

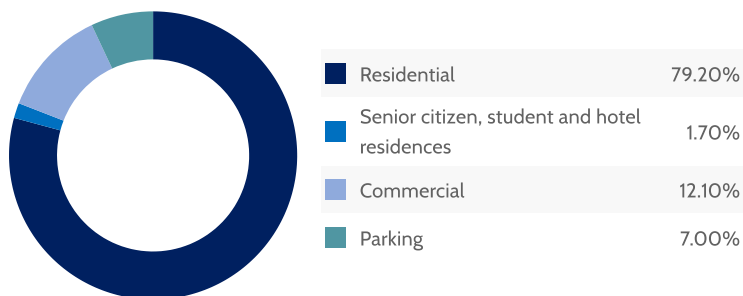
## General information

Legal status	Investment fund under Swiss law
Category	Real estate fund
Unit-trading	SIX Swiss Exchange
Fund supervision and fund management – FINMA accredited	Cronos Finance SA
Custodian bank	Banque Cantonale Vaudoise (BCV)
Fund Currency	CHF
Auditing firm	PricewaterhouseCoopers SA
Launch	September 20, 2016
Value no.	32460856
ISIN	CH0324608568
Annual closing	September 30
Management fee	Max 1%
Performance fees	0%
Distribution	Yes
Tax benefits	Tax-exempt unit-holders
NAV (09/30/2024))	107.10

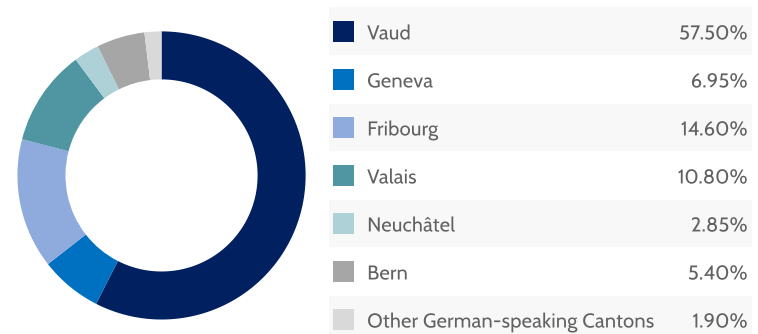
## Current indicators (unaudited) - Values as at 06/30/2025

Total assets	CHF 1,150,117,000
Debt to capitalisation ratio	27.45%
Weighted average rate of mortgage commitments	1.38%
Number of properties	103
Number of properties under construction	3
Number of apartments	2624
Number of parking spaces	2860
Number of commercial premises	172
Last price	124.40
Stock market capitalisation	CHF 976,078,103

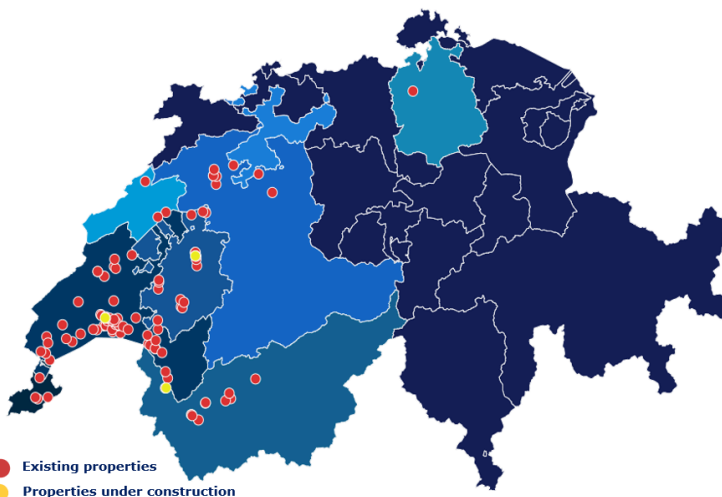
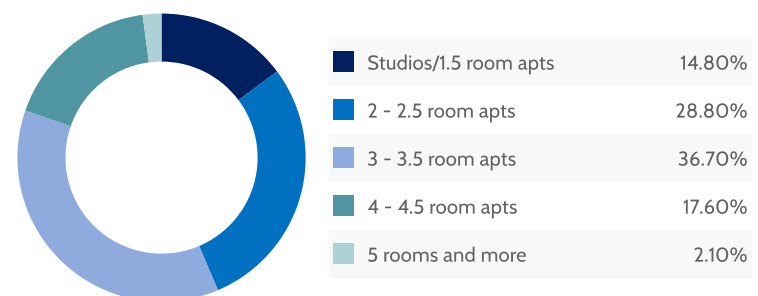
## Strategic asset allocation as at 06/30/2025



## Geographic asset allocation as at 06/30/2025



## Allocation by typology as at 06/30/2025



## Disclaimer

Important notes: The information contained and published herein does not constitute investment advice or investment recommendations. It is of a purely informative nature and no guarantee can be given by Cronos Finance SA as to its accuracy, completeness or up-to-dateness. This document is published for marketing purposes. Past performance is not an indicator of current or future performance. Performance data does not take account of the commissions and fees collected when issuing or repurchasing units. The source of information for the acquisition of Cronos Immo Fund units is the fund contract, which can be obtained free of charge from the fund supervision and the custodian bank or on the website [www.cronosfinance.ch](http://www.cronosfinance.ch).

## Annual indicators (audited) - Values as at 09/30/2024

Total assets	CHF 1,039,730,945
Debt to capitalisation ratio	29.32%
Weighted average rate of mortgage commitments	1.65%
Dividend	CHF 2.90
Investment yield (on NAV)	3.18%
EBIT margin	69.91%
Ref. TER (GAV)	0.57%

## Investment strategy

The fund invests in residential properties in French-speaking Switzerland, which are built or to be built, located in urban areas and offering either a regular long-term return (core) or the potential for added value.

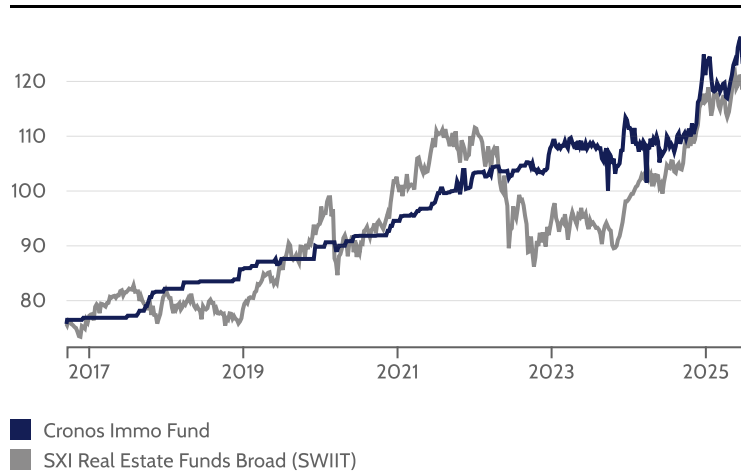
The strategic objectives of the fund in terms of investment and management are protection of the assets over the long term and sustainability of the dividends generated by the fund.

The fund focuses its acquisitions on residential real estate because of its defensive nature, with a minimum threshold of 80% of total assets. The fund manager also aims to diversify the allocation to different high-potential niche strategies. In this context, the fund looks for sheltered housing for senior citizens and/or persons with reduced mobility, student accommodation and affordable rental housing in partnership with public authorities. When opportunities arise, it acquires commercial properties with residential development potential or which are extremely well-located and leased to first-rate tenants.

## Taxes

The Cronos Immo fund holds its properties in direct real estate ownership and, as such, the income and assets associated with the real estate are subject to taxation by the fund itself. As a result, unitholders are exempt from income and wealth tax. However, income from movable property and the movable component of the fund are subject to taxation at the unit-holders' domicile.

## Historical prices



Fees are included.

## Comments of the Fund Manager

## Acquisition of three buildings

The fund made three acquisitions during the second quarter for a cumulative total of CHF 41,300,000.

## Mixed-use building at the heart of La Chaux-de-Fonds (NE)

The first purchase concerns a mixed-use building at an emblematic address, Avenue Léopold-Robert 23-25, at the heart of the town centre. Acquired for the sum of CHF 14,800,00, this property posts an attractive gross return of 6.10% and has a 100% occupancy rate: all 22 apartments are let and the commercial premises are occupied by well-known brand names. Long-term lease agreements have been signed for the offices and the retail units on the ground floor.

## Residential building at Versoix (GE)

The second acquisition involves the delivery of an ideally-located residential building at Route de Suisse 145-147, Versoix (GE). The building, which was acquired for CHF 11,600,000, comprises 25 apartments, ranging from 2 to 5 rooms, one retail unit on the ground floor and 26 parking spaces on the basement level. The entire building was fully let as soon as it was put on the market. This property complies with the THPE (very high energy performance) standard and benefits from a prime location near Geneva and its international airport. The site is encumbered by a distinct and permanent leasehold right (DDP), and the apartments are subject to the cantonal HM (Mixed Housing) and ZDLoc (Development Zone - Rental) regimes.

## Building in Lausanne (VD)

Finally, the fund has acquired - for a price of CHF 14,900,000 - a building located at Route de Berne 32-34, Lausanne (VD). It has two separate entries and is mainly used for residential purposes and partly also for commercial purposes (offices). Located in the La Sallaz district in the north-east of the city, the building is well-connected to both public transport (M2 metro and several bus routes) and main roads (very near the motorway access road). A project to convert the offices into apartments and to add two further storeys, is currently under review. In conjunction with a complete energy refit, these works will generate substantial new value for the fund.

When these transactions had been completed, the total value of the fund's assets amounted to CHF 1,150,117,000, while the debt-to-capitalization ratio stood at 27.45%.