

# ZIF Real Estate Direct Switzerland

Contractual real estate fund for qualified investors  
governed by Swiss Law

## Key figures of the fund

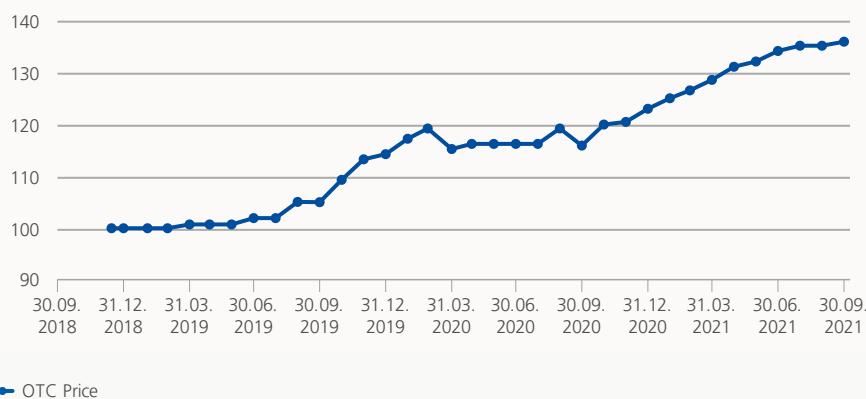
OTC Price as of 30.09.2021	Shares in circulation as of 30.09.2021
<b>131.00</b>	<b>9'604'119</b>
NAV per share as of 30.06.2021	NAV (Mio.) as of 30.06.2021
<b>106.09</b>	<b>1018,86</b>

## Key figures of the fund

Valor	043308927
ISIN	CH0433089270
GIIN	OHAZ98.99999.SL.756
Bloomberg Ticker	ZIFDSC SW Equity
Reference index	-
Currency	CHF
Fund domicile	Switzerland
Issue date	14.12.2018
Issue price per share	CHF 100.00
Subscription	currently no subscriptions
Redemption	Yearly*
Financial year-end	30.06.
Fund administrator	Zurich Invest AG
Portfolio manager	Zurich Invest AG
Custodian	BCV
Price publication	Zurich Invest AG
Auditor	EY
OTC trader	BCV
Fund distribution	Distributing
Management fee	0,60%
Property administration in % of net rental income	max. 5%
Transaction commission buy / sell in % of price	max. 2%
Remuneration for construction and renovation in % of construction costs	max. 4%
Redemption charge	max. 2%
Total Expense Ratio (TER) annualized	
• Based on GAV 30.06.2021	0,79%
• Based on NAV 30.06.2021	1,06%

\* As of end of the financial year in compliance with a 12 month notice period. Banque Cantonale Vaudoise ensures over-the-counter trading of the funds shares on a regular basis.

## Performance



## Fund strategy

The fund invests in real estate throughout Switzerland and boasts a broad regional diversification. It gives qualified investors access to a portfolio of high-quality, sustainable building structures, mostly in large Swiss cities or metropolitan areas. The fund invests mainly in existing real estate properties throughout Switzerland, as well as in projects and strives to broadly diversify across location and vintage year. The fund mainly focuses on residential use (more than 80 percent). The fund pursues a sustainable growth strategy with properties being held directly.

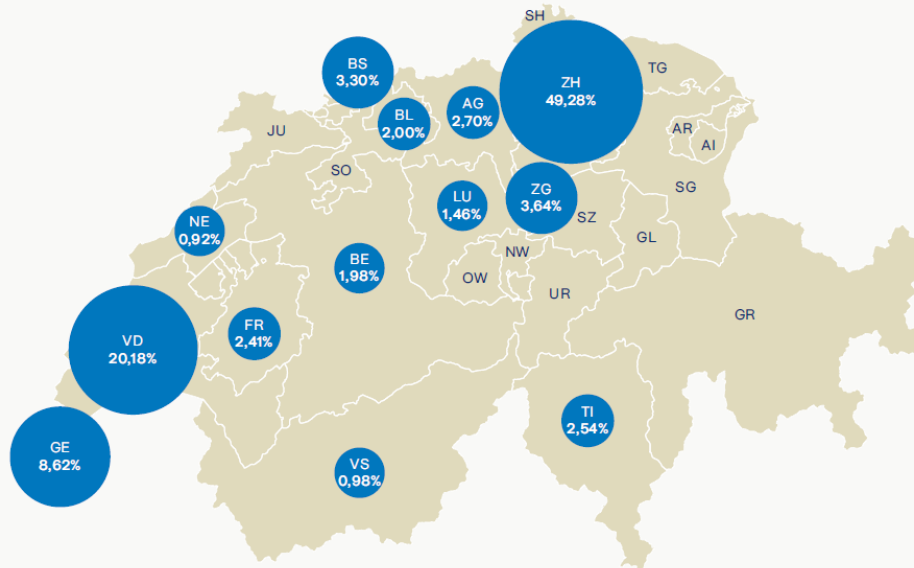
## Performance

	1 month	3 month	Current year	1 year	Since inception
OTC Price	0,58%	1,34%	10,55%	17,34%	36,12%

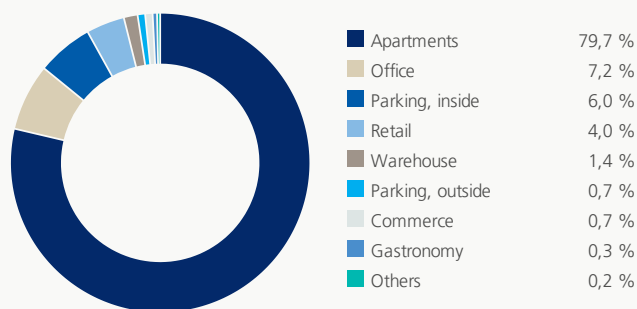
## Information to the annual financial statement as of 30.06.2021

ZIF Real Estate Direct Switzerland is the first Swiss real estate fund with a pre-defined start-up phase and a pre-defined target portfolio. As of the transfer of the third tranche in October 2020, the fund's initial real estate portfolio has been established in accordance with the original planning. The real estate fund was launched on December 14, 2018 and has a broadly diversified real estate portfolio of 62 properties throughout Switzerland. All properties are portfolio properties with regular rental income and high occupancy rates. At the end of the 2020/2021 financial year, the market value of the properties acquired to date totaled 1'360'780'000.00 Swiss francs. The net asset value per unit as at June 30, 2021 was 106.09 Swiss francs, which corresponds to an investment return of 3,21 percent.

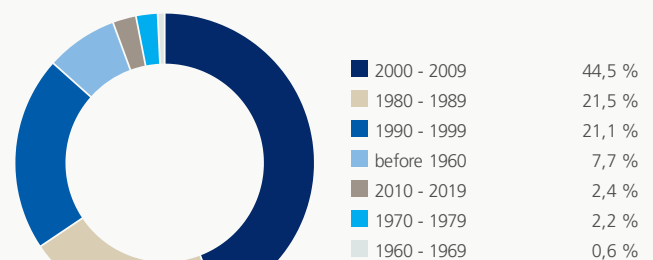
## Regional distribution of the properties



## Utilisation structure of the properties



## Vintage year structure of the properties \*



\* year of construction resp. last major renovation

## Key figures of the properties (as of Sep 2021)

Market value in mio. CHF	1355,5
Number of properties	62*
Leverage in mio. CHF	329
Leverage level	24,3%
Liquidity in mio. CHF	5,4
Rental quote (net rent)	96,2%

\* adjacent parcels are combined.

### Disclaimer

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