

ZIF Real Estate Direct Switzerland

Contractual real estate fund governed by Swiss Law

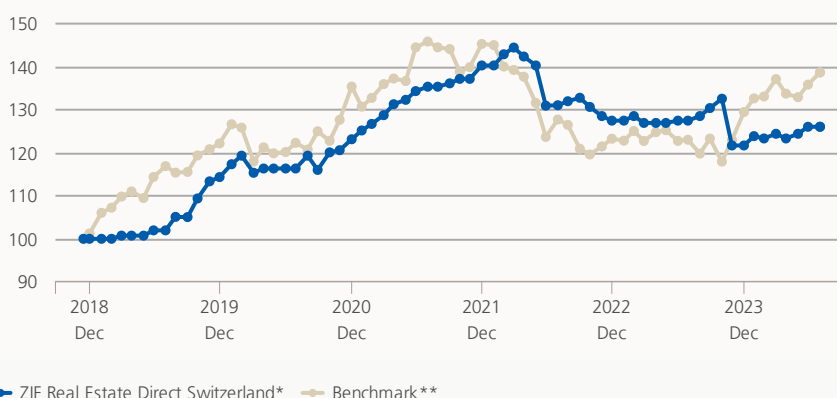
Key figures of the fund

| | |
|---|--|
| ZIF Real Estate Direct Switzerland as of 31.07.2024 | Shares in circulation as of 31.07.2024 |
| 116.00 | 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)



* 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.

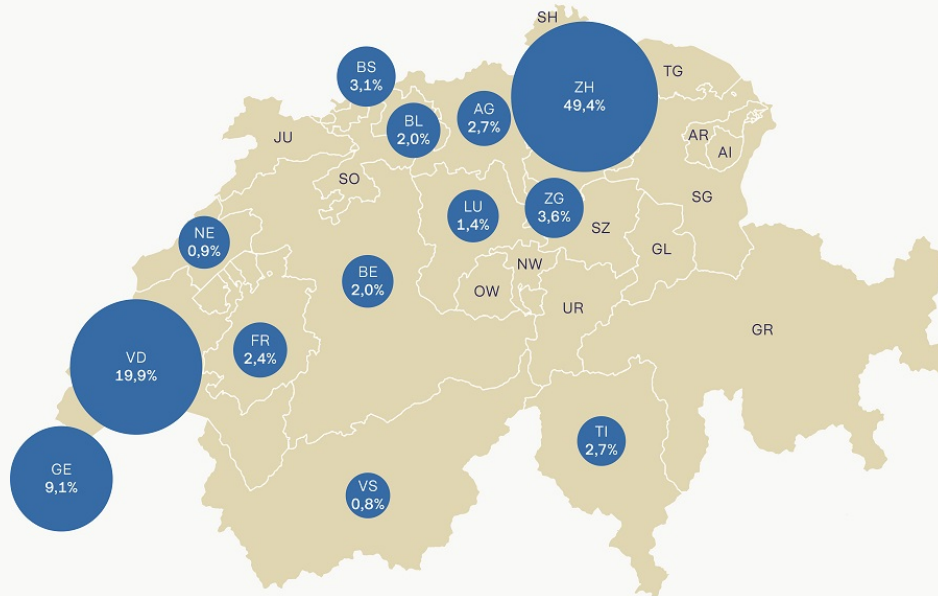
Performance

| | 1 month | 3 month | Current year | 1 year | Since inception |
|------------------------------------|---------|---------|--------------|--------|-----------------|
| ZIF Real Estate Direct Switzerland | 0,00% | 2,20% | 3,57% | -1,12% | 26,03% |
| Benchmark | 2,09% | 3,69% | 7,12% | 12,72% | 38,67% |

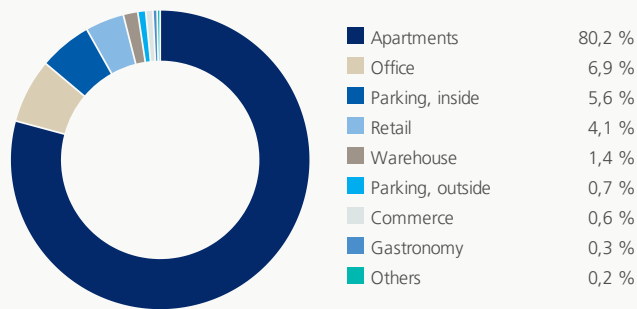
Information to the semi-annual financial statement as of 31.12.2023

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.

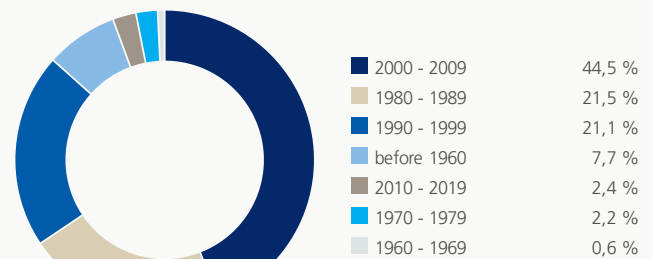
Regional distribution of the properties



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 Jul 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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