

ZIF Real Estate Direct Switzerland

Contractual real estate fund governed by Swiss Law

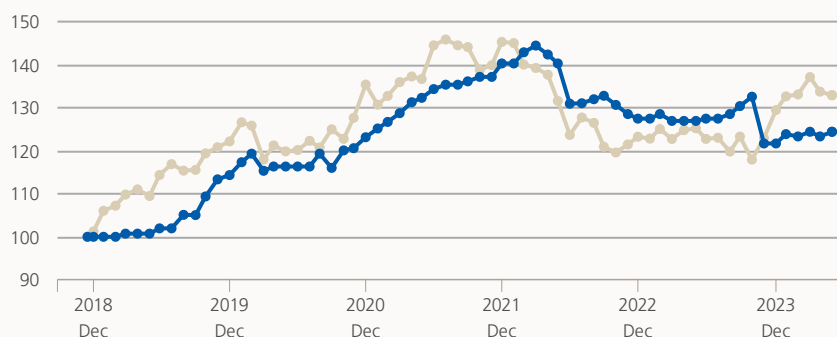
Key figures of the fund

ZIF Real Estate Direct Switzerland as of 31.05.2024	Shares in circulation as of 31.05.2024
114.50	9'604'119
NAV per share as of 31.12.2023	NAV (Mio.) as of 31.12.2023
104.39	1002,58

Key figures of the fund

Valor	043308927
ISIN	CH0433089270
GIIN	OHAZ98.99999.SL.756
Bloomberg Ticker	ZIFIDS SE Equity
Reference index	SXI Real Estate Funds Broad Index (SWIIT)
Currency	CHF
Fund domicile	Switzerland
Issue date	14.12.2018
Listing date	07.11.2023
Issue price per share	CHF 100.00
Purchase of shares	Daily
Sale of Shares	Daily
Financial year-end	30.06.
Fund administrator	Zurich Invest AG
Portfolio manager	Zurich Invest AG
Custodian	BCV
Price publication	Zurich Invest AG
Auditor	EY
OTC trader	Bank J. Safra Sarasin AG
Fund distribution	Distributing
Management fee	0,60%
Property administration in % of net rental income	max. 5%
Transaction commission buy / sell in % of price	max. 2%
Remuneration for construction and renovation in % of construction costs	max. 4%
Redemption charge	max. 2%
Total Expense Ratio (TER) annualized	
• Based on GAV 31.12.2023	0,79%
• Based on NAV 31.12.2023	1,08%

Performance (net indexed, incl. distributions)



—●— ZIF Real Estate Direct Switzerland* —●— Benchmark**

* The indexed net performance corresponds to the OTC-price prior to the listing on 7th November 2023. Since the listing, the daily closing price has been used to calculate the return.

** The product does not have an official benchmark prior to listing. The benchmark is shown over the entire period for illustrative purposes.

Fund strategy

The fund invests in real estate throughout Switzerland and boasts a broad regional diversification. It gives investors access to a portfolio of high-quality, sustainable building structures, mostly in large Swiss cities or metropolitan areas. The fund invests mainly in existing real estate properties throughout Switzerland, as well as in projects and strives to broadly diversify across location and vintage year. The fund mainly focuses on residential use (more than 80 percent). The fund pursues a sustainable growth strategy with properties being held directly.

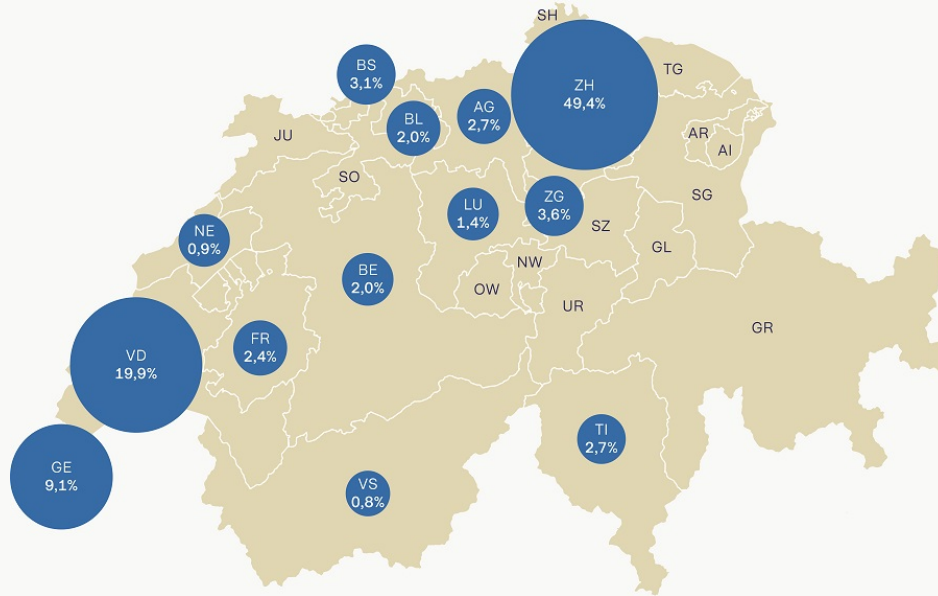
Performance

	1 month	3 month	Current year	1 year	Since inception
ZIF Real Estate Direct Switzerland	0,88%	0,88%	2,23%	-1,99%	24,40%
Benchmark	-0,61%	-0,13%	2,67%	6,14%	32,91%

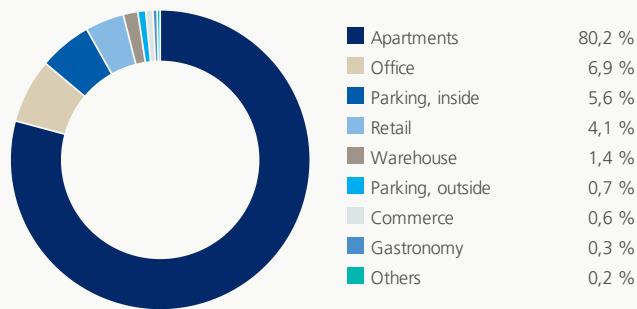
Information to the semi-annual financial statement as of 31.12.2023

For the first half of the fiscal year 2023/2024, a net profit of 12,265,174 Swiss francs is reported. The net asset value per share as of December 31, 2023, is 104.39 Swiss francs. The operational property performance is pleasing, as the rental default rate of the portfolio decreased significantly from 2.98 percent as of June 30, 2023, to 2.09 percent as of December 31, 2023. No independent appraisal experts conducted property valuations as of December 31, 2023, and no transactions took place in the first half of the year.

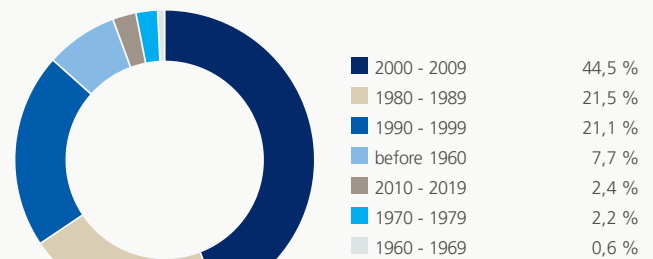
Regional distribution of the properties



Utilisation structure of the properties



Vintage year structure of the properties *



* year of construction resp. last major renovation

Key figures of the fund (as of Dec 2023)

NAV (Mio.)	1002,58
NAV per share	104.39
GAV (Mio.)	1393,80
Agio	7,29%

Key figures of the properties (as of May 2024)

Market value in mio. CHF	1382,9
Number of properties	62
Leverage in mio. CHF	358
Leverage level	25,9%
Liquidity in mio. CHF	4,3
Rental quote (net rent)	96,4%

Disclaimer

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