

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 31.12.2024 (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	2.46%
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 31.01.2025

Listing date	12 October 2018
Market Capitalisation (CHF M)	596.9
Units outstanding (M)	4.1625
Last price (CHF)	143.40
Highest price since inception (CHF)	149.00 on 23.01.2025
Lowest price since inception (CHF)	103.21 on 16.03.2020
Premium / Discount	17.44%
Volatility	12.99%

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

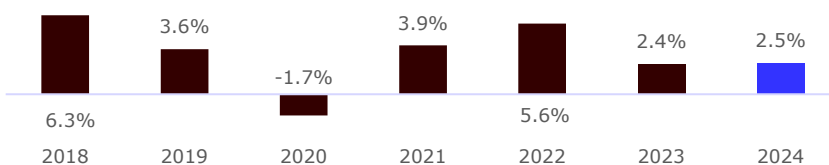
The objective of Dominicé Swiss Property Fund is to generate positive risk-adjusted returns in Swiss Francs while protecting assets from inflation. We invest mainly in residential rental properties that are resilient to economic fluctuations. The majority of our property portfolio is located in urban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

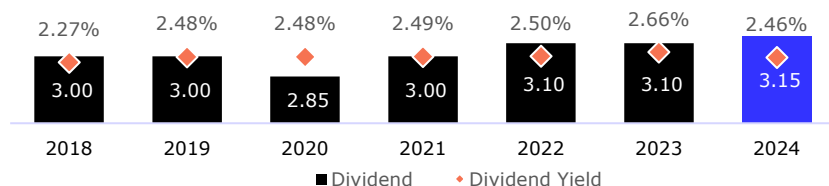
Fiscal Advantages

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 ¹



Dividend Paid and Distribution Yield ¹



Performance

	YTD	1Y	3Y	5Y	Since inception
DSPF	-0.76%	16.58%	19.98%	31.02%	79.10%
SXI RE®Funds Broad TR	-1.39%	13.17%	3.51%	18.55%	83.73%

Performance over 3 years ¹

DSPF ranks in the top 3 best performing Swiss real estate funds within the SWIIT Index² over 3 years.

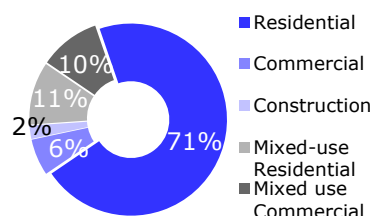


¹ Past performance is not necessarily indicative of future results. The performance figures are net of all fees and Swiss Wealth and Income Taxes.

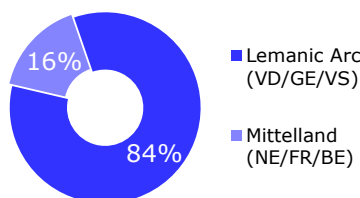
² SXI Real Estate Funds Broad Index.

Portfolio Structure

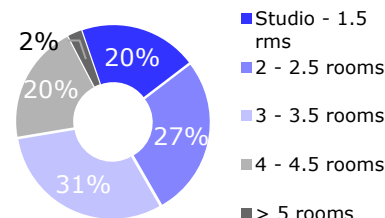
Breakdown by use
(By Market Value as of 30.06.2024)



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 guidelines¹

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

[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/m²

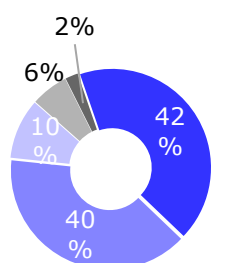
5 26.59 kgCO₂/m²

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% -

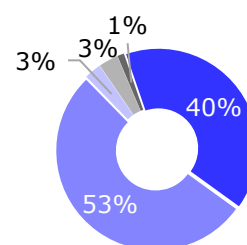
District Heating: 3.12% - Heat Pump: 3.18% - Electricity: 1.06%

Energy mix^{1,6}



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

Greenhouse gas emissions^{1,7} 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

The Fund is a Swiss registered real estate fund under the Collective Investment Schemes Act dated 23 June 2006 ("CISA") and its implementing ordinance. This document has been prepared by Dominicé & Co – Asset Management ("Dominicé & Co") and is for information purposes only. It does not constitute an offer or a recommendation to invest, nor may it be considered to be giving legal or fiscal advice. Material terms of the Fund are subject to change. PROSPECTIVE INVESTORS SHOULD REVIEW THE PROSPECTUS, INCLUDING THE RISK FACTORS IN THE PROSPECTUS, BEFORE MAKING A DECISION TO INVEST. In addition, prospective investors should rely only on the prospectus in making a decision to invest, although certain descriptions contained herein may be more detailed than those contained in the prospectus. An investment in the Fund is speculative and involves substantial risks including the risk that an investor may lose some or all of its investment in the Fund. PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. The information in this document should not be construed as giving an indication of future performance. An investment may increase or decrease depending inter alia on market fluctuations and exchange rates or any other expected or unexpected variations. No reliance may be placed for any purpose on the information and opinions contained in this document or their accuracy or completeness. No representation, warranty or undertaking, express or implied, is given as to the accuracy or completeness of the information or opinions contained in this document by any of Dominicé & Co, its members, employees or affiliates and no liability is accepted by such persons for the accuracy or completeness of any such information or opinions, and nothing contained herein shall be relied upon as a promise or representation whether as to past or future performance. Information and opinions expressed herein are subject to change at any time without notice. The distribution of this document may be restricted in certain jurisdictions. Shares in the Fund may not be offered in jurisdictions or to a category of investor under circumstances where this would constitute the violation of applicable laws or regulations. The information herein is for general guidance only, and it is the responsibility of any person or persons in possession of this document to inform themselves of, and to observe, all applicable laws and regulations of any relevant jurisdiction. Neither this information nor any copy thereof may be sent, taken into or distributed in the United States or to any U.S. person as defined under applicable laws of the United States ("US Persons"). US Persons, including US citizens and persons domiciled in the US, may not acquire or hold shares in the Fund. The fund is not defined as a sustainable collective investment, is not managed sustainably, and is not considered a collective asset referring to sustainability in the sense of AMAS self-regulation regarding transparency and the publication of information by collective assets referring to sustainability.