

August 15, 2024

Ad hoc notification pursuant to Art. 53 Listing Rules

Swisscanto (CH) Real Estate Fund Responsible IFCA: Strong result in the first half of 2024

Zurich, August 15, 2024, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible IFCA (ISIN: CH0037430946) achieved a strong result in the first half of 2024.

Net income increased from CHF 19.6 million in the prior-year period to CHF 20.6 million despite higher refinancing costs. The rent default rate fell from an already very low 1.9% in the 2023 financial year to 1.5%. In addition to the reduction in vacancies, the fund benefited from rent adjustments due to the higher reference interest rate and additional income from completed investment projects. At +14.5% in the first half of 2024, the fund's performance on the financial market was well above the benchmark (SWIIT Index) of +4.9%.

For the 2024 financial year, the fund is still aiming to maintain its attractive distribution. To this end, the proven investment strategy will be maintained. The focus is primarily on exploiting potential within the portfolio through development projects and optimal property management. In terms of sustainability, the focus is on the consistent implementation of CO₂ reduction measures.

Find the unaudited half-year report 2024 and further information at [swisscanto.com](https://www.swisscanto.com).

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About Swisscanto (CH) Real Estate Fund Responsible IFCA

Swisscanto (CH) Real Estate Fund Responsible IFCA invests primarily in residential real estate in Switzerland. Properties for residential use account for more than 90% of the fund's income. The fund's portfolio is very well-diversified geographically and predominantly consists of liquid properties in the middle rent-price segment. The fund has been built up over the last 60 years over a number of different cycles. Many of the properties have been in the fund's ownership for decades and are continually maintained and refurbished in line with tenants' needs. The fund's positioning and broad diversification is aimed at achieving a high degree of stability with regard to portfolio quality and distribution.

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