For qualified investors – Document marketing

TrustStone Real Estate SICAV

Factsheet
March 2026

Funds Characteristics

Fund Name	TrustStone Real Estate SICAV - Compartiment Swiss Real Estate 1 (SRE1)
Category	Swiss law real estate fund (real estate SICAV) reserved for qualified investors
Fund currency	CHF
Financial Year End	31 March
NAV Determination	March/September
Launch date	7 octobre 2020
Purchase/Sale of shares	OTC via Swiss Finance Property
ISIN	CH0487961606
Swiss Valor No	48 796 160
Fund Management Company	Solutions & Funds SA
Investment Manager	Dominicé & Co – Asset Management
Custodian	BCV
Auditor	PWC SA
Experts	CBRE SA & Wüest Partner SA
Price Listing	swissfundata.ch
Tax value per unit as of 31.12.2025 (CHF)	0.88
Management fees	0.59%
Contact	ir@dominice.com +41 22 319 2080

Key Figures from the audited annual report as of 31.03.2026

Total assets (CHF m)	219.0
Net assets (CHF m)	171.8
Net Asset Value per share (CHF)	73.42
Last bid on off market as of 30.01.2026 (CHF)	75
Rental loss rate	16.03%
Leverage ratio	30.10%
EBIT margin	58.29%
TER REF GAV	0.70%
TER REF MV	1.01%
Return on equity (ROE)	2.89%
Return on invested capital (ROIC)	2.50%
Distribution yield	2.18%
Distribution ratio	96.15%
Premium / Discount	N/A
Investment yield	3.09%
Dividend (CHF)	1.60
Ex-date of the last dividend	July 2025

Indices calculated in accordance with the AMAS – REIDA directive - 2025

Total area of completed buildings	35'761 m^2
Relevant area of completed buildings	35'003 m^2
Coverage ratio[1]	97.88%
Energy intensity[2]	105.17 kWh/m^2
Greenhouse gas emissions intensity[2]	14.50 $kgCO_2/m^2$

Fund Manager

Dominicé & Co – Asset Management is a company founded in 2003 and regulated by FINMA. Its objective is to offer financial products and services that deliver positive, risk-adjusted returns, regardless of market conditions.

Fund Investment Strategy

The objective of TrustStone Real Estate SICAV – SRE1 is to generate positive, risk-adjusted returns in Swiss francs while preserving assets against inflation. The SICAV invests in residential properties with moderate rents, commercial properties with long-term leases and/or development potential, as well as mixed-use properties.
Investments may also be made through in-kind contributions ("swaps"), allowing sellers to contribute assets to the fund at NAV (without any agio).

Fund Taxation

The fund holds its properties in direct ownership. As such, rental income and real estate assets are taxed directly at the fund level, which generally benefits from more favourable tax rates than those applicable to private investors.

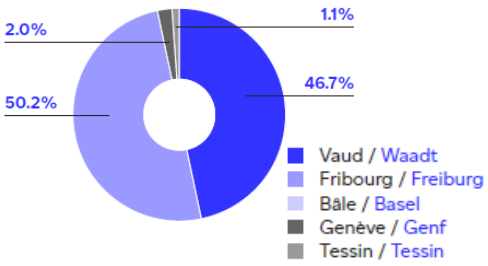
As a result, distributions paid to unit holders domiciled in Switzerland are neither subject to withholding tax nor taxable, provided that all tax charges are borne by the fund. Only non-real estate income, as well as the non-real estate portion of the fund's assets, remains taxable at the investor level.

The tax value per share as at 31 December 2025 amounts to CHF 0.88.

Portfolio

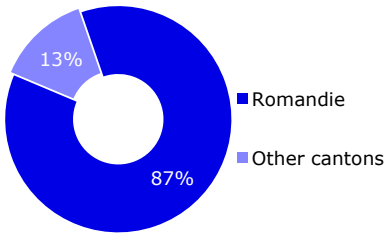
Allocation by use

(Market value as of 31 March 2026)



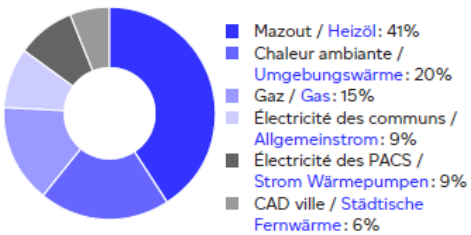
Geographical allocation

(Market value as of 31 March 2026)



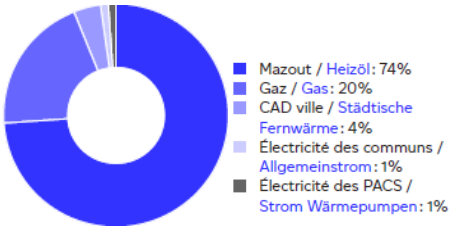
Energetic mix[1, 2]

(Market value as of 31 March 2026)



Greenhouse gas emissions[1, 2]

(Market value as of 31 March 2026)



[1] Calculated based on the Energy Reference Area (ERA)

[2] Scope 1 + 2

Contact Investor Relations

Aiste Ortiz, aiste.ortiz@dominice.com T +41 22 319 21 78
Martin Spreng, martin.spreng@dominice.com T +41 22 319 21 74

DISCLAIMER

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TrustStone Real Estate SICAV – Swiss Real Estate 1 (the "Fund") is a Swiss real estate fund reserved for qualified investors within the meaning of the Federal Act on Collective Investment Schemes of June 23, 2006 (CISA).

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