

# Semester Report 2024

Suisse Romande  
Property Fund



Unaudited Semester Report  
30.06.2024



N° ISIN: CH0258245064  
SIX Symbol: SRPF



Varis 20, Fribourg (FR)

**JSS Real Estate Management Ltd**

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# Introduction

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Suisse Romande Property Fund (“SRPF” or the “Fund”) has been established, under Swiss law, as a contractual investment fund in the “real estate investment fund” category in accordance with the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA).

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The fund contract has been established by JSS Real Estate Management Ltd (“JSSREM” or “the Fund Management Company”), in Geneva, as the fund management company, with the approval of Bank J. Safra Sarasin Ltd in Basel, as the custodian bank.

The Fund was approved by the Swiss Financial Market Supervisory Authority (FINMA) on 15 October 2014.

Since 11 December 2017, the Fund is listed on the SIX Swiss Exchange and is part of the SXI Real Estate® Funds Broad Index (SWIIT).

The real estate investment fund is based on a collective investment scheme (the fund contract) under which the Fund Management Company undertakes to ensure that the investors participate in the real estate investment fund on a pro rata basis in relation to the units

they have acquired, autonomously and in their own name. The custodian bank is a party to the fund contract, in accordance with the tasks entrusted to it by law and by the fund contract.

Investor eligibility is not restricted. The real estate investment fund is not divided into unit classes.

SRPF aims to preserve the capital in the long term and to ensure the distribution of an appropriate income.

The Fund Management Company invests the assets of the investment fund in real estate assets in Switzerland and ensures that at least 80 % of the Fund’s assets are invested in the French speaking part of Switzerland.

SRPF invests primarily in residential buildings and properties used for commercial purposes, as well as in other assets permitted pursuant to the fund contract.

## **Fund Management Company**

JSS Real Estate Management Ltd  
Rue de la Corraterie 4  
1204 Geneva

## **Custodian bank**

Bank J. Safra Sarasin Ltd  
Elisabethenstrasse 62  
4002 Basel

## **Sales restrictions**

There is no distribution authorisation abroad. The units of this real estate fund cannot be offered, transferred or delivered in the United States.



Mouille-Galand 3 and 5, Vernier (GE)

# Organisation

<b>Fund Management Company</b>	JSS Real Estate Management Ltd Rue de la Corraterie 4, 1204 Geneva	
<b>Board of Directors</b>	Oliver Cartade	Chairman
	Oren-Olivier Puder	Vice-Chairman
	Jean-Pierre Jacquemoud	Director
	Michael Montebaur	Director
<b>Executive Committee</b>	Virginie Bordry	CEO
	Clément Marchenoir	CFO
	Isabelle Nesme	Head of Fund Management
<b>Custodian bank</b>	Bank J. Safra Sarasin Ltd, Basel	
<b>Audit company</b>	Deloitte Ltd, Geneva	
<b>Permanent Experts</b>	Vincent Clapasson	Wüest Partner AG, in Zurich and Geneva
	Pieter Stolz	Wüest Partner AG, in Zurich and Geneva
<b>Property Managers</b>	m3 Real Estate SA, Geneva Emeria Switzerland SA, Lausanne Régie Duboux SA, Lausanne <i>The precise execution arrangements of the mandates are laid down in contracts concluded between JSS Real Estate Management Ltd and said agents.</i>	
<b>Risk Management</b>	ASMA Asset Management Audit & Compliance SA, Geneva	
<b>Legal &amp; Compliance</b>	J. Safra Sarasin Investmentfonds Ltd, Basel	





Réchon 7, Montreux (VD)

# Management Report as of 30 June 2024

## **A promising start to the year for Suisse Romande Property Fund**

As of 30 June 2024, the real estate fund SRPF ended the first half of 2024 with a net income of CHF 3,888,378, in line with the CHF 4,007,263 a year earlier. Rental income for the period totaled CHF 8,791,244 and expenses CHF 5,178,146. On a constant portfolio basis (adjusting for any transactions during the period) compared to 30 June 2023, these figures represent a 24.5% increase in net income, a 1.5% rise in rental income and an 11.3% fall in expenses. The increase in rental income on a like-for-like basis is due to a reduction in the vacancy rate as a result of sustained marketing efforts. The fall in expenses is mainly due to the depreciation booked in the first quarter of last year on the ARCenter building, Route de Montfleury 1–3 (GE).

The market value of the properties was CHF 395,755,000 as of 30 June 2024, compared to CHF 448,092,000 on 30 June 2023. This change is a result of the five sales which took place between December 2023 and May 2024 as part of the residential repositioning of the Fund and the acquisition of a residential property in Morges (VD) in June 2024 (see Acquisitions and Sales below section). The decrease also takes into account the real estate val-



Projected fit-out ARCenter, Vernier (GE)

uer's adjustments to market values as of 31 December 2023, in particular the increase in discount rates for commercial and prime residential properties in Geneva. It should be noted that no market values have been updated as of 30 June 2024. The work undertaken since the beginning of the year and the re-lets signed will therefore be reflected in the next update of the portfolio as of 31 December 2024.

In line with the sale of properties, the leverage ratio fell, from 31.7% as of 30 June 2023 to 27.5% as of 30 June 2024. The weighted average annual interest rate for the portfolio as of 30 June 2024 was 1.55%, compared to 1.73% as of 31 December 2023.

At the end of the period under review, the Fund's net assets stand at CHF 275,830,315. The Net Asset Value (NAV) per unit is therefore CHF 102.90.

## **Actions taken during the first half of 2024**

### **A significant increase in the re-letting of vacant commercial spaces**

Three commercial properties benefited from re-lettings in the first six months of 2024. These re-lettings are the result of sustained marketing efforts and the renovation of some vacant spaces.

- Saint-Pierre 6 (FR): re-letting to a clinic of an entire floor of 480 m<sup>2</sup> of renovated space from 1 August 2024 for a period of 10 years,
- ARCenter (GE): signing of a lease with La Poste, which will open its doors at the end of the year. This will complement the services already offered in this local shopping centre,
- Mouettes 1 (VD): re-letting of 450 m<sup>2</sup> of office space, reducing part of the high vacancy rate in this building.

The weighted average term of these leases is 7.2 years.

This acceleration in relocations has also been confirmed since 30 June 2024, with the signing of 2,718 m<sup>2</sup> of commercial spaces in the cantons of Geneva and Vaud.

The vacancy rate as of 30 June 2024 was 7.02%, compared with 7.80% as of 31 December 2023 and 8.61% as of 30 June 2023.

### Investments

The JSSREM management team has continued to develop and improve the properties in the SRPF portfolio. Since the beginning of 2024, CHF 1.1 million has been invested in several projects:

- Philosophes 7 (GE): roof renovation and cellar insulation,
- Saint-Pierre 6 (FR): refurbishment of the building, including replacement of the first lift, renovation of the 5<sup>th</sup> floor, renovation of the sprinklers and waterproofing of the terraces,
- Renovation of six flats resulting in an increase in rental income: Théodore-Vernes 12–14 (GE), Théodore-Weber 9 (GE), Lyon 71 (GE), Philosophes 7 (GE) and two at Mandement 17 (GE).

In the second half of the year, works will begin on the Romont 3 (FR) and Lac 54 (VD) buildings, following the recent granting of building authorisation to convert these commercial spaces into three residential apartments. These works will definitively close the chapter on the renovation of structurally vacant space in the portfolio, which started in 2022.

With regard to elevation projects, the Lyon 71 (GE) project has been postponed by 24 months due to a request from the authorities to carry out the work at the same time as our neighbours. The projects for Théodore-Vernes 12–14 (GE) and Théodore-Weber 9 (GE) are still on track, and may begin depending on the volume of acquisition opportunities. Priority is currently being given to projects that will generate immediate income for the Fund.

JSSREM is also continuing to implement its investment plan, with the aim of reducing vacancy rates and improving the ESG profile of the portfolio.



Théodore-Weber 9, Geneva (GE)

## ESG

Improving the ESG profile of the portfolio remains a priority for JSSREM. Since the beginning of the year, our team has launched a number of initiatives to strengthen the ‘S’ or ‘Social’ of ESG:

- a survey of our residential tenants has been organised, enabling us to improve the level of service we can offer them. It is already planned that this survey will be updated each year to enable us to monitor the effects of our actions,
- Urban vegetable gardens have been created in the gardens of the Redoute 14–22 building (VD).

In terms of ‘E’ or ‘Environment’, and in addition to the CAPEX committed to improving this criteria, the installation of E-nno boxes has been completed, enabling us to monitor consumption in the buildings and identify, whenever possible, any abnormal consumption. We are also currently working on the forthcoming connection of the Tunnel 13–14 building (VD) to district heating.

### Stock markets and indices

On 30 June 2024, SRPF’s unit price closed at CHF 95.00, representing an increase of 12.82% since the beginning of the year, compared with 4.93% for the SXI Real Estate Funds Broad index. Over one year, this change amounts to +19.40% compared with +10.65% for the index.

JSSREM remains attentive to market movements and continues to organise regular updates with the Fund’s market maker.



Pictet-de-Rochemont 29, Geneva (GE)

The operating profit margin (EBIT) stands at 67.9% as of 30 June 2024, compared with 61.8% on 30 June 2023.

The rent default rate continued to fall, reaching its lowest point since 2019 in the first half of 2024 at 7.25%, compared with 8.30% as of 31 December 2023 and 8.61% as of 30 June 2023.

### Acquisitions and sales

Four transactions have been completed since the start of the year, in line with the restructuring of the portfolio and the Fund’s strategy of returning to a more residential profile (see page 17):

- Acquisition of a residential building in Morges, Chemin de la Brume 7–9 (VD) on 28 June 2024 for CHF 11 million. This 24-apartment building generates rental income of CHF 529,000 per annum, and benefits from very attractive rental potential (+25%), as well as an excellent location in the Beausobre district. The future connection to the CAD and the possibility of installing photovoltaic panels will also contribute to the future creation of value for this building.
- Sale of two commercial assets: Moulins 28 (JU) on 15 January 2024 and Aérodrôme 73–75 (VD) on 31 May 2024 for a total of CHF 13 million. Immediate CAPEX investment requirements and the location were the reasons for the sale of the first building, while the second sale was decided on because of the illiquidity and the type of asset (motel/restaurant).
- These sales were followed by the disposal, on 15 May 2024, of the Tilleuls 31–33 (JU) building, the Fund’s last property located in the canton of Jura.

Although these sales generated in accounting a realised capital loss of around CHF 7 million, this should be seen in the context of an unavoidable short-term investment of CHF 9 million to maintain these properties, which had very limited rental potential.

Aérodrôme 73–75 (VD) was sold at almost 7% above market value, and Tilleuls 31–33 (JU) was sold at market value.

These sales enable the SRPF portfolio to refocus on the cantons of Geneva, Vaud and Fribourg.

The portfolio’s market value finally aligned to be the same



Théodore-Vernes 12–14, Versoix (GE)

of the cost price allowing the Fund to operate with greater flexibility for the future.

### **Outlook**

The actions launched in 2022 and continued in 2023 begin to have a positive impact on the Fund's results. However, their full impact will not be felt until 2025.

The portfolio restructuring started at the end of 2022 is showing its first results. The proportion of income generated by commercial properties fell below the symbolic 50% mark on 30 June 2024. In fact, 49% of SRPF's income, compared with 58% a year earlier, came from commercial properties, 30% from residential properties and 21% from mixed-use properties.

JSSREM remains on the lookout for residential assets and will continue its search for opportunities. At the same time, the sale of commercial properties will be considered for assets that are ready to be put on the market and attain an attractive price.

The commercial leases signed after 30 June 2024 are already securing new rental income over the long term.

The Fund's debt profile has already been improved, however debt's optimisation remains an important focus for SRPF for the coming months in particular in the management of its interest rate risk on the long term. At the same time, JSSREM is maintaining its objective of reducing the Fund's financial costs, in particular by taking advantage of the current fall in interest rates.

The team at JSS Real Estate Management Ltd continues to see opportunities for development within the portfolio and will continue its work to achieve its objectives with the support of its investors. The Fund Management Company is confident that these actions will bring value and dividend growth in the years to come.

We hope you enjoy reading this half-year report and we thank our investors for their confidence.

# Statement of Net Assets

	<b>30.06.2024</b>	30.06.2023
	<b>CHF</b>	CHF
<b>Assets</b>		
Cash holdings, balances on postal and bank accounts at sight	1,931,702	3,220,969
<b>Properties</b>		
Development land, properties under construction	0	0
Residential properties	137,813,000	137,444,000
Commercial properties	170,434,000	250,348,000
Mixed-use properties	87,508,000	60,300,000
<b>Total properties</b>	<b>395,755,000</b>	<b>448,092,000</b>
Other assets	5,276,853	5,435,341
<b>Total assets</b>	<b>402,963,555</b>	<b>456,748,310</b>
<b>Liabilities</b>		
<b>Short-term liabilities</b>		
Short-term interest-bearing mortgages and other mortgage-backed liabilities	59,985,000	118,045,000
Other short-term liabilities	7,610,925	9,529,807
<b>Long-term liabilities</b>		
Long-term interest-bearing mortgages and other mortgage-backed liabilities	48,756,000	23,985,000
Other long-term liabilities	0	0
<b>Total liabilities</b>	<b>116,351,925</b>	<b>151,559,807</b>
Fund's net assets before estimated liquidation taxes	286,611,630	305,188,503
Estimated liquidation taxes	-10,781,314	-10,659,447
<b>Net assets of the Fund</b>	<b>275,830,315</b>	<b>294,529,056</b>
<b>Change in the net assets</b>		
Fund's net assets at beginning of the financial year	282,647,142	312,013,769
Distribution	-8,185,566	-8,051,376
Interim distribution	0	0
Balance from sales and purchases of units	-333,809	0
Total income of the financial year	1,702,548	-9,433,338
<b>Fund's net assets at end of the financial year</b>	<b>275,830,315</b>	<b>294,529,056</b>
<b>Change in the number of units (redeemed and issued)</b>		
Statement at beginning of the financial year	2,683,792	2,683,792
Units issued	0	0
Units redeemed	3,264	0
<b>Number of units in circulation</b>	<b>2,680,528</b>	<b>2,683,792</b>
<b>Net asset value per unit</b>	<b>102.90</b>	<b>109.74</b>
<b>Additional information (annex 3 Art. 95 CISO-FINMA)</b>		
Value of properties depreciation account	0	0
Value of reserves account for future repairs	0	0
Balance on account of earnings retained for reinvestment	0	0
Number of units due to be redeemed at end of next financial year	0	0

# Statement of Income

	<b>30.06.2024</b>	30.06.2023
	<b>CHF</b>	CHF
<b>Revenue</b>		
Revenue from postal and bank accounts	243,000	270,440
Rental income (gross income generated)	8,791,244	9,856,593
Interim interest capitalised	25,405	22,894
Other revenue	6,875	0
<b>Total revenue</b>	<b>9,066,524</b>	<b>10,149,927</b>
<b>Expenses</b>		
Mortgage interest and interest on mortgage-backed liabilities	876,385	909,198
Other interest due	229,492	268,497
Maintenance and repairs	547,563	817,238
Management of properties		
Property-related costs	828,859	999,020
<i>of which property tax</i>	291,921	342,149
<i>of which variance in rental loss provisions</i>	-215,288	-245,582
Management expenses	556,579	269,105
Appraisals and auditing expenses	50,568	85,194
Direct taxes	929,095	857,327
Depreciation of buildings	0	682,822
Remuneration as per fund contract for the Fund Management Company	957,014	1,005,710
Remuneration as per fund contract for the Custodian bank	84,562	92,835
Other expenses	115,300	155,718
Current net income paid out on redeemed units	2,729	0
<b>Total expenses</b>	<b>5,178,146</b>	<b>6,142,664</b>
<b>Income</b>		
<b>Net income</b>	<b>3,888,378</b>	<b>4,007,263</b>
Realised capital gains and losses	-7,169,488	0
<b>Realised income</b>	<b>-3,281,110</b>	<b>4,007,263</b>
Unrealised capital gains and losses (variation)	5,443,867	-14,008,540
Liquidation taxes (variation)	-460,209	567,939
<b>Total income</b>	<b>1,702,548</b>	<b>-9,433,338</b>

# Mortgages and Mortgage-Backed Liabilities

## Detail of the mortgages and mortgage-backed liabilities

Type	CHF	Rate	From	Maturity
<b>Short-term debt</b>				
Saron 3 month	13,000,000	1.72%	27.06.2024	26.08.2024
Saron 3 month	43,000,000	1.61%	30.06.2024	30.09.2024
Fixed	1,000,000	1.90%	07.10.2014	07.10.2024
Fixed	1,430,000	2.27%	30.11.2015	30.11.2024
Fixed	1,080,000	2.27%	30.11.2015	30.11.2024
Fixed	475,000	1.80%	13.03.2015	13.03.2025
<b>Total short-term debt ≤ 1 year</b>	<b>59,985,000</b>	<b>1.67% *</b>		
<b>Long-term debt</b>				
Fixed	2,556,000	1.73%	25.02.2024	20.02.2026
Fixed	2,000,000	2.25%	14.09.2023	14.09.2028
Fixed	5,600,000	2.25%	14.09.2023	14.09.2028
Fixed	6,800,000	1.95%	15.07.2023	15.07.2028
Fixed	10,000,000	2.11%	29.09.2023	29.09.2028
Fixed	1,800,000	2.08%	02.10.2023	02.10.2028
<b>Total long-term debt from 1 to 5 years</b>	<b>28,756,000</b>	<b>2.07% *</b>		
Fixed	20,000,000	0.45%	08.01.2020	08.01.2030
<b>Total long-term debt 5 years and longer</b>	<b>20,000,000</b>	<b>0.45% *</b>		
<b>Total long-term debt &gt; 1 year</b>	<b>48,756,000</b>	<b>1.41% *</b>		
<b>Total</b>	<b>108,741,000</b>	<b>1.55% *</b>		
<b>Weighted average duration (years)</b>		<b>2.20</b>		

Note: the final Saron rate for the period is known at the maturity date.

\* Weighted average rate



# Compensation Rates

## Information on rates applied in accordance with the fund contract and the prospectus

	Maximum rate per year as per prospectus	Applied rate
<b>Payments to the Fund Management Company</b>		
Management fee (art. 19 para. 1 and para. 11 of the fund contract)	1.00%	0.65%
Issuing fee (art. 18 para. 1 of the fund contract)	5.00%	na
Redemption fee (art.18 para.2 of the fund contract)	5.00%	5.00%
Compensation for activities involving the purchase or the sale of properties (art. 19 para. 6 of the fund contract) <sup>1</sup>	3.00%	1.15%
Fee for activities when carrying out feasibility studies and acting on behalf of the Project owner (art. 19 para. 6 of the fund contract)	3.00%	3.00%
Fee for activities when carrying out the project development and monitoring (art. 19 para. 6 of the fund contract)	5.00%	max. 5.00%
Compensation for the management of properties (art. 19 para. 6 d of the fund contract)	6.00%	6.00%
Commission for the distribution of income (on the amount paid) (art. 19 para. 3 of the fund contract)	0.50%	0.50%
<b>Payments to the Custodian bank</b>		
Fee for the administration, the handling of payment transactions, the supervision of the fund management company (art. 19 para.2 of the fund contract)	0.06%	0.06%

<sup>1</sup> The applied rate is a calculated average resulting from the application of transaction fees only for the acquisition of the property of Morges (no fee applied on the sales).

## Transparency of the management fees

The Fund Management Company may pay to distributors, from the management fee, commissions as reimbursements in respect of distribution activities, for the sale and the intermediation of Fund's units (fund contract art. 19 para. 10). The Fund Management Company does not grant any rebates or retrocessions within the meaning of AMAS's transparency guidelines dated 5 August and 23 September 2021.



Chêne-Bougeries 17-19, Chêne-Bougeries (GE)

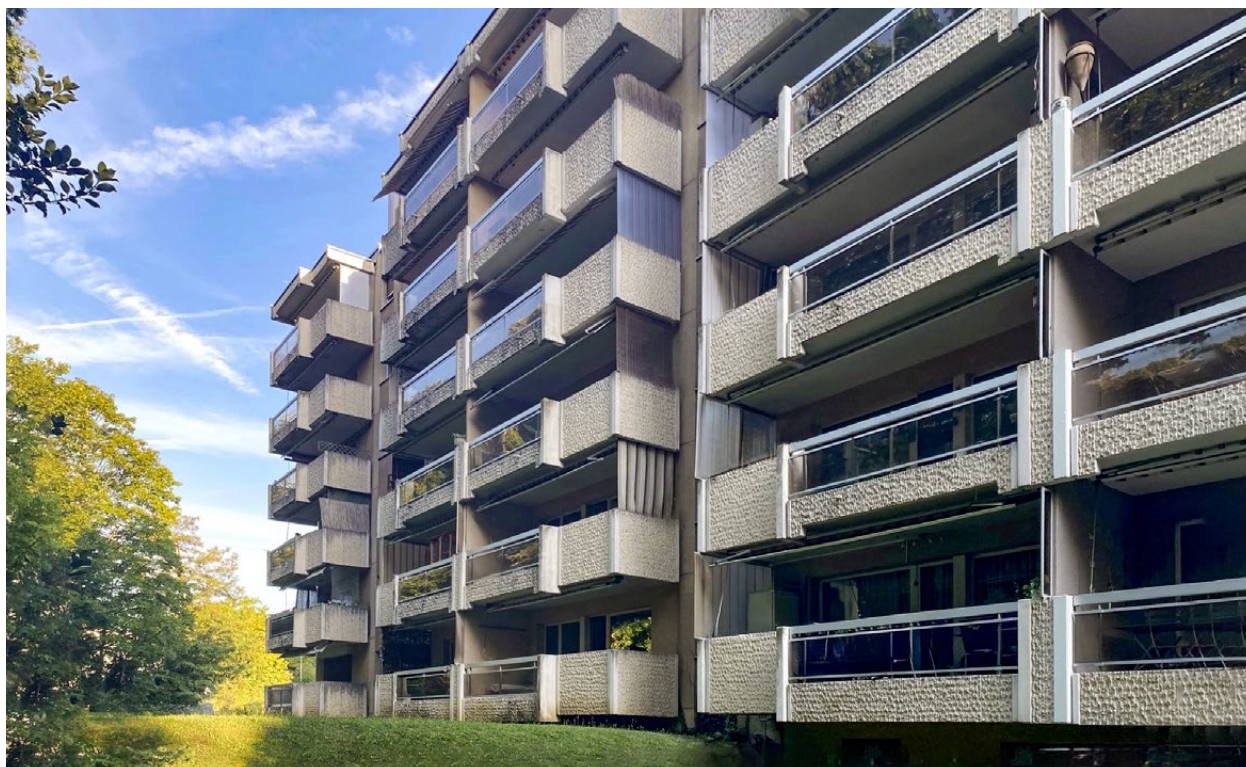
# List of Purchases and Sales during the Period

## Purchases

Canton	Commune	Address	Type	Date of Purchase	Purchase price CHF
VD	Morges	Chemin de la Brume 7-9	Residential	28.06.2024	11,000,000
<b>Total purchases</b>					<b>11,000,000</b>

## Sales

Canton	Commune	Address	Type	Date of Sale	Sale price CHF
JU	Delémont	Rue des Moulins 28	Mixed	15.01.2024	10,000,000
JU	Porrentruy	Rue des Tilleuls 31-33	Residential	15.05.2024	4,600,000
VD	Prangins	Route de l'Aérodrome 73-75	Commercial	31.05.2024	3,000,000
<b>Total sales</b>					<b>17,600,000</b>



Brume 7-9, Morges (VD)

# Inventory of Properties

Canton	Commune	Address	Type	Cost CHF	Market value CHF	Rental income 30.06.24 CHF	Vacancy %
GE	Chêne-Bougeries	Rue de Chêne-Bougeries 17	Mixed	2,536,619	3,310,000	69,778	0.00%
GE	Chêne-Bougeries	Rue de Chêne-Bougeries 19	Mixed	4,898,195	4,902,000	84,206	11.67%
GE	Geneva	Place du Bourg-de-Four 33	Mixed	2,798,851	3,678,000	68,810	0.00%
GE	Geneva	Boulevard des Philosophes 7 <sup>1</sup>	Mixed	10,387,374	15,360,000	272,458	0.00%
GE	Geneva	Rue Rothschild 21 <sup>1</sup>	Residential	6,103,692	7,721,000	148,748	0.00%
GE	Geneva	Avenue Théodore-Weber 9 <sup>1</sup>	Residential	9,976,917	13,800,000	257,116	0.00%
GE	Geneva	Rue de Lyon 71 <sup>1</sup>	Residential	12,848,286	17,160,000	337,612	0.31%
GE	La Plaine/Dardagny	Route de Challex 4–6	Residential	11,605,801	12,560,000	286,877	0.83%
GE	Meyrin	Route du Mandement 17	Residential	8,431,697	8,966,000	205,031	0.46%
GE	Satigny	Route d'Aire-la-Ville 225–229 <sup>2</sup>	Commercial	35,736,370	33,520,000	716,091	5.10%
GE	Versoix	Avenue Théodore-Vernes 12–14 <sup>1</sup>	Residential	9,547,479	11,710,000	243,815	0.10%
GE	Geneva	Avenue Pictet-de-Rochemont 29 <sup>1,2</sup>	Residential	9,488,928	13,190,000	237,658	0.00%
GE	Vernier	Ch. Mouille-Galand 5 /Route de Peney 20	Commercial	22,345,598	20,810,000	600,750	0.00%
GE	Vernier	Ch. Mouille-Galand 3 /Route de Peney 20	Commercial	32,784,150	37,090,000	684,271	16.85%
GE	Vernier	Route d'Aire 162–164–166 <sup>1</sup>	Residential	3,652,799	4,199,000	95,450	0.00%
GE	Vernier	Route de Montfleury 1–3 <sup>1</sup>	Commercial	95,114,735	73,400,000	1,907,852	13.25%
VD	Clarens	Rue du Lac 54	Mixed	4,945,424	4,275,000	71,416	19.52%
VD	Lausanne	Place du Tunnel 13–14 <sup>1</sup>	Mixed	6,731,486	9,236,000	189,250	0.31%
VD	Lausanne	Chemin de Renens 55–57/Av. Morges 92 <sup>1</sup>	Residential	3,327,824	4,692,000	103,131	0.64%
VD	Lonay	Chemin des Mouettes 1 <sup>1,2</sup>	Commercial	2,136,845	1,669,000	54,802	34.30%
VD	Lonay	Chemin des Mouettes 1 (lot 8) <sup>2</sup>	Commercial	1,961,061	1,695,000	20,862	66.83%
VD	Montreux	Chemin du Réchon 7 <sup>1</sup>	Residential	2,080,388	2,209,000	42,720	0.00%
VD	Nyon	Chemin de la Redoute 14–22	Residential	31,347,946	31,240,000	664,746	2.42%
VD	Renens	Avenue de Préfaully 28–30	Commercial	7,535,687	7,831,000	226,127	0.00%
VD	Vevey	Rue des Bosquets 14–15	Mixed	3,664,280	3,352,000	76,645	0.00%
VD	Morges	Chemin de la Brume 7–9	Residential	11,743,219	12,200,000	0	0.00%
FR	Bulle	Rue de Gruyères 56	Mixed	3,773,575	2,618,000	67,159	3.26%
FR	Bulle	Rue des Agges 1/Rte des Granges <sup>1</sup>	Mixed	3,008,252	2,565,000	87,574	5.99%
FR	Fribourg	Rue de Romont 3	Commercial	3,861,447	3,689,000	81,126	0.00%
FR	Fribourg	Rue du Varis 20	Residential	2,564,780	2,858,000	68,073	0.00%
FR	Fribourg	Rue Saint-Pierre 6	Commercial	28,982,823	24,250,000	621,160	5.33%
<b>Total</b>				<b>395,922,527</b>	<b>395,755,000</b>	<b>8,591,313</b>	<b>7.02%</b>

<sup>1</sup> Indirect holding

<sup>2</sup> Condominium ownership (PPE)

Rental income of CHF 8'591'313 does not include the income from the properties sold during the first semester of 2024.

## Recap

Type	Cost CHF	Market value CHF	Rental income 30.06.24 CHF	Vacancy %
Development land and constructions	0	0	0	0.00%
Residential properties	119,391,931	137,813,000	2,587,844	0.81%
Commercial properties including condominium ownership (PPE)	194,722,347	170,434,000	4,196,950	11.25%
Mixed-used properties including condominium ownership (PPE)	81,808,249	87,508,000	1,806,519	4.26%
<b>Total</b>	<b>395,922,527</b>	<b>395,755,000</b>	<b>8,591,313</b>	<b>7.02%</b>

## Type of properties

Commercial property: the part of the property used for commercial purposes is deemed to be predominant when its yield corresponds to at least 60% of that of the building (Art. 86 al.2b CISO).

Mixed-use properties (both residential and commercial): when the yield of the commercial part exceeds 20%, but is less than 60% of the building's yield (Art. 86 al.2c CISO).

## List of contractual payment commitments for purchases of buildings and mandates for construction and investments in buildings at 30 June 2024

There are no contractual payment commitments related to either property acquisitions or work contract mandates at the balance sheet date.



Projected fit-out Saint-Pierre 6, Fribourg (FR)



Tunnel 13–14, Lausanne (VD)

# Indices Calculated according to AMAS Guidelines

	30.06.2024	30.06.2023	30.06.2022
Rent default rate <sup>1</sup>	7.25%	8.61%	14.62%
Borrowing ratio	27.48%	31.70%	29.43%
Operating profit margin (EBIT margin)	67.94%	61.84%	58.66%
Operating expense ratio (TER REF GAV) <sup>2</sup>	0.78%	0.72%	0.81%
Operating expense ratio (TER REF MV) <sup>2</sup>	0.73%	1.30%	1.39%
Return on Equity (ROE) <sup>3</sup>	0.60%	-3.02%	3.69%
Return on Invested Capital (ROIC) <sup>3</sup>	0.69%	-1.78%	2.68%
Distribution yield	3.21%	3.65%	2.88%
Payout ratio	na	na	na
Premium/Discount	-7.68%	-25.10%	-16.07%
Return on investment <sup>3</sup>	0.62%	-3.10%	1.87%

<sup>1</sup> This rate excludes conditions granted to tenants during the marketing period and vacancy due to renovations.

<sup>2</sup> Over 12 months

<sup>3</sup> Since 1<sup>st</sup> January

Fund's performance since 1st January	30.06.2024	30.06.2023	30.06.2022
Suisse Romande Property Fund	12.82%	-22.97%	-6.93%
SXI Real Estate® Funds Broad TR	4.93%	-0.40%	-14.88%

Reference to past performance and results is not necessarily a reliable indicator of current or future performance and results.

Performance and return data do not take account of the commissions and fees incurred on the issue and redemption of units and are calculated considering that gross dividend has been reinvested immediately in the Fund.

Environmental indicators	30.06.2024	30.06.2023
Coverage ratio	97.00%	83.30%
Energy Mix: fossil	86.00%	85.00%
Energy Mix: non-fossil	14.00%	15.00%
Energy consumption (kWh/an)	11,455,793	10,899,501
Energy intensity (kWh/m <sup>2</sup> /an)	129.7	123.4
Greenhouse gas emissions (kg CO <sub>2</sub> -eq/an)	2,135,204	2,541,661
Intensity of greenhouse gas emissions (kg CO <sub>2</sub> -eq/m <sup>2</sup> /an)	24.2	30.4

**Note:** These environmental indices as of 30.06.2024 are from the latest annual report as of 31.12.2023 calculated using the new methodology recommended by AMAS

# Valuation Principles and Basis for the Calculation of the Net Asset Value

## Valuation principles and basis for the calculation of the net asset value

In accordance with applicable provisions of the legislation and with the guidelines of the Asset Management Association Switzerland (AMAS) on real estate investment funds dated 2 April 2008 (as at 5 August 2021), the fund properties (including development land and properties under construction) were valued by independent valuation experts using the Discounted Cash Flow (DCF) method. This valuation is based on the potential of return for each property and involves projecting future income and expenses over a given period. The net cash flows calculated this way are discounted and the sum of these amounts with the residual value of the property make it possible to obtain the market value. This is the fair market value of the property at the time of valuation.

Each expert assesses the evolution of the properties independently, models the DCF calculation according to the specific parameters and determines the discount rate. The properties are valued at their market value. This value is the amount that could be obtained when a property is sold under normal market conditions. When

buying and selling properties, unique opportunities may nevertheless arise and be exploited as well as possible in the interests of the investment fund. This may therefore result in discrepancies in relation to the evaluations.

The net asset value of the investment fund is calculated annually and at each unit issue. The net asset value of a unit is determined by the market value of the fund's assets, minus all the investment fund's liabilities, divided by the number of units in circulation. The statement of net assets and the statement of income are established in accordance with Article 95 CISO-FINMA as well as with applicable self-regulation rules.

The same appraisal of the portfolio conducted by Wüest Partner as of 31 December 2023 has been used for 30 June 2024.

## Wüest Partner AG method

Wüest Partner uses the two-period DCF model, where cash flows are estimated explicitly over a time horizon of ten years and as perpetual annuities for the second phase (infinite time horizon) in the form of an output value. The perpetual annuities in year 11 are calculated on the basis of a cash flow annuity modelled from year 11 ad infinitum. This output value, or theoretical sale value, is obtained based on a capitalisation of the perpetual annuity (also referred to as terminal value or residual value). The market value is calculated by discounting the net cash flows at the date of valuation for the periods 1 to 10 and the output value. Furthermore, cash flow projections are presented in real terms, which has the advantage of making the forecasts more understandable. As far as revenue is concerned, the rental status of each building is analysed in detail at the level of individual objects, taking account of the current situation and potential rents on the market (leases and rents). The lease review also permits the type and terms of the leases to be taken into account while making it possible to specify the existence, or not, of incidental or



Tunnel 13–14, Lausanne (VD)





Mouille-Galand 5, Vernier (GE)

development costs to be borne by the tenant and/or the lessor, free rents, etc. In addition, a structural vacancy rate according to different assignments is acknowledged. Costs are based on the exploitation rate for previous years. This is complemented by Wüest Partner benchmarks and an assessment of the state of each building. In particular, renovation needs or restoration costs are estimated based on a split of the building's replacement value according to the different elements of construction and their life expectancy. The determination of the applicable discount rate reflects an estimate of the risk inherent to the building concerned. To establish this value, Wüest Partner takes account of both the specific characteristics of the building and factors related to

the location and the market. The market-adapted discount rate is adjusted according to risk, thanks to regular monitoring of the returns required by investors during transactions. It is defined on the basis of the free-risk rate (long-term Confederation bond) as well as on premiums for general real estate risk (liquidity risk premium, market risk) and for specific risks related to the building itself (micro-situation, form of ownership, quality of the object, etc.).

The weighted average (real) discount rate for the year under review (as of 30 June 2024) is 3.20% and the discount rates used to value the properties vary from 2.55% to 4.10%.

# Information on specific economic or legal matters

After a year 2023 marked by a highly uncertain macro-economic and geopolitical context, with armed conflicts, strategic issues and central banks action on interest rates, inflationary pressure has continued to ease since the start of 2024. The reduction in the SNB's key interest rate started in March 2024 should help supporting the Swiss real estate market investments in the months to come.

Regarding SRPF's legal documents, neither the prospectus nor the fund contract was updated during the reporting period.

A merger between the two Fund's subsidiaries, Capital Real Estate SA and Arcenter SA, took effect on 27 June 2024, with the former absorbing the latter.

The risk of rental losses due to defaulting tenants continued to decrease during this first semester 2024. A tenant in ARCenter is, however, being closely monitored because of its late rental payments, even though the outstanding amount is covered by its rental guarantee as of 30 June 2024.

Last but not least, JSSREM confirms that it has neither acquired nor sold any real estate assets from or to related parties, and that any other business with related parties has been conducted at market conditions (para. 18 of the AMAS real estate fund guidelines).

# Further Information

## List of tenants representing more than 5% of the rental income:

As of 30 June 2024, three tenants have rental income greater than 5% of the total rental income of SRPF:

- Appart'City (Ch. Mouille-Galand 5) with 7.4%;
- m3 Nomad SA (ARCenter) with 5.1%;
- Migros (ARCenter) with 5.1%.

## Information on derivatives:

The Fund does not include derivative financial instruments.

## Real estate companies:

After the merger of its two real estate companies in June 2024, the Fund now owns one real estate company, Capital Real Estate SA, since 2016. This company is fully consolidated in the Fund's accounts and closes its accounts on 31 December.

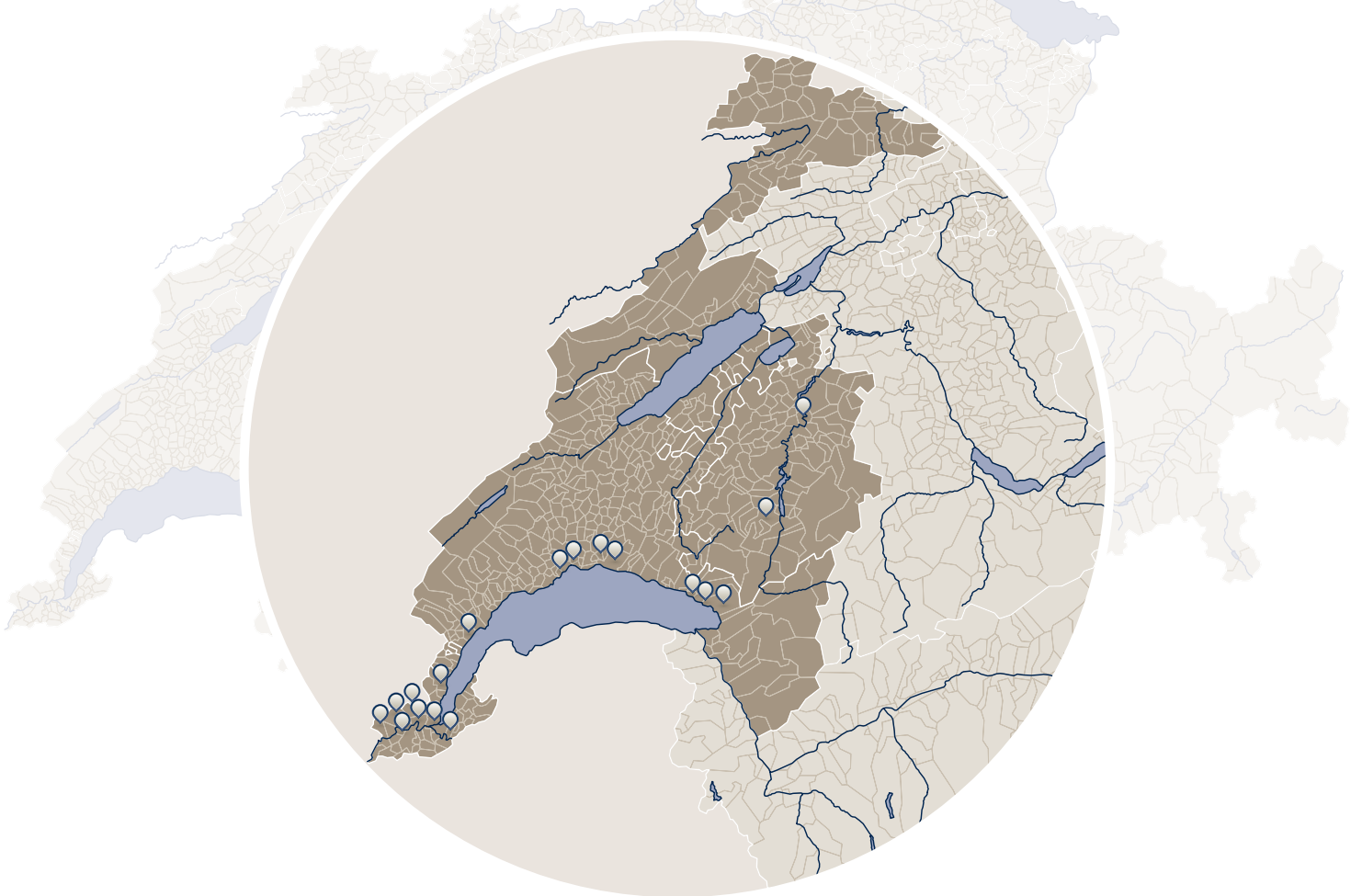
## List of properties owned by Capital Real Estate SA:

Boulevard des Philosophes 7, Geneva
Chemin du Réchon 7, Montreux
Rue Rothschild 21, Geneva
Avenue Théodore-Weber 9, Geneva
Rue de Lyon 71, Geneva
Chemin de Renens 55–57 /
Avenue de Morges 92, Lausanne
Place du Tunnel 13–14, Lausanne
Chemin des Mouettes 1, Lonay
Rue des Agges 1 / Route des Granges, Bulle
Route d'Aïre 162–164–166, Vernier
Avenue Théodore-Vernes 12–14, Versoix
Avenue Pictet-de-Rochemont 29, Geneva
Route de Montfleury 1–3, Vernier



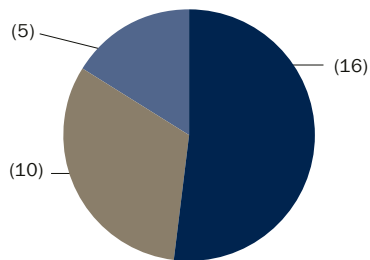
Philosophes 7, Geneva (GE)

# Geographical Location and Distribution of Buildings



**Regional breakdown by market value**

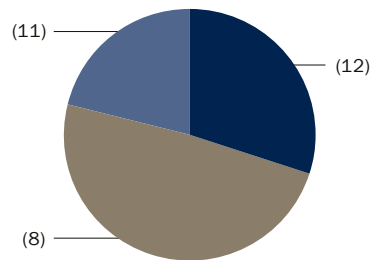
(number of properties)



Geneva	52%
Vaud	32%
Fribourg	16%

**Distribution by type of revenue**

(number of properties)



Commercial	49%
Residential	30%
Mixed	21%



