Fondiaria SICAV - Swiss Real Estate

FONDIARIA

June 2026

Fund Information

Last NAV	CHF 100.00
Asset Management	Tavis Capital AG
Launch Date	10.03.2026
Fund Category	Immobilien SICAV
Eligible Investors	Qualified Investors
Fund Management Company	Solutions & Funds AG
Custodian Bank	Bank J. Safra Sarasin AG
Auditor	Pricewaterhouse Coopers AG
Independent Valuation Experts	Wüest Partner AG / CBRE
Distribution Countries	Schweiz
ISIN	CH1499016942
Valor	149901694
Financial Year	January 1 until December 31
Use of Income	Distributing
Fund Currency	CHF
Management Fee	0.57% of GAV
Issue Commission	2%
Trading	Bank J. Safra Sarasin AG

Investment Strategy

Launched in March 2026, Fondiaria SICAV - Swiss Real Estate Fund invests primarily in attractive residential real estate across the German-speaking part of Switzerland. The investment strategy is based on a dual approach, i.e. top-down and bottom-up, offering investors the opportunity to invest in a broadly diversified real estate portfolio that is carefully selected and managed.

With a focus on long-term value stability and regular income, the fund combines conservative investments with selective real estate development opportunities. This results in a robust real estate investment capable of flexibly adapting to market changes.

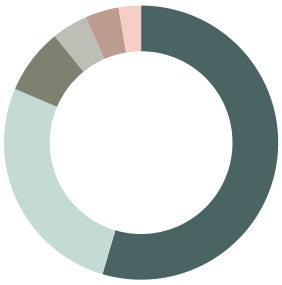
Portfolio Activity

Since its launch in March 2026, the fund has invested more than CHF 350 million in 35 properties and 3 development projects, primarily located in the German-speaking part of Switzerland. The portfolio benefits from broad diversification and includes 70% residential properties and 28% mixed-use assets. The properties are predominantly situated in central locations, characterized by very low vacancy levels.

Stable and recurring income is generated through a portfolio of easy to rent-out properties, while property selection has been guided by a disciplined approach that considers different asset life cycles and ensures diversification across regions, property uses, asset sizes and tenant profiles.

Since inception, management's primary focus has been the efficient execution of notarizations and ownership transfers relating to the extensive launch-portfolio. Full integration of all properties into the fund is expected to be completed by 30.06.2026. As per the same date, we anticipate more substantial reporting of key financial indicators in August 2026.

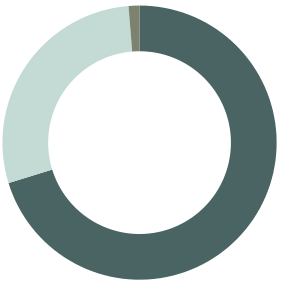
Breakdown by Region



Zurich	54.5%
Northwestern Switzerland	26.9%
Espace Mittelland	7.8%
Tessin	4.2%
Central Switzerland	4.0%
Eastern Switzerland	2.6%

Based on purchase prices

Breakdown of Properties by Type of Use



Residential Buildings	70.2%
Mixed-Use Buildings	28.5%
Commercially Used Properties	1.3%

Based on purchase prices

Selection of Properties from the Portfolio

Basel, Riehen- / Rheinfelderstrasse



Thun, Hofstettenstrasse



Zurich, Binzstrasse



Zollikon, Talstrasse



Rottenschwil, Hauptstrasse



Uitikon, Leuengasse



Zug, Baarerstrasse



Dotzigen, Schulhausstrasse



Uerkheim, Uerkeweg



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