



Media Release

Expanded property portfolio for the Valres Swiss Residential Fund (VSRF) real estate fund

Geneva, 18 January 2018

The recently completed capital increase for the VSRF investment fund in the amount of CHF 157 million made it possible to successfully pursue the implementation of the strategy aiming at acquiring investment properties in Switzerland. In December 2017, the fund management team carried out the acquisition of 5 new properties located in the French-speaking Switzerland, of which a new development project in Geneva, for a total amount of about CHF 82.5 million, with a 5.45% average return rate.

The breakdown of the newly acquired properties by Canton is as follows: 29% in Geneva, 39% in the Canton of Vaud and 32% in the Canton of Fribourg.

The acquisition strategy implemented to date confirms the willingness of the fund to build an urban property portfolio, in the heart of cities, infrastructures and activities with few vacant properties and a strong potential for value creation. The investment opportunities finalized in early 2018 will allow us to invest the entire capital raised end of 2017, within the announced time frame.

VSRF's investment objective is to guarantee a long-term return.

Valres Fund Management SA – Regarding the fund management company

Valres Fund Management Ltd is a real estate fund management company incorporated under Swiss law, duly approved by the Swiss Financial Market Authority (FINMA) since 2014. Supported by real estate and financial professionals, Valres Fund Management's ambition is to develop and offer its investors a range of real estate funds including VSRF (Valres Swiss Residential Fund). Valres, short for Responsible Values in Swiss French, incorporates into its principles a responsible approach for the management of a real estate portfolio. Whether this be economically, with the search for a long-term sustainable return, or socially, by incorporating the relationship with the lessee, or environmentally, with the systematic quest to optimize the energy efficiency of the real estate that it manages. This approach requires a proactive management of its properties. In addition, as an independent fund management company dedicated solely to real estate assets, Valres Fund Management Ltd may act over the long term, managing the entire value chain in the exclusive interests of its investors.

Contact:

Ralph Kattan
CEO | Administrator
Ralph.kattan@valres.ch

Boris Vetsch
CFRO | Director
boris.vetsch@valres.ch



VALRES FUND MANAGEMENT SA
Rue de la Croix-d'Or 3 - 1204 Geneva
Tel. +41 22 436 37 60 - fax +41 22 436 37 61

Disclaimer: The information contained in this media release is published in good faith. However, no representation or warranty, express or implied, is made by Valres Fund Management SA or any other person as to the accuracy or completeness of this information. As such, an investor cannot base his or her decision on this information alone. The information provided in this media release does not constitute investment, tax, legal or other advice. If you are in any doubt about the meaning of the information contained in this media release, please consult your financial advisor or any other professional advisor.