

Media release, 07 February 2022
Ad hoc announcement pursuant to Art. 53 LR

Swiss Central City Real Estate Fund publishes preliminary results for the 2021 financial year

According to preliminary and unaudited results, the Swiss Central City Real Estate Fund (Ticker CITY) achieved very pleasing results in the 2021 financial year. The real estate portfolio was substantially expanded through the acquisition of nine residential properties, three mixed-use buildings and one commercial property, reaching a market value of CHF 479.1 million as of 31 December 2021 (+46% compared to the previous year).

As a result of the significant portfolio expansion also in the previous financial year, rental income in the reporting year 2021 increased by 128% to CHF 13.6 million (2020: CHF 6.0 million) compared to the previous year. At balance sheet date 31 December 2021, the annual target rental income increased to CHF 16.5 million (2020: CHF 11.8 million). The ratio of residential use in the real estate portfolio as at 31 December 2021 was 54%. Total income also doubled compared to the previous year and amounted to CHF 15.5 million (2020: CHF 7.7 million).

Total fund assets increased to CHF 485.1 million as at 31 December 2021 (31.12.2020: CHF 333.8 million) and net fund assets amounted to CHF 415.9 million (31.12.2020: CHF 244.4 million). The net asset value per unit was CHF 109.40 as at 31 December 2021 (31.12.2020: CHF 107.15). As already announced on the occasion of the fund's listing on SIX Swiss Exchange in December 2021, a distribution of CHF 2.50 per fund unit is planned for the 2021 financial year (previous year: CHF 2.10).

The full 2021 annual report and further details on the 2021 annual result of the Swiss Central City Real Estate Fund will be published on 25 March 2022.

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Swiss Central City Real Estate Fund

The Swiss Central City Real Estate Fund invests in properties in prime locations in the major economic centres. The key criteria are centrality of the property, good accessibility, stable cash flows and a product profile geared to the needs of the tenants.

SIX Swiss Exchange listed; Security number 44414255; ISIN CH0444142555; Ticker Symbol CITY

Nova Property Fund Management AG

Nova Property Fund Management AG was authorised by the Swiss Financial Market Supervisory Authority FINMA as a fund management company domiciled in Zurich on 5 November 2018 and has been active in fund management since then. This includes the establishment, management and administration of collective investment schemes under Swiss law and the distribution of the self-managed funds. In addition, the company provides investment advice to real estate investment companies and investment foundations with a focus on real estate. With its five portfolios, the owner-managed fund management company currently covers the entire Swiss real estate market for residential and commercial properties. These portfolios include Novavest Real Estate AG (SIX Swiss Exchange: NREN), SenioResidenz AG (BX Swiss AG: SENIO), Swiss Central City Real Estate Fund (SIX Swiss Exchange: CITY), 1291 Die Schweizer Anlagestiftung (KGAST member) and Central Real Estate Holding AG (including its subsidiary Rhystadt AG), which together hold well over CHF 2 billion in Swiss real estate assets.

Disclaimer

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This media release is intended for the territory of Switzerland only.