

### Funds Characteristics

Fund Name	Dominicé Swiss Property Fund
Category	Swiss real estate fund open to the public
Fund Currency	CHF
Financial Year End	30 June
NAV Determination	Semi-annual
Launch Date	28 March 2014
Purchase/Sale of shares	SIX Swiss Exchange
ISIN	CH0215751527
Swiss Valor No	21 575 152
SIX Symbol	DSPF SW Equity
Fund Management Company	Solutions & Funds Company
Investment Manager	Dominicé
Custodian	BCV
Market Maker	Julius Baer
Auditor	PwC
Price Listing	swissfundata.ch
Tax value per unit as of 31.12.2022 (CHF)	0.01
Management fees	0.80%
Contact	ir@dominice.com +41 22 319 2080

### Key Figures from the Non-audited Semi-annual Report as of 31.12.2023

Total fund assets (CHF Mios)	551
Net fund assets (CHF Mios)	366
NAV (CHF)	121.99
Rental default rate	1.97%
Borrowing ratio	31.52%
EBIT margin	65.47%
TER REF GAV	0.76%
TER REF MV	1.12%
Return on Equity (ROE)	1.22%
Return on Invested Capital (ROIC)	1.41%
Dividend yield	N.A
Distribution coefficient	N.A
Agio / Disagio	0.42%
Investment return	1.36%
Dividend (CHF)	3.10
Ex-date of the last dividend	09.10.2023

### Key Market Figures as of 30.04.2024

Listing date	12 octobre 2018
Market Capitalisation (CHF M)	424.1
Number of shares outstanding (M)	3.30
Last price(CHF)	128.50
Highest price since inception (CHF)	133.60 on 25.04.2022
Lowest price since inception (CHF)	103.21 on 16.03.2020
Premium / Discount	4.44 %
Volatility	13.35%

### Investment Manager

Dominicé & Co – Asset Management is a Swiss registered Unlimited Liability Partnership founded in 2003 and regulated by FINMA (the Swiss Financial Market Supervisory Authority). The company's objective is to offer financial products and services that deliver positive risk-adjusted returns in various market environments.

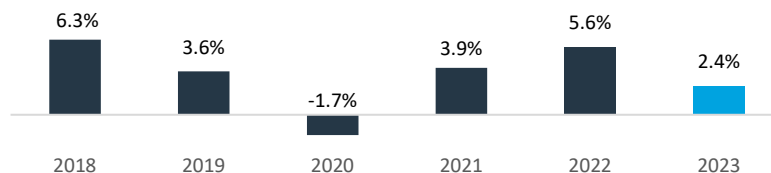
### Investment Strategy

Our western Switzerland real estate strategy is built on purchasing residential rental buildings that provide affordable housing located close to amenities and transportation. The goal of the strategy is to produce positive risk-adjusted returns in Swiss Francs. In the very competitive market of rental buildings, we succeed in adding value through a rigorous selection process and our ability to redevelop and promote real estate projects. Truly defensive in nature, this investment strategy is resilient to inflation yet provides a positive yield in Swiss Francs.

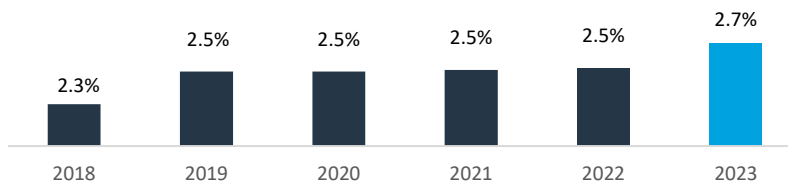
### Fiscal Advantages

The Fund is a direct owner of the buildings in the portfolio. As a result, the income and wealth taxes are paid by the fund, benefiting from tax rates that are generally more favorable than those of ordinary taxpayers. The dividend is neither taxable nor subject to withholding tax for unit holders domiciled in Switzerland, as all taxes are paid by the fund. Only non-real estate assets and revenues are subject to taxation for the unit holders.

### YoY Investment Returns \*



### Dividend Yield \*



### Performance \*

	1Y	YTD	3Y	Since Inception
Dominicé Swiss Property Fund	12.09%	4.90%	20.20%	56.74%
SXI Real Estate® Funds Broad TR	7.17%	3.31 %	-2.57%	63.69%

### Performance over 3 years \*

DSPF ranks as the best-performing Swiss real estate fund within the SWIIT Index over 3 years\*.

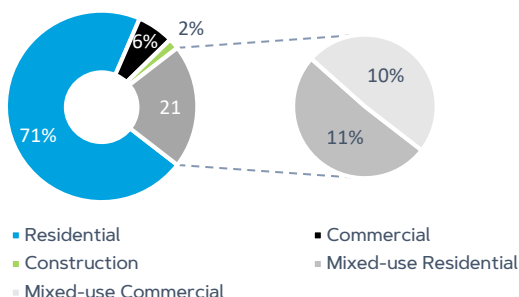


\* Past performance is not necessarily indicative of future results. The performance figures are net of all fees and Swiss Wealth and Income Taxes.

## Portfolio Structure

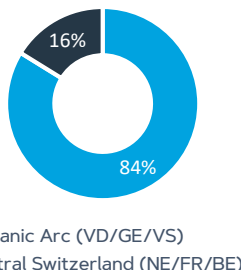
### Breakdown by use

(Market Value as of 31.12.2023)



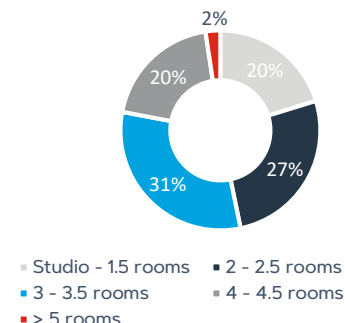
### Geographic breakdown

(Market Value as of 31.12.2023)



### Typology

(By number of units as of 31.12.2023)



## Indices calculated according to AMAS guidelines <sup>1</sup>

Total surface of completed constructions	109'441 m <sup>2</sup>
Reference surface of completed constructions	105'526 m <sup>2</sup>
Coverage ratio <sup>2,3</sup>	96.42%
Energy intensity <sup>4</sup>	110.74 kWh/m <sup>2</sup>
Greenhouse gas emission intensity <sup>5</sup>	25.96 kgCO <sub>2</sub> /m <sup>2</sup>

<sup>1</sup> Not audited, from 01.01.2023 to 31.12.2023

<sup>2</sup> Calculated using the energy reference area (ERA)

From 01.01.2021 to 31.12.2021:

<sup>3</sup> 92.22%

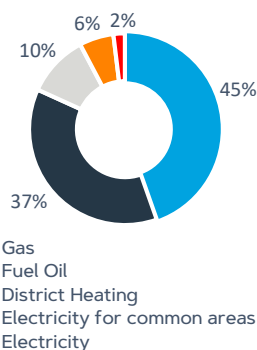
<sup>4</sup> 107.50 kWh/m<sup>2</sup>

<sup>5</sup> 25.64 kgCO<sub>2</sub>/m<sup>2</sup>

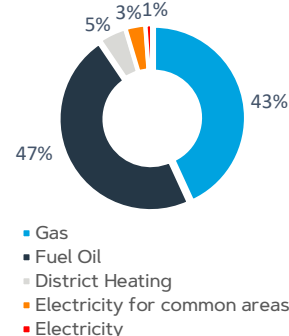
<sup>6</sup> Scope 1+2: Gas: 41.95% - Fuel Oil: 29.48% - District Heating: 19.23% - Heat Pump: 3.59% - Electricity: 5.75%

<sup>7</sup> Scope 1+2: Gas: 42.50% - Fuel Oil: 38.21% - District Heating: 13.06% - Heat Pump: 2.38% - Electricity: 3.85%

## Energy mix <sup>1,6</sup>



## Greenhouse gas emissions <sup>1,7</sup> Scope 1 & 2



## PROSPECTUS

The Prospectus of the Fund as well as the Annual and Semi-annual Reports may be obtained, free-of-charge, upon request from the Fund Management Company SOLUFONDS SA, Promenade de Castellane 4, 1110 Morges, Switzerland.

## DISCLAIMER

The Fund is a Swiss registered real estate fund under the Collective Investment Schemes Act dated 23 June 2006 ("CISA") and its implementing ordinance.

This document has been prepared by Dominicé & Co – Asset Management ("Dominicé & Co") and is for information purposes only. It does not constitute an offer or a recommendation to invest, nor may it be considered to be giving legal or fiscal advice. Material terms of the Fund are subject to change. PROSPECTIVE INVESTORS SHOULD REVIEW THE PROSPECTUS, INCLUDING THE RISK FACTORS IN THE PROSPECTUS, BEFORE MAKING A DECISION TO INVEST. In addition, prospective investors should rely only on the prospectus in making a decision to invest, although certain descriptions contained herein may be more detailed than those contained in the prospectus. An investment in the Fund is speculative and involves substantial risks including the risk that an investor may lose some or all of its investment in the Fund. PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. The information in this document should not be construed as giving an indication of future performance. An investment may increase or decrease depending inter alia on market fluctuations and exchange rates or any other expected or unexpected variations. No reliance may be placed for any purpose on the information and opinions contained in this document or their accuracy or completeness. No representation, warranty or undertaking, express or implied, is given as to the accuracy or completeness of the information or opinions contained in this document by any of Dominicé & Co, its members, employees or affiliates and no liability is accepted by such persons for the accuracy or completeness of any such information or opinions, and nothing contained herein shall be relied upon as a promise or representation whether as to past or future performance. Information and opinions expressed herein are subject to change at any time without notice.

The distribution of this document may be restricted in certain jurisdictions. Shares in the Fund may not be offered in jurisdictions or to a category of investor under circumstances where this would constitute the violation of applicable laws or regulations. The information herein is for general guidance only, and it is the responsibility of any person or persons in possession of this document to inform themselves of, and to observe, all applicable laws and regulations of any relevant jurisdiction. Neither this information nor any copy thereof may be sent, taken into or distributed in the United States or to any U.S. person as defined under applicable laws of the United States ("US Persons"). US Persons, including US citizens and persons domiciled in the US, may not acquire or hold shares in the Fund.