

August 15, 2024

*Ad hoc notification pursuant to Art. 53 Listing Rules*

## **Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial: Solid result in the first half of 2024**

Zurich, August 15, 2024, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial (ISIN: CH0111959190) achieved a solid result in the first half of 2024.

The rental loss rate was reduced from 6.5% to 5.9% thanks to various rental successes. Rental income increased to CHF 16.7 million (previous year: CHF 16.6 million) and the EBIT margin improved to 75.1% (previous year: 72.6%). Net income fell only slightly from CHF 9.5 million to CHF 9.3 million. The increase in refinancing costs was largely offset by the higher income. There was a marginal net devaluation of 0.2% on the portfolio value, as the average discount rate was increased by 3 basis points. At +5.4% in the first half of 2024, the fund's performance on the financial market was above the benchmark (SWIIT Index) of +4.9%.

The fund is still aiming to generate an attractive distribution for the entire 2024 financial year. To this end, the proven investment strategy will be maintained. In the existing portfolio, the focus is on optimizing the letting situation and consistently implementing the CO<sub>2</sub> reduction path.

Find the unaudited half-year report 2024 and further information at [swisscanto.com](https://www.swisscanto.com).

### **Contact**

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### **About Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial**

Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial was launched in 2010 and invests in commercial and mixed-use properties in all market regions across Switzerland. The fund is positioned in the core/core plus segment. The investment strategy is to achieve stable current income on a sustainable basis. Properties are directly owned by the fund and are taxed by the fund, which means that distributions are therefore tax-free for investors. The fund pursues a responsible growth strategy in order to increase diversification and strengthen the earnings base and the liquidity of the units.

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