



Media release

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2021 Annual results of Suisse Romande Property Fund

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Suisse Romande Property Fund is pleased to announce solid results and a significantly increased dividend for 2021.

2021 was a very good year for Suisse Romande Property Fund (“SRPF”), not only financially with a net income increase of 28% and a rental income increase of 5% compared to 2020, but also on Environmental, Social and Governance (“ESG”) aspects.

The net assets of SRPF increased by nearly 7% to reach CHF 329,327,599 as at 31 December 2021. The net asset value (NAV) per unit reached CHF 122.71 at the end of 2021 compared to CHF 115.08 at the end of 2020. The portfolio value increased by more than 4% to CHF 484,682,000.

The return on equity (ROE) grew to 8.71% and the investment yield to 8.90% compared to 4.77% and 4.81%, respectively, last year. The total result for the year amounts to CHF 26,913,297 (compared to CHF 14,179,985 in 2020) boosted by the increased market value of the properties in 2021.

Thanks to these strong figures, the Board of Directors is pleased to announce a dividend distribution of CHF 2.95 per unit. This represents a 23% increase over the previous year. This distribution is accompanied by a prudent pay-out ratio of 95% which will further strengthen SRPF’s reserves.

For its first rating from an independent appraiser, SRPF received an extremely positive ESG score on Environmental, Social and Governance criteria. This score displays very convincing traits, with 40% of the portfolio being Minergie® rated, on the environmental aspects.

These results are the outcome of numerous actions already taken since mid-2019 and it is intended to further improve them in the years to come thanks to, most notably but not exclusively, the ESG measures initiated and the capital expenditures investment strategy launched in 2021.

The Board of Directors and the management of JSS Real Estate Management Ltd thank SRPF’s investors, tenants and partners for their continued trust.

You will find more information in the Annual Report available on our website www.jssrem.ch.

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JSS Real Estate Management

JSS Real Estate Management is a real estate fund management company, with head office in Geneva, incorporated under Swiss law, duly approved by the Swiss Financial Market Supervisory Authority (FINMA). JSS Real Estate Management's ambition is to develop and offer its investors a range of regulated thematic real estate funds including the Suisse Romande Property Fund ("SRPF"). Find more information on JSS Real Estate Management's activities on our website www.jssrem.ch.

J. Safra Sarasin Group – Sustainable Swiss Private Banking since 1841

As an international group committed to sustainability, J. Safra Sarasin is well established through its banks in more than 25 locations in Europe, Asia, the Middle East, Latin America and the Caribbean. A global symbol of private banking and wealth management tradition, the group emphasises security and well-managed conservative growth for its clients. At the end of December 2021, it managed total client assets of CHF 224.7 billion and employed about 2,300 staff, with stockholders' equity of CHF 5.7 billion.

J. Safra Group

The J. Safra Group (the "Group"), with total assets under management of over USD 325 billion, consists of privately-owned banks under the Safra name and investment holdings in asset-based business sectors such as real estate and agribusiness. The Group's banking interests in over 160 locations globally, are: J. Safra Sarasin, headquartered in Basel, Switzerland; Banco Safra, headquartered in Sao Paulo, Brazil; and Safra National Bank of New York, headquartered in New York City, USA; all independent from one another from a consolidated supervision standpoint. The Group's real estate holdings consist of more than 200 premier commercial, residential, retail and farmland properties worldwide, such as New York City's 660 Madison Avenue office complex and London's iconic Gherkin Building. Its investments in other sectors include, among others, agribusiness holdings in Brazil and Chiquita Brands International Inc. With deep relationships in markets worldwide, the Group is able to greatly enhance the value of businesses which are part of it. There are more than 36,000 employees associated with the J. Safra Group.

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