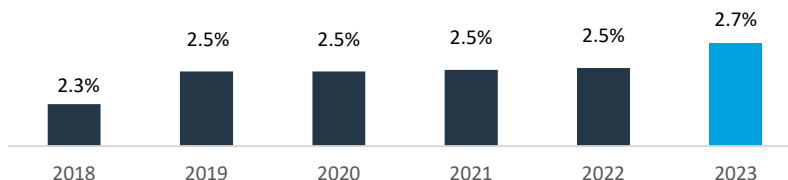
Fiscal Advantages

The Fund is a direct owner of the buildings in the portfolio. As a result, the income and wealth taxes are paid by the fund, benefiting from tax rates that are generally more favorable than those of ordinary taxpayers. The dividend is neither taxable nor subject to withholding tax for unit holders domiciled in Switzerland, as all taxes are paid by the fund. Only non-real estate assets and revenues are subject to taxation for the unit holders.

YoY Investment Returns *



Dividend Yield *



Performance

	YTD	1Y	3Y	5Y	Since Inception
DSPF	4.49%	12.90%	15.16%	20.74%	56.13%
SXI RE® Funds Broad TR	4.93%	10.65%	-5.99%	18.76%	66.26%

Performance over 3 years *

DSPF ranks as the best-performing Swiss real estate fund within the SWIIT Index over 3 years*.

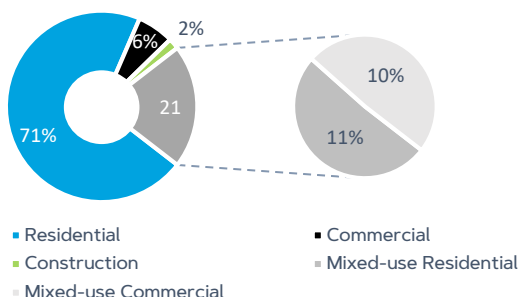


* Past performance is not necessarily indicative of future results. The performance figures are net of all fees and Swiss Wealth and Income Taxes.

Portfolio Structure

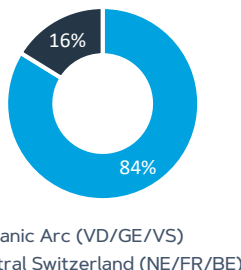
Breakdown by use

(Market Value as of 31.12.2023)



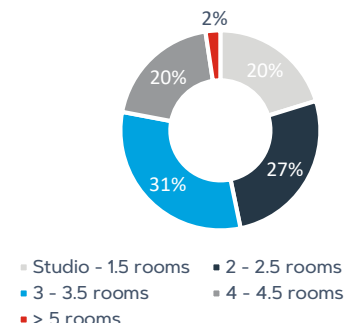
Geographic breakdown

(Market Value as of 31.12.2023)



Typology

(By number of units as of 31.12.2023)



Indices calculated according to AMAS guidelines ¹

Total surface of completed constructions	109'441 m ²
Reference surface of completed constructions	105'526 m ²
Coverage ratio ^{2,3}	96.42%
Energy intensity ⁴	110.74 kWh/m ²
Greenhouse gas emission intensity ⁵	25.96 kgCO ₂ /m ²

¹ Not audited, from 01.01.2023 to 31.12.2023

² Calculated using the energy reference area (ERA)

From 01.01.2021 to 31.12.2021:

³ 92.22%

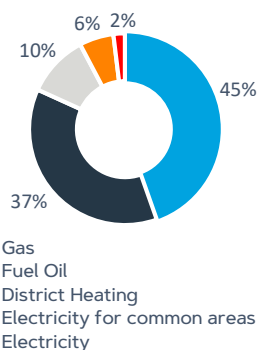
⁴ 107.50 kWh/m²

⁵ 25.64 kgCO₂/m²

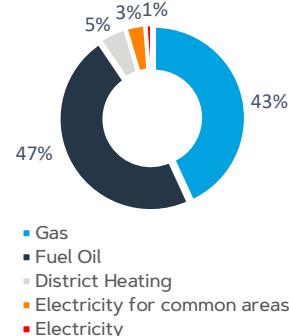
⁶ Scope 1+2: Gas: 41.95% - Fuel Oil: 29.48% - District Heating: 19.23% - Heat Pump: 3.59% - Electricity: 5.75%

⁷ Scope 1+2: Gas: 42.50% - Fuel Oil: 38.21% - District Heating: 13.06% - Heat Pump: 2.38% - Electricity: 3.85%

Energy mix ^{1,6}



Greenhouse gas emissions ^{1,7} Scope 1 & 2



PROSPECTUS

The Prospectus of the Fund as well as the Annual and Semi-annual Reports may be obtained, free-of-charge, upon request from the Fund Management Company SOLUFONDS SA, Promenade de Castellane 4, 1110 Morges, Switzerland.

DISCLAIMER

The Fund is a Swiss registered real estate fund under the Collective Investment Schemes Act dated 23 June 2006 ("CISA") and its implementing ordinance.

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