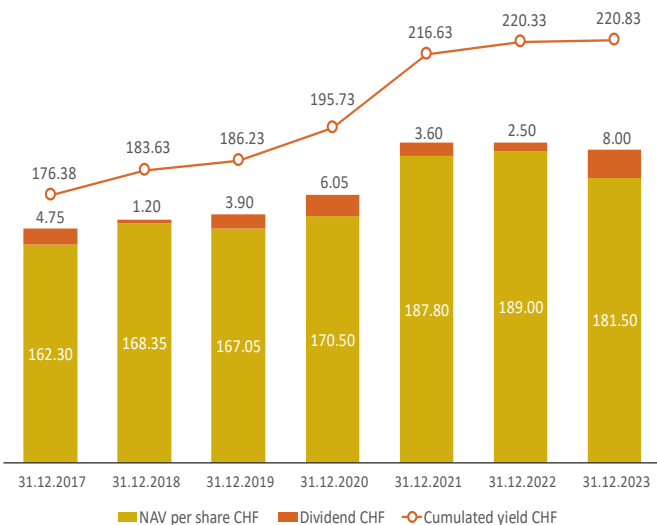


Comunus SICAV is a real estate investment fund under Swiss law that invests in properties in the French-speaking part of Switzerland. Priority is given to rental properties of a residential nature in prime locations and in need of renovation. Renovations are carried out in line with the natural turnover of tenants. The management team remains focused on Net Asset Value growth and sustainable rental yields. The fund is reserved for qualified investors.

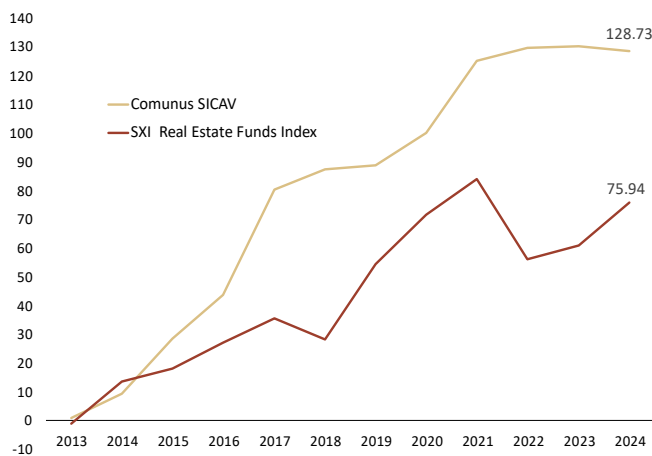
FUND CHARACTERISTICS	
Fund Name	Comunus SICAV – Swiss
Fund Currency	CHF
ISIN	CH0200600911
Category	Real Estate Investment Fund for Qualified Investors
Launch Date	April 2013
Financial Year End	31 December
NAV Calculation	Annual
Distributions	Annual
Fund Management Company	Self-Managed SICAV
Asset Manager	Comunus SICAV
Custodian	Banque Cantonale Vaudoise
Over-the-Counter Market	Banque Cantonale Vaudoise
Auditor	KPMG SA
Tax Treatment	Exemption for private investors domiciled in Switzerland

KEY FIGURES (Unaudited)	30.06.2024
Total fund assets (Mios)	CHF 579
Net fund assets (Mios)	CHF 395
Rental default rate	1.57%
NAV	CHF 174.25
Debt ratio	27.04%
Return on Equity (ROE)	-0.32%
EBIT Margin	66.74%
TER <sub>REF</sub> (GAV)	0.73%
Number of shares outstanding	2 269 619
Dividend (31.12.2023)	CHF 6.0
Dividend yield (31.12.2023)	3.31%

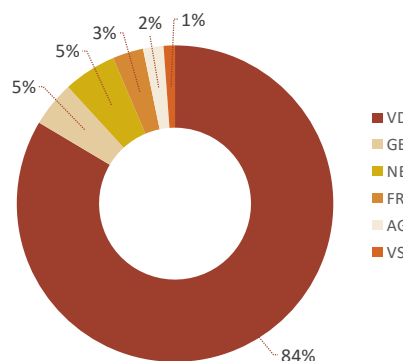
### Historical financial indicators



### Performance since launch %



### Allocation by region Market Value



# REAL ESTATE PORTFOLIO 30 JUNE 2024



Region - Town	Vaud - Vevey	Vaud - Renens	Vaud - Lausanne	Vaud - Ecublens	Vaud - Vevey	Vaud - Bex	Vaud - Ecublens
Address	Rue Aimé-Steinlen 3-5-7	Place de la Gare 2-4	Boulevard de Grancy 2	Chemin de Veilloud 17	Chemin du Dévin 1-3-5	Route de l'Arche 20-22	Route Neuve 81
Type of property	Residential	Mixed-use	Residential	Residential	Residential	Residential	Residential
Heating system	Heating oil   CO <sub>2</sub> 25   IE 140	Gas   CO <sub>2</sub> 18   IE 103	Heating oil   CO <sub>2</sub> 26   IE 106	Heating oil   CO <sub>2</sub> 27   IE 113	Gas   CO <sub>2</sub> 30   IE 168	Heating oil   CO <sub>2</sub> 21   IE 86	Heating oil   CO <sub>2</sub> 36   IE 158
Expected rent p.a.	CHF 774 372	CHF 384 564	CHF 1 499 616	CHF 378 636	CHF 593 160	CHF 489 480	CHF 271 200
Market value	CHF 18 780 000	CHF 8 935 000	CHF 39 470 000	CHF 10 620 000	CHF 11 880 000	CHF 10 450 000	CHF 7 847 000
Gross yield	4.1%	4.3%	3.8%	3.6%	5.0%	4.7%	3.5%



Region - Town	Vaud - Yvonand	Vaud - Lausanne	Fribourg - Bulle	Fribourg - Fribourg	Neuchâtel - La Chaux-de-Fonds	Neuchâtel - La Chaux-de-Fonds	Genève - Thônex
Address	Grand'Rue 31	Ch. de la Batelière 4	Rue de la Berra 52-54	Impasse de la Forêt 8-10-10a	Rue du Locle 21-25	Rue des Vieux-Patriotes 47-51	Rue de Genève 140
Type of property	Residential	Residential apartments (for sale)	Residential	Residential	Residential	Residential	Residential
Heating system	Heating oil   CO <sub>2</sub> 36   IE 143	Gas   CO <sub>2</sub> 21   IE 120	Heating oil   CO <sub>2</sub> 23   IE 93	Heating oil   CO <sub>2</sub> 43   IE 176	District heat   CO <sub>2</sub> 9   IE 251	Gas   CO <sub>2</sub> 28   IE 157	Heating oil   CO <sub>2</sub> -   IE -
Expected rent p.a.	CHF 249 300	CHF 339 285	CHF 469 368	CHF 232 212	CHF 429 804	CHF 428 580	CHF 323 220
Market value	CHF 5 370 000	CHF 15 180 000	CHF 10 490 000	CHF 5 156 000	CHF 9 180 000	CHF 9 350 000	CHF 8 084 000
Gross yield	4.6%	n/a	4.5%	4.5%	4.7%	4.6%	4.0%



Region - Town	Valais - Sion	Vaud - Paudex	Vaud - Lausanne	Vaud - Renens	Vaud - Yverdon-les-Bains	Vaud - Aigle	Vaud - Clarens
Address	Rue de Lausanne 67	Route du Simplon 22	Chemin de Montolivet 19	Lausanne 71/73	Rue Saint Roch 4	Rue Margencel 27, 29, 31	St-Georges
Type of property	Residential	Mixed-use	Commercial	Mixed-use	Mixed-use	Mixed-use	Commercial
Heating system	Heating oil   CO <sub>2</sub> 27   IE 110	Heating oil   CO <sub>2</sub> 30   IE 128	Heating oil   CO <sub>2</sub> 52   IE 131	Gas   CO <sub>2</sub> -   IE -	Gas   CO <sub>2</sub> 23   IE 106	Gas   CO <sub>2</sub> 31   IDC 179	Gas   CO <sub>2</sub> 30   IE 200
Expected rent p.a.	CHF 287 868	CHF 184 896	CHF 1 237 320	CHF 1 810 608	CHF 483 828	CHF 458 464	CHF 2 135 246
Market value	CHF 5 769 000	CHF 4 751 000	CHF 31 230 000	CHF 39 490 000	CHF 10 580 000	CHF 8 831 000	CHF 54 650 000
Gross yield	5.0%	3.9%	4.0%	4.6%	4.6%	5.2%	3.9%



Region - Town	Vaud - Blonay	Vaud - Vich	Vaud - Gland	Vaud - Yverdon-les-Bains	Vaud - Nyon	Vaud - Ecublens	Neuchâtel - Neuchâtel
Address	Route de Brent 32	Chemin de Crétaunax 2	Allée du Communet 20	Rue d'Orbe 1-9	Chemin de la Vuarpillière 3	Chemin de la Venoge 9	Quai Max-Petitpierre 34, 36, 38
Type of property	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Mixed-use
Heating system	Gas   CO <sub>2</sub> 183   IE 24	Heating oil/pump   CO <sub>2</sub> 23   IE 122	District heat   CO <sub>2</sub> 2   IE 89	Gas   CO <sub>2</sub> -   IE -	Gas   CO <sub>2</sub> 7   IE 41	Heating oil   CO <sub>2</sub> 26   IE 121	Heating oil   CO <sub>2</sub> 28   IE 114
Expected rent p.a.	CHF 370 000	CHF 387 447	CHF 1 102 784	CHF 2 446 808	CHF 595 128	CHF 307 728	CHF 381 960
Market value	CHF 9 055 000	CHF 7 980 000	CHF 21 610 000	CHF 49 990 000	CHF 7 818 000	CHF 5 702 000	CHF 8 475 000
Gross yield	4.1%	4.9%	5.1%	4.9%	7.6%	5.4%	4.5%



Region - Town	Vaud - Lausanne	Vaud - Lausanne	Argovie - Baden	Vaud - Vevey	Vaud - Montreux	Vaud - Clarens	Vaud - Vevey
Address	Avenue du Mont-d'Or 33	Chemin de Boston 25	Weite Gasse 14	Boulevard Saint-Martin 15	Rue du Centre 1	Rue du Lac 35-37	Avenue de Blonay 2
Type of property	Residential apartments (for sale)	Mixed-use	Commercial	Residential apartments (for sale)	Residential apartments (for sale)	Land	Residential apartments (for sale)
Heating system	Heating oil   CO <sub>2</sub> 35   IE 200	Gas   CO <sub>2</sub> 24   IDC 137	Heating oil   CO <sub>2</sub> 33   IE 137	Gas   CO <sub>2</sub> -   IE -	Gas   CO <sub>2</sub> -   IE -	-	Gas   CO <sub>2</sub> -   IE -
Expected rent p.a.	CHF 114 708	CHF 398 016	CHF 479 102	n/a	n/a	-	n/a
Market value	CHF 5 975 000	CHF 7 921 000	CHF 10 420 000	CHF 1 104 000	CHF 790 600	CHF 1 270 000	CHF 3 593 000
Gross yield	n/a	5.0%	4.6%	n/a	n/a	n/a	n/a



Region - Town	Genève - Genève	Vaud - Vevey
Address	Quai Capo d'Istria 13	Rue du Simplon 50
Type of property	Residential	Commercial
Heating system	Heating oil   CO <sub>2</sub> -   IE -	Heating oil   CO <sub>2</sub> -   IE -
Expected rent p.a.	CHF 556 740	CHF 805 372
Market value	CHF 15 030 000	CHF 16 150 000
Gross yield	3.7%	5.0%

Comunus SICAV ("Comunus SICAV"), Montreux, is a self-managed open-ended investment company under Swiss law, authorized by the Swiss Financial Market Supervisory Authority (FINMA), falling within the category of "real estate funds" and intended exclusively for qualified investors within the meaning of articles 10 para. 3 and 3ter of the Swiss Federal Act on Collective Investment Schemes (CISA). Banque Cantonale Vaudoise, Lausanne, acts as the custodian bank of Comunus SICAV.

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