



Suisse Romande Property Fund

Factsheet / 30.06.2022

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 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	31 st 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 Ltd
Tax value per unit as at 31.12.21	CHF 47.06

Fund key statistics as of 31.12.2021

Total assets	CHF 492.5m
Net asset of the Fund	CHF 329.3m
Net asset value per unit	CHF 122.71
Rent default rate	15.17%
Borrowing ratio	28.81%
EBIT margin	63.88%
Total expense ratio TER _{REF} GAV	0.78%
Return on Equity (ROE)	8.71%
Return on Invested Capital (ROIC)	5.82%
Return on Investment (ROI)	8.90%
Distribution yield	2.13%
Payout ratio	95.17%

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

Fund manager's comments

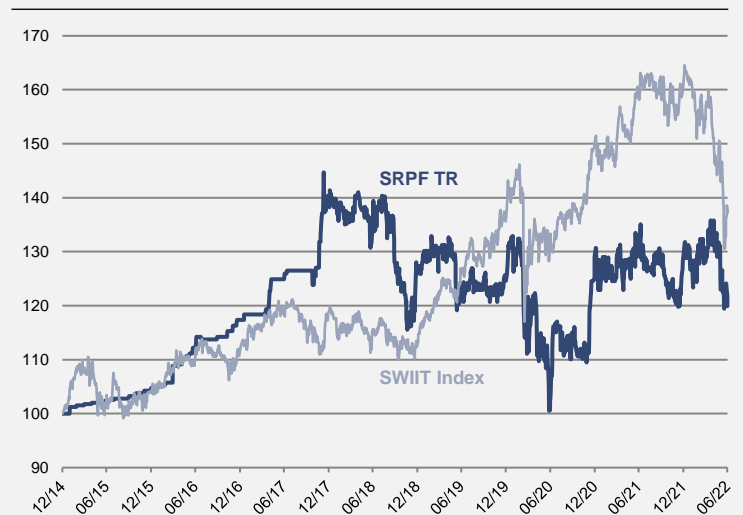
The highlights of SRPF's second quarter of 2022 can be described as follows:

- Virginie Bordry was appointed CEO of JSS Real Estate Management Ltd, as of 1st of May 2022. She brings to the management a wealth of experience in the Swiss real estate industry.
- The annual report for 2021 was published the 30th of April, confirming significant improvements during the last year, including a 28% increase in net income, and a 90% increase in total income compared to 2020. The dividend rose from CHF 2.40 to CHF 2.95 per unit, with a 95.17% pay-out ratio.
- Value enhancing works have been carried out: Roof renovations at Rue St Pierre (FR) and Rue des Moulins (JU), lift replacement and installation of a water separation system at Rue des Agges (FR), apartment renovations at Chemin de Renens (VD), Rue de Lyon (GE), and a renovation of a commercial unit at Rue des Bosquets (VD).
- The sale of Pont-de-Ville 18 and part of Chêne-Bougeries 17/Chemin de la Fontaine 3-5 (GE) has been signed end of June.

Please consult SRPF's semester/annual reports on www.jssrem.ch for more details.

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

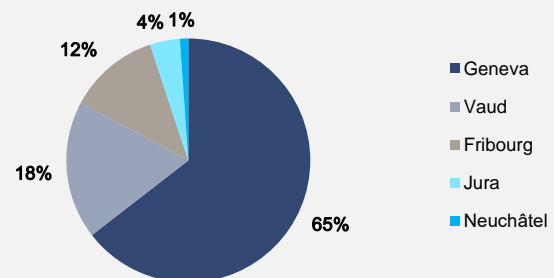
Stock performance (Base: 100 – 31.12.2014)



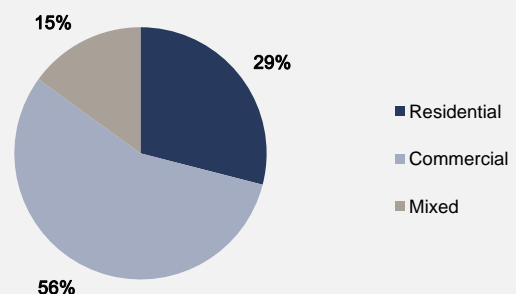
Suisse Romande Property Fund (SRPF) and SWIIT¹

Period	SRPF	SWIIT	Difference	
1 month		-5.19%	-6.01%	0.82%
3 months		-6.36%	-11.18%	4.82%
YTD		-6.94%	-14.88%	7.94%
1 year		-8.64%	-14.41%	5.77%
3 years p.a.		-0.83%	2.64%	-3.47%
5 years p.a.		-0.82%	2.84%	-3.66%
Stock price 30.06.2022	CHF 102.40			
52-Week high (22.04.22)	CHF 119.00			
52-Week low (16.06.22)	CHF 102.00			
Market cap as of 30.06.22	CHF 274.8m			

Regional breakdown by market value as of 31.12.2021



Rental income categories as of 31.12.2021



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.jssrem.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 Ltd, Geneva. The custodian bank is Bank J. Safra Sarasin Ltd, 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 Ltd., Rue de la Corraterie 4, 1204 Geneva.

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