

6 April 2022

Ad hoc notification pursuant to Art. 53 Listing Rules

Swisscanto (CH) Real Estate Fund Responsible IFCA: Another strong performance in fiscal year 2021

- **Distribution increased from CHF 3.30 to CHF 3.60 thanks to optimized earnings base**
- **Total income increased to 89.2 MCHF (previous year: 78.7 MCHF) and return on investment increased to 7.3% (previous year: 6.8%)**
- **Rental income loss rate further reduced to 2.8% (previous year: 3.7%) at a low level**
- **Internal growth progressing as planned**

Zurich, 6 April 2022, 6.00 p.m. – Swisscanto (CH) Real Estate Fund Responsible IFCA (ISIN: CH0037430946) once again posted a strong performance in fiscal year (FY) 2022. In particular, the operating result was improved by a further reduction in rental losses and by additional income from investments in the existing portfolio.

Sustainable increase in distribution from CHF 3.30 to CHF 3.60

The total income of the fund increased from CHF 78.7 million to CHF 89.2 million compared to the previous year. The return on investment also increased to 7.3% (previous year: 6.8%). The good result is due to higher net income of CHF 40.4 million (previous year: CHF 37.5 million), realized capital gains of CHF 5.7 million (previous year: CHF 0.01 million) and unrealized capital gains of CHF 43.1 million (previous year: CHF 41.2 million). The fund reduced the rental income loss rate from an already low 3.7% to 2.8% in the last financial year. Based on the very strong operating result, the fund will increase its distribution for the 2021 financial year from CHF 3.30 to CHF 3.60. The payout ratio is 94.2% (previous year: 92.9%). The payout will be disbursed to investors on 21 April 2022.

Further progress in portfolio optimization, selective transaction activity

As of the reporting date 31 December 2021, the fund's portfolio comprised 128 properties (previous year: 128) with a market value of CHF 1,819.2 million (previous year: CHF 1,734.3 million). In its investment activities, the fund focused on investments in the existing portfolio that, in addition to exploiting earnings potential, are also intended to make a valuable contribution to CO2 reduction. In the financial year 2021, investment projects in Basel, in Zurich, in Thun and in Lucerne in the amount of approximately CHF 13 million were successfully completed. In the transaction market, the fund was only selectively active for portfolio optimization. The fund acquired a residential property in Lausanne in May 2021 and a residential development in Buchs (ZH) in October 2021 for the purpose of rounding off the portfolio. A residential property in Nidau was sold at the end of the year.

Outlook

For fiscal year 2022, the fund continues to aim at maintaining the attractive distribution. The focus is primarily on optimal management and exploitation of earning potential in the existing portfolio. Regarding sustainability, it is intended to publish a GRESB rating (Global Real Estate Sustainability Benchmark) for the fund for the first time in the fall of 2022.

Find the 2021 Annual Report and further information at 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.

About Zürcher Kantonalbank Asset Management

Zürcher Kantonalbank is a leading universal bank in the Zurich economic region with national roots and international reach. It is an independent public-law institution of the Canton of Zurich. Proven asset management specialists at Zürcher Kantonalbank develop high-quality investment and pension solutions for private investors, companies and institutions. It is known for its pioneering role in sustainable investments, and the Swisscanto funds it manages as asset manager regularly receive national and international awards.

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