

### 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	swissfunddata.ch
Tax value per unit as of 31.12.2023 (CHF)	0.01
Management fees	0.73%
Contact	ir@dominice.com +41 22 319 2080

### Key Figures from the audited annual report as of 30.06.2024

Total fund assets (CHF M)	556
Net fund assets (CHF M)	444
NAV (CHF)	123.36
Rental default rate	1.82%
Borrowing ratio	17.97%
EBIT margin	65.80%
TER REF GAV	0.73%
TER REF MV	1.08%
Return on Equity (ROE)	2.45%
Return on Invested Capital (ROIC)	2.27%
Dividend yield	2.56%
Distribution coefficient	100.80%
Agio / Disagio	3.76%
Investment return	2.50%
Dividend (CHF)	3.15
Ex-date of the last dividend	02.10.2024

### Key Market Figures as of 31.10.2024

Listing date	12 October 2018
Market Capitalisation (CHF M)	494
Units outstanding (M)	3.70
Last price (CHF)	133.50
Highest price since inception (CHF)	135.00 on 31.07.2024
Lowest price since inception (CHF)	103.21 on 16.03.2020
Premium / Discount	10.07%
Volatility	13.11%

### Investment Manager

Dominicé & Co – Asset Management is a leading investment manager founded in 2003 in Switzerland. The company offers investment solutions in real estate, volatility and equities, as well as wealth management services.

### Investment Strategy

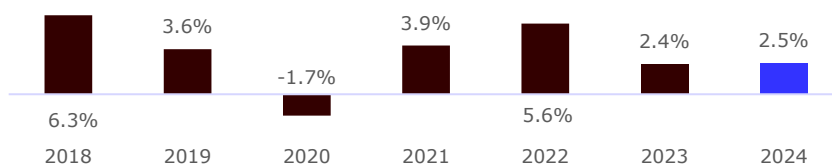
The objective of Dominicé Swiss Property Fund is to generate positive risk-adjusted returns in Swiss Francs while protecting assets from inflation. We invest mainly in residential rental properties that are resilient to economic fluctuations. The majority of our property portfolio is located in urban 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.

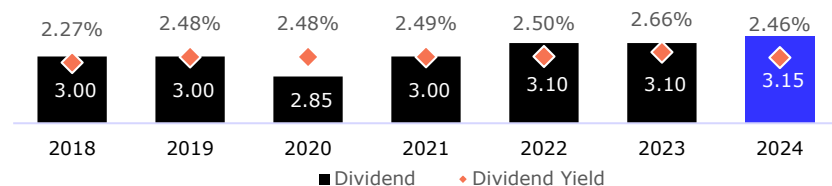
### Fiscal Advantages

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 <sup>1</sup>



### Dividend Paid and Distribution Yield <sup>1</sup>

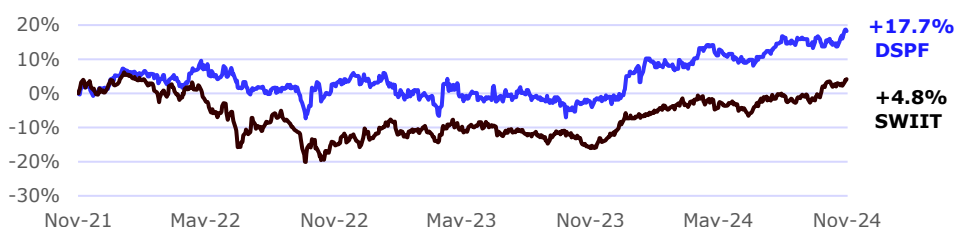


### Performance

	YTD	1Y	3Y	5Y	Since inception
<b>DSPF</b>	11.59%	20.97%	17.70%	26.02%	66.74%
<b>SXI RE®Funds Broad TR</b>	12.39%	23.35%	4.80%	21.86%	78.08%

### Performance over 3 years <sup>1</sup>

**DSPF ranks in the top 3 best-performing Swiss real estate fund within the SWIIT Index<sup>2</sup> over 3 years.**

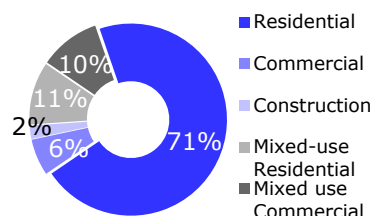


<sup>1</sup> Past performance is not necessarily indicative of future results. The performance figures are net of all fees and Swiss Wealth and Income Taxes.

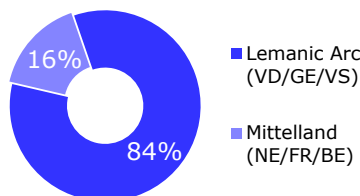
<sup>2</sup> SXI Real Estate Funds Broad Index.

## Portfolio Structure

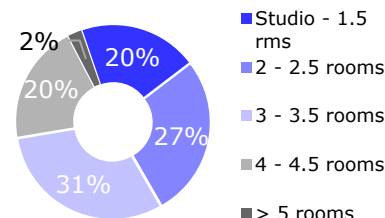
**Breakdown by use**  
(By Market Value as of 30.06.2024)



**Geographic breakdown**  
(By Market Value as of 30.06.2024)



**Typology**  
(By number of units as of 30.06.2024)



## Indices calculated according to AMAS-KBOB 2022 guidelines<sup>1</sup>

Total surface of completed constructions	109'511 m <sup>2</sup>
Reference surface of completed constructions	103'751 m <sup>2</sup>
Coverage ratio <sup>2,3</sup>	94.74%
Energy intensity <sup>4</sup>	105.80 kWh/m <sup>2</sup>
Greenhouse gas emission intensity <sup>5</sup>	25.69 kgCO <sub>2</sub> /m <sup>2</sup>

[Read our full Sustainability Report, here](#)

1 These data have been subject to limited assurance by PricewaterhouseCoopers Ltd, from 01.01.2023 to 31.12.2023. Scope 1 + 2  
2 Calculated using the energy reference area (ERA)

From 01.01.2022 to 31.12.2022:

3 96.42%

4 110.74 kWh/m<sup>2</sup>

5 26.59 kgCO<sub>2</sub>/m<sup>2</sup>

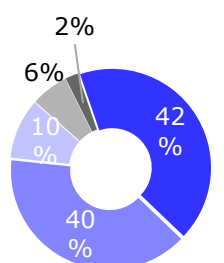
6 Scope 1+2: Gas: 44%60 - Fuel Oil: 37.18% - District Heating: 10.49%

- Heat Pump: 5.80% - Electricity: 1.93%

7 Scope 1+2: Gas: 44.72% - Fuel Oil: 47.72% -

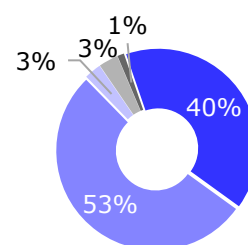
District Heating: 3.12% - Heat Pump: 3.18% - Electricity: 1.06%

## Energy mix<sup>1,6</sup>



■ Gaz  
■ Mazout  
■ CAD Ville  
■ Electricité des communes  
■ Electricité

## Greenhouse gas emissions<sup>1,7</sup> Scope 1 & 2



■ Gaz  
■ Mazout  
■ CAD Ville  
■ Electricité des communes  
■ Electricité

## 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

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