



Suisse Romande Property Fund

Factsheet / 30.09.21

Objective and investment policy

Suisse Romande Property Fund (the "Fund" or "SRPF") invests at least 80% of its assets in the French-speaking part of Switzerland. The main focus is on residential properties and secondarily on commercial properties. The Fund's objective is to preserve long-term capital and ensure the distribution of adequate income. The Fund is listed on the SIX Swiss Exchange.

Fund Data

Security No. ISIN	25824506 CH0258245064
Fund currency	Swiss franc (CHF)
Legal structure	Swiss Real Estate Investment fund
Benchmark	SXI Real Estate® Funds Broad TR
Launch date	Oct 15, 2014
Close of financial year	31st of December
Management fee p.a.	0.65%
Fund management	JSS Real Estate Management Ltd
Depository bank	Bank J. Safra Sarasin Ltd
Auditor	Deloitte Ltd
Valuation expert	Wüest Partner AG
Tax value per unit as at 31.12.20	CHF 47.49

Fund key statistics as of 30.06.2021

Total assets	CHF 484.2m
Net asset of the Fund	CHF 316.3m
Net asset value per unit	CHF 117.86
Rent default rate	14.51%
Borrowing ratio	30.19%
EBIT margin	54.86%
Total expense ratio TER _{REF} GAV	0.79%
Return on Equity (ROE)	9.20%
Return on Invested Capital (ROIC)	6.22%
Return on Investment (ROI)	4.60%
Distribution yield	2.09%
Payout ratio	na

See half year and annual reports for details - www.jssrem.ch

Fund manager's comments

The highlights of SRPF's third quarter of 2021 can be described as follows:

- The results of the first semester were released: the Fund's ROE reached 9,2% and the value created since the beginning of the year exceeds CHF12mios.
- "Etat de Genève" moved into Arcenter (GE) (10 years lease); new leases have been signed at Place du Tunnel 13-14, Theodore Vernes 12-14, Réchon 7 (VD), Theodore Weber 9 and Rothschild 21 (GE).
- An engineering campaign was launched to establish the photovoltaics' potential of the portfolio. The initial results are promising: a first installation is being designed for a targeted production close to 100kwh / year.
- A heating system was replaced in the portfolio as part of the CAPEX- and ESG strategy of the Fund, together with the change of windows. Works were also launched in the Fund's buildings in Nyon to improve insulation of the roof and the well-being of tenants.
- An independent expert was appointed to provide a third party view on the ESG performance of the SRPF buildings: this will help steer the management's actions and will allow a regular measuring progress.

Please consult SRPF's semester report on www.jssrem.ch for more details.

The team thanks its tenants, its investors and its partners for their trust.

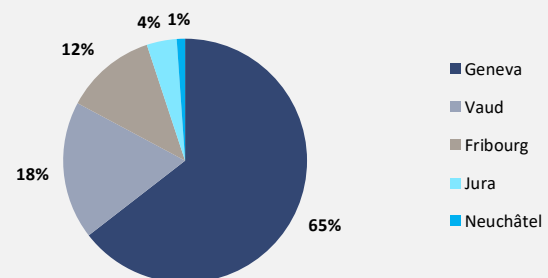
Stock performance (Base: 100)



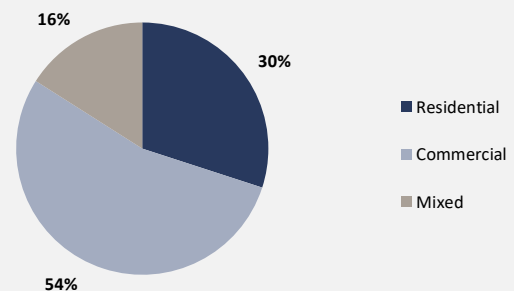
Suisse Romande Property Fund (SRPF) and SWIIT¹

Period	SRPF	SWIIT ²	Difference	
1 month		2.18%	-0.28%	2.46%
3 months		-2.17%	-0.27%	-1.90%
YTD		-0.52%	6.44%	-6.97%
1 year		11.55%	15.30%	-3.75%
3 years p.a.		0.09%	12.11%	-12.02%
5 years p.a.		2.36%	7.41%	-5.05%
Stock price 30.09.2021	CHF 112.50			
52-Week high (07.07.21)	CHF 118.40			
52-Week low (27.11.20)	CHF 98.00			
Market cap as of 30.09.2021	CHF 301.9m			

Regional breakdown by value as of 30.06.2021



Rental income categories as of 30.06.2021



¹SXI Real Estate® Broad Funds (www.six-group.com/indices)

Sources: Bloomberg; Bank J. Safra Sarasin Ltd; Annual or semi-annual financial reports JSS Real Estate Management



About 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 authorized 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.jsrem.ch.

Disclaimer

The Suisse Romande Property Fund has been established, under Swiss law, as a contractual investment fund in the "real estate fund" category in accordance with the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA). This Fund is approved by and under the supervision of the Swiss Financial Market Supervisory Authority (FINMA).

The statements in this document neither constitute an offer nor an invitation to buy units of the Fund. All details are provided for marketing and information purposes only and should not be misinterpreted as investment advice. This information has been prepared by JSS Real Estate Management Ltd. with the greatest care and to the best of its knowledge and belief. The information is taken from sources that are considered reliable. JSS Real Estate Management Ltd. gives no guarantee as to the content or completeness of the information and disclaims all liability for losses arising from the use of the information. The information and opinions contained in this document represent the view of JSS Real Estate Management Ltd. at the time of preparation and are subject to change at any time without notice. Due to the information in this document coming partially from third party sources, the accuracy, completeness or correctness of the information contained in this publication cannot be guaranteed. The information provided is not legally binding and does not constitute an offer or invitation to conclude a financial transaction. Unless otherwise stated, all figures are unaudited.

Source of performance figures: JSS Real Estate Management Ltd., Bloomberg; Bank J. Safra Sarasin Ltd; Annual or semi-annual financial reports JSS Real Estate Management. Performance was calculated on the basis of net asset values (NAV). When calculating performance, all the costs charged to the fund were included to give the net performance. The performance shown does not take account of any commissions and costs charged at the investor level when subscribing and redeeming units. Additional commissions, costs and taxes charged at the investor level have a negative impact on performance.

Past performance is not a reliable guide to future performance. The value of your investment may go down as well as up. The return upon the investment will therefore necessarily be variable. Consequently, there is no guarantee that investors will get back the full amount of their invested capital upon redemption. The main risks of the Fund can be found in the fund prospectus and include (i) changes in the value of properties and in the rental market, (ii) limited liquidity, (iii) environmental and construction related risks, (iv) development of competition, (v) regulatory changes, (vi) variation in costs of borrowing.

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The fund management company is JSS Real Estate Management AG, Geneva. The custodian bank is Bank J. Safra Sarasin AG, Basel.

The latest prospectus, the simplified prospectus and the fund contract as well as the annual and semi-annual reports are available free of charge from the depositary bank (Bank J. Safra Sarasin Ltd, Elisabethenstrasse 62, P.O. Box, CH-4002 Basel) and the Fund management company JSS Real Estate Management SA., Rue de la Corraterie 4, 1204 Geneva.

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