

Non audited semestrial report

June 30, 2016



Residentia,

Investment fund under Swiss law in the “real estate funds” category

Residentia

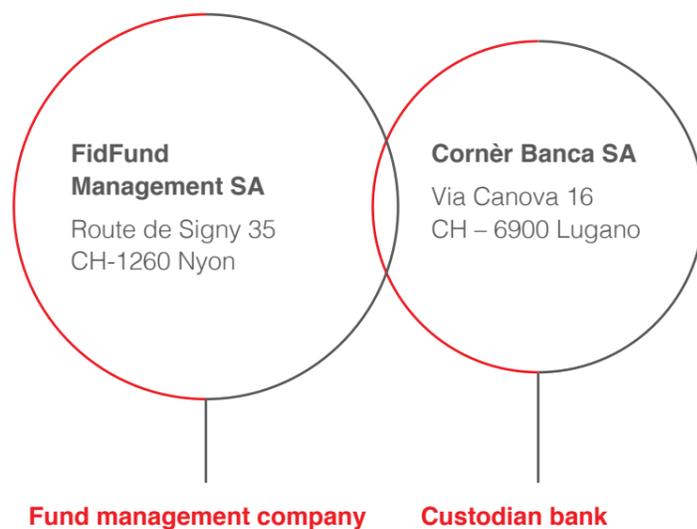
+ **RESIDENTIA** is an investment fund under Swiss law in the “real estate funds” category within the meaning of the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA) (hereinafter referred to as the “fund” or the “real estate fund”). The fund contract was drawn up by FidFund Management SA, as Fund Management Company, with the approval of the custodian bank Cornèr Banca SA. It was submitted to the Swiss Financial Market Supervisory Authority (FINMA), which approved it for the first time on 20 March 2009.

The real estate fund is based on a collective investment agreement (the fund contract) under which the fund management company undertakes to provide investors with a stake in the investment fund in proportion to the fund units they acquire, and to manage the fund at its own discretion and for its own account in accordance with the provisions of the law and the fund contract. The custodian bank is a party to the fund contract in consequence of the tasks conferred upon it by law and the fund contract.

In accordance with the fund contract, the fund management company is entitled to establish, liquidate or merge unit classes at any time, subject to the consent of the custodian bank and the approval of the supervisory authority.

The real estate fund is not divided into unit classes.

This document is a translation of the French version. Only the French version is authentic.



FidFund Management SA

Board of Directors

Marc Lüthi	Chairman
Philippe Bens	Director
Didier Brosset	Director
Philippe De Cholier De Cibeins	Director
Guillaume Fromont	Director
Alain Golaz	Director
Robert Pennone	Director

Fund Management Company

Christophe Audousset	Managing Director
Nicolas Mégevand	Deputy Director

Investment committee (without decision-making power)

Lorenzo Orsi	Certified architect (ETH Zurich) and member of the REG A, SIA, OTIA and ASIAT
Claudio Genasci	Member of the management team, Banca Dello Stato del Cantone Ticino

Investment committee advisor (without decision-making power)

Matteo Pagani	Studio Fiduciario Pagani SA, Lugano
---------------	-------------------------------------

Valuation experts

Omar Antonelli	Certified architect STS OTIA, Lugano
Mirko Fasola	ES technician, Lugano
Pascal Brülhart	International real estate economist (BAK), MAS Real Estate Management (FHO), MRICS, Ponte

Real estate management

Assofide SA, Locarno
Comafim SA, Lugano
Privera SA, Lugano

Custodian bank

Cornèr Banca SA, Lugano

Auditors

KPMG SA
Rue de Lyon 111, 1203 Genève

Promoters

Studio Fiduciario Pagani SA
Banca dello Stato del Cantone Ticino

Residentia is an investment fund under Swiss in the real estate funds category.



The fund invests exclusively in:

- 🏠 real estate assets located in southern Switzerland (Ticino, Grisons);
- 🏠 residential properties and mixed-use buildings;
- 🏠 and to a lesser extent, properties of an exclusively or predominantly commercial nature, including properties used by the manufacturing and hotel industries.

The fund's objective is to preserve the value of its investments and the appropriate distribution of the income earned by them over the long term by creating a stable, actively managed asset portfolio.

Semestrial Report by Studio Fiduciario Pagani SA

The first half of the year of the Residentia Real Estate Fund was characterised by two distinct and illustrative phases of the main activities with which our team is concerned.

🏠 The first trimester was dedicated to optimising current real estate holdings following the capital increase completed during the month of September 2015. These activities, which began with the acquisition of two properties during the final months of 2015, were completed with the addition of the former **Hotel Alba of Minusio** to our holdings.

This property also comprises a project which foresees the conversion of the hotel structure into 16 new apartments and the creation of two splendid attic apartments on a new top floor, which are destined for sale. The permit for conversion and expansion, which was essential to the ownership transfer, was granted in the month of February. During the waiting period for the authorisation, studies and estimate collecting were carried out for the immediate start up of the building site, which took place during the month of March. The overall expenditure for the entire project, including the purchase of the lot, is slightly under CHF 10 million. Furthermore, upon completion of works in late 2016/early 2017, the property will have an estimated profit margin of more than 5.60 %, thanks to the 16 apartments to lease, the sale of the attics and the pre-existing commercial area that is leased to Coop Pronto for the next 10 years. The construction site, which opened in the month of March, is operating according to the estimated work schedule, both in terms of finance and of timetable.

In addition to this purchase, the team has been

working hard on the optimisation of the construction project for a new building in Biasca for which we are waiting for the building permit, after the conclusion of administrative procedures. Upon issuance, realistically foreseen for early autumn 2016, the construction site will be opened. In these months the team is researching and comparing 4 different building systems (traditional, wooden prefabricated, polystyrene sandwich panels with concrete core, and insulated prefabricated) in order to select the best option in economic, structural and feasibility terms. The estimated investment is around CHF 4 million and will allow for the creation of 15 new apartments which should guarantee an added annual revenue of approx. CHF 225,000.

Likewise, during the month of February, the Residentia Fund opened the building site in **Via in Selva in Locarno** for the renovation and expansion of the pre-existing building. With an investment of CHF 4.5 million undertaken with an important local construction company, 14 new apartments are being created which will subsequently be sold as condominiums. The building work is swiftly advancing and the cost estimates and the work schedule are currently being respected, with work completion foreseen for June 2017. At work's end, a gain of over CHF 10 million is estimated for an attractive return for the Fund. Always with regard to optimisation of the portfolio, the sale of the small building with condominium units located in **Via Carsinè in Lamone** is currently underway. The building, which has been well maintained during the years, has only required minor repairs in the common areas while the sale of the individual units has proceeded quickly and according to the estimated business plan. As of 30 June more than half of the available units had been duly sold, while as we write,

Semestrial Report by Studio Fiduciario Pagani SA

only one of the 12 available units is not reserved by deposit awaiting the drawing up of notarial deed. We are hopeful that by summer's end the process will be formally concluded with a gross profit of approx. CHF 700,000 - more than 20% of the inventory price of the building.

In addition, we expect to definitively conclude the sale of Villa Zappia in Via Carona, Paradiso for CHF 4.7 million, for which the right of transfer was signed at the end of 2014.

🏠 The purchaser obtained the building permit grant in the month of June and the formal financing approval from his/her bank in the second half of July for the creation of a new mixed-use property. When at the end of June the financial formalisation was still awaiting conclusion, Residentia granted an extension to the right to purchase against the payment of half of the settled purchase price. At the end of the summer the right will be definitively exercised and the sale formally concluded.

The second phase which deeply characterised the current semester was the organisation and subsequent carrying out of the third capital increase of the Residentia Fund.

🏠 The suddenness of this action is due to the opportunity of purchasing an important mixed-residential complex in Montecarasso near Bellinzona. This possibility was gradually developed

over the course of the last 2 years and was finalised this past month of June. The uniqueness of the structure, the current earning capacity and the present building potential, as well as the importance of the investment involved, induced the Residentia team to evaluate the possibility of organising a capital increase specifically for the financing of the purchase. The positive response on the part of the main institutional investors of the Fund and the excellence of the investment allowed us in less than three months to carry out the third capital increase in the history of the Residentia Fund, the second in less than a year.

The capital increase that was concluded Tuesday, 14 June 2016, achieved the hoped-for success with the issuance of 200,105 new units, equivalent to approximately 22 million Swiss francs, that brought the net assets of the Fund to more than 133 million francs. Great demand was shown by existing investors as well as by new investors whose expectations we unfortunately were unable to fulfil completely. The figure which was raised during the increase will allow not only for the financing of the property purchase in Montecarasso, but also for further consolidating the fund's development, carrying out the afore-mentioned projects, and raising the value of our real estate holdings in Ticino to approximately 163 million francs.

The property complex in **Montecarasso**, for which the purchase agreement was signed last 18 May, with the transfer of property effective on 21 June 2016, is a building that stands out in the Ticino real estate field for its size, architectural worth and intergenerational character of its inhabitants. The property consists of 76 residential units, ranging from small apartments to spacious duplexes, and

is able to accommodate a varied mix of residents thanks to the presence of various social partners. The complex houses families with children, self-sufficient elderly people and severely disabled individuals, while thanks to the presence of a Social Custodian and other specific services offered by partner associations, a high quality of life is ensured within an unequalled project in Ticino and Switzerland. The **Morenal Quartiere** has in fact been recognised by the Swiss government as the best "Model Project for Sustainable Development of the Territory 2014-2018" (Progetto modello per uno Sviluppo Sostenibile del Territorio 2014-2018) in the context of intergenerational management in an existing building. In addition to the residential aspect, the building also houses 12 commercial units which offer various services for the building's inhabitants and neighboring residents. Among them are a Denner centre and a local bar that provides for a series of sociocultural activities. The building currently has a return of 5.20%, but thanks to a building area of about 1,800 m² GFA, a notable increase is expected in the coming years. The Residentia team has in fact started working on the proposal for a new wing of the complex which should take advantage of the building's real estate potential and enhance the current housing and commercial situation.

In addition to the ongoing projects explained above, the Residentia team is, and in the time to come, actively searching for residential properties with the technical-income potential characteristics to warrant their purchase, thereby strengthening the financial lever and economic return of the fund.

🏠 In regards to the semiannual results, we are satisfied overall with the outcome, also in light of the several ongoing projects for which the results will be fully appreciated in the second half of 2016 and early 2017. As of today in fact the balance of the Fund is strongly affected by the intensive growth experienced during the last months with the purchase of 4 properties for over CHF 50 million. The economic results for the properties have only been recorded in part, with **Via Simen in Minusio** under renovation and the purchase of **Morenal in Montecarasso** undertaken only at the end of June. In this light we need to report that as of 30 June the NAV presents a slight decline mainly caused by the investments carried out for the properties in **Minusio**, and above all for **Via in Selva in Locarno**, where over CHF 1 million was invested in only 6 months. This figure, which was not calculated in the half-year evaluation, will be carried over and recorded in the balance sheet at year's end. Among the other elements to point out is that the TER ratio on the NAV is in a constant, though slight, decline. An even greater reduction is expected in the coming periods considering that this ratio, against nearly constant management costs, is calculated on the average success of the Fund during the previous year from 1 July 2015, in which the important balance increases were recorded only in September and October 2015 and in June 2016.

We can also observe an average rate of losses from vacancies of around 8%. This figure can be mainly attributed to the renovation and expansion projects underway within the portfolio. This includes the property in **Via Carona in Paradiso** which is destined for disposal/sale in September 2016, **Via in Selva** which is undergoing total renovation, and **Via Carsinè in Lamone** with individual apartments

Semestrial Report by Studio Fiduciario Pagani SA

for sale, with the sale of the last available unit foreseen by the end of September 2016. In the coming periods we are therefore expecting a re-evaluation of an expected < 4%, thanks to the previously scheduled works of modernization and optimisation for the properties in **Via Fusoni** with 4 apartments for complete renovation in order to fully utilise the building's leasing potential, in **Via dei Faggi in Pazzallo** with a project currently being considered to create balconies and new external parking spaces, and at **Morenal in Montecarasso** with 7 currently vacant apartments that will be modernised and brought up to new socio-medical regulations by making them handicap accessible. Lastly, it must be noted that the dividend payout of

29 April, representing the final half-year dividend paid by the Fund relating to the second half of 2015, and as earlier specified during 2015, Residentia from this year onwards will proceed with the payment of a single annual dividend foreseen for the month of April 2017, in relation to the accounting management of 2016.

NAV valuation and calculation principles

The net asset value of the real estate fund is calculated based on the market value at the end of the financial period and for each issue of units in Swiss francs.

The fund management company instructs independent valuation experts to assess the market value of the properties held by the real estate fund at the end of each six-month period and whenever new units are issued. To do this, the fund management company, with the approval of the supervisory authority, appoints at least two individuals or one company as independent valuation experts. The inspection of the properties by the valuation experts should be repeated at least once every three years.

Properties under construction are valued in the statement of net assets at market value. (No properties under construction are in the portfolio as of 31.12.15).

Investments listed on a stock exchange or traded on another regulated market open to the public are valued at their principal market price. Other investments or investments for which no current market value is available are valued at the price that would probably be obtained in a diligent sale at the time of the valuation. In such cases, the fund management company uses appropriate and recognized valuation models and principles to determine the market value.

Open-ended collective investment schemes are valued at their redemption price and/or net asset value. If they are regularly traded on a stock exchange or another regulated market open to the public, the fund management company may

value such funds in accordance with the previous paragraph.

The value of short-term fixed-interest securities (money market instruments) that are not traded on a stock exchange or on a regulated market open to the public is calculated as follows: the valuation price of such investments is subsequently adapted to the redemption price, based on the net acquisition price, maintaining the same return on investment calculated as a result. If there are significant changes in market conditions, the valuation basis of the different investments is adjusted in line with the new market returns. If the current market price is not available, reference is normally made to the valuation of money market instruments with the same characteristics (issuer's rating and registered office, issue currency and term).

Bank and postal deposits are valued on the basis of the amount due plus accrued interest. If there are significant changes in market conditions or credit rating, the valuation principles for time deposits will be adjusted in line with the new circumstances.

The net asset value of a unit is determined by the market value of the fund's assets, less any liabilities of the fund and any taxes levied on the fund's liquidation, divided by the number of units in circulation. Figures are rounded to CHF 0.05.

The building via Carona (see page 17) sold forward in a call option contract with a 31.12.2016 deadline is valued at the contract sales price.

DCF valuation model

The valuation experts use a DCF valuation model that meets international standards and takes into account the guidelines of the TEGoVA (The European Group of Valuers' Associations) and the RICS (The Royal Institution of Chartered Surveyors), along with those of the IVSC (International Valuation Standards Committee), the SVS (Swiss Valuation Standards), the SEK/SVIT, SIV (Schweizerischer Immobilienschätzer Verband) and the CEI (Chambre suisse d'experts en estimations immobilières).

Market value or fair value is the estimated amount at which a property would be traded at the valuation date between a willing buyer and seller in a normal transaction on the open market where the parties have each acted knowingly, prudently and without constraint.

Market value does not include any transaction financing costs, commissions, taxes or change of ownership costs, or any capital gains tax. Conversely, real estate taxes are taken into account in the valuation.

The discounted cash flow method calculates returns based on future incomings and outgoings. It includes potential future cash flow forecasts in relation to a property's location and use.

Gross annual income (net rental income) is defined based on current income and any market potential. Any loss of income due to vacancy risk is also taken into account. Furthermore, operating costs and maintenance and renovation costs that cannot be passed on to tenants are deducted.

The residual value is obtained by capitalising the net cash flow from the 11th year and taking into account

future unscheduled maintenance costs that cannot be passed on to tenants. The location, use and state of repair of the building at that precise moment are factored into the capitalisation. Cyclical renovation costs after a ten-year period are calculated as a percentage of the building's value, adjusted for any increases (CapEx).

The rental income taken into consideration is based on information received from the property owners or management company. The calculation model ignores differences between rental conditions linked to the mortgage rate but does take account of index-linked contracts. In the valuation model, apart from factoring in rent reviews, the predicted growth in rental income is based on the options permitted under tenancy law, while taking into account the maximum market conditions.

The market potential is based on the market rent corresponding to the location parameters, type of property, rental area, number of rooms, fixtures and fittings, services and similar. The valuation is verified and adjusted where necessary, depending on the property, by market specialists.

Legal basis for the valuation of rental income:

Valuations are subject to changes in the IPC index over the next 10 years. For residential properties, rent reviews take into account the increase in the value of the property. In contracts for commercial or office properties, indexing is applied in accordance with the contractual terms.

Market potential is valued based on the provisions of tenancy law and market conditions.

Rental area: The rental area is based on the information provided by management. We operate

on the assumption that this information complies with the definitions given in applicable standards. In rare cases where areas are calculated from plans, the net effective surface area is used.

Maintenance and renovation expenses comprise all works carried out, such as repairs, that cannot be passed on to tenants. Renovation includes non-recurring investments such as building renovations or improvements, etc. The percentage of these costs that corresponds to an increase in the property value is capitalised and to a certain extent reflected in rents.

The market value of each property represents the price that is likely to be achieved in the presence of a normal deal flow and assuming a diligent purchase and sale transaction. Any opportunities arising, particularly during the purchase and sale of the fund's properties, are exploited on a case-by-case basis in the best interests of the fund. This may lead to differences compared with the valuations.

Capitalisation rate as at June 30, 2016

The capitalisation rate is 3.90%. (Average 10-year swap of the last 4 years: 1.55%; Debt ratio: 1.20%; inflation rate: 1.15%). The discount rates varie between 3.93% (minimum) and 4.56% (maximum), with a weighted average of 4.19%.

Summary figures

	30.06.2015	30.06.2016
Total assets	113'486'884.66	171'043'753.63
Net fund assets	76'560'002.23	134'188'650.63
Estimated market value of completed properties	110'680'000.00	163'610'000.00
Estimated market value of properties under construction (including land)	0.00	0.00

	Units outstanding	Net assets	Net asset value per unit	Net income distribution	Capital gains distribution	Total
		CHF	CHF	CHF	CHF	CHF
31.12.2009	39'938	40'261'902.07	1'008.10	4.48	0.00	4.48
31.12.2010	39'938	41'337'560.47	1'035.05	9.35	0.00	9.35
31.12.2011	39'938	41'623'094.82	1'042.20	19.75	0.00	19.75
31.12.2012	68'388	75'113'699.44	1'098.35	24.42	0.00	24.42
31.12.2013	68'388	76'010'399.74	1'111.45	26.02	8.35	34.37
31.12.2014	68'388	75'712'234.11	1'107.10	29.39	2.28	31.67
31.12.2015	1'000'608	112'957'366.46	112.90	3.28	0.00	3.28
30.06.2016	1'200'713	134'188'650.63	111.75	1.60	0.00	1.60

Indices calculated according to SFAMA directive

30.06.2016

Return default rate	8.47 %
Borrowing ratio	20.35 %
Operating profit margin (EGIT)	48.39 %
TER _{REF} GAV	1.08 %
TER _{REF} NAV	1.43 %
Return on equity (ROE 01.07.2015 - 30.06.2016)	2.96 %
Distribution ratio	1.26 %
Premium as at 30.06.2016	13.38 %
Investment return	0.41 %

Performance of the Résidentia Fund (reinvested dividends)

	2015	2016 ⁽¹⁾	since launch ⁽²⁾	accounting period 31.12.15 - 30.06.16
Residentia	1.04%	12.44%	45.71%	12.44%
SXI Real Estate Funds Index*	4.17%	6.45%	61.72%	6.45%

* The SXI Real Estate Funds TR benchmark index includes all Swiss reale state funds listed on SIX Swiss Exchange. Their weighting in the index is determined by their market capitalisation. Dividend payments are taken into account when calculating the SWIIT performance index.

Past performance is not an indicator of current or future performance.

Performance figures do not take into account commissions and fees paid when units are issued or redeemed.

¹ until 30.06.2016

² from 01.07.2009 to 30.06.2016 (cumulative performance)

Statement of assets and liabilities

30.06.2015

30.06.2016

	CHF	CHF
Assets		
Bank assets		
Demand deposits	1'979'813.91	5'625'495.25
Properties		
Residential properties	84'330'000.00	123'060'000.00
Residential properties with floor-by-floor ownership	3'300'000.00	1'650'000.00
Mixed-use properties	12'130'000.00	12'160'000.00
Commercial properties	10'920'000.00	26'740'000.00
Building plots, including buildings to be demolished and properties under construction	-	-
Total properties	110'680'000.00	163'610'000.00
Other assets	827'070.75	1'808'258.38
Total assets	113'486'884.66	171'043'753.63
Liabilities		
Short-term commitments		
Short-term mortgage debt	0.00	0.00
Other short-term commitments	1'049'644.43	2'193'008.00
Long-term commitments		
Long-term mortgage debt	34'370'000.00	33'290'000.00
Other long-term commitments	0.00	0.00
Total liabilities	35'419'644.43	35'483'008.00
Net assets before estimated taxes due in case of liquidation	78'067'240.23	135'560'745.63
Estimated taxes due in case of liquidation	-1'507'238.00	-1'372'095.00
Net assets	76'560'002.23	134'188'650.63

Change in net assets in net assets

30.06.2015

30.06.2016

	CHF	CHF
Change in net fund assets		
Net fund assets at beginning of accounting period	75'712'234.11	112'957'366.46
Distribution	-1'010'090.76	1'600'972.80
Balance of unit transactions	0.00	22'010'050.14
Total net income	1'857'858.88	822'206.83
Net fund assets at end of accounting period	76'560'002.23	134'188'650.63

Number of units redeemed and issued

30.06.2015

30.06.2016

	CHF	CHF
Change in number of units		
Position at beginning of period	68'388.00	1'000'608.00
Units issued	0.00	200'105.00
Units redeemed	0.00	0.00
Position at end of period	68'388.00	1'200'713.00
Net asset value per unit at end of period	1'119.50	111.75

Additional information (Art. 68 CISO-FINMA)

	30.06.2015	30.06.2016
	CHF	CHF
Balance of property depreciation account	0.00	0.00
Balance of provision account for future repairs	0.00	0.00
Number of units presented for redemption for the end of the following period	0	0

Income statement

	From 01.01.2015 to 30.06.2015	From 01.01.2016 to 30.06.2016
	CHF	CHF
Income		
Rental income	2'785'650.09	3'283'674.20
Bank interest	6.80	5.47
Other rental income	11'477.90	30'947.05
Income equalization on units issued	0.00	211'610.11
Total income	2'797'133.89	3'526'236.83

Expenses

Mortgage interest	187'517.86	166'391.50
Other interest expense	40.84	7.79
Maintenance and repairs	324'018.21	545'825.24
Property administration:		
a) Property costs (water, electricity, concierge services cleaning, insurance, etc.)	148'718.55	202'822.36
b) Administration costs (professional fees and management expenses)	103'508.79	116'472.40
Direct taxes	419'807.01	745'797.92
Valuation and audit fees	69'868.60	60'461.30
Bank charges	10'749.85	16'394.36
Other expenses (publication, printing, legal costs, etc.)	5'180.30	31'061.70
Statutory compensation for the fund management company	358'554.49	523'585.56
Statutory compensation for the custodian bank	18'772.49	28'618.59
Allocation(s) to provisions for doubtful debts	- 5'361.52	8'952.19
Total expenses	1'641'420.47	2'446'390.91

Net income	1'155'713.42	1'079'845.92
Realised gains/losses on investments	0.00	540'183.82
Realised gain/loss	1'155'713.42	1'620'029.74
Unrealised gains/losses on investments (change)	702'145.46	- 797'822.91
Profit/loss for the period	1'857'858.88	822'206.83

Allocation of net income

	From 01.01.2015 to 30.06.2015	From 01.01.2016 to 30.06.2016
	CHF	CHF
Realised gain/loss	1'155'713.42	1'620'029.74
Retained earnings	976.29	3'517.85
Résultat disponible pour être réparti	1'156'689.71	1'623'547.59
Income payable to investors	1'156'689.71	1'623'547.59
Capital gains distribution	0.00	0.00
Income distribution	1'148'918.40	0.00
Income expected to be paid to investors	1'148'918.40	0.00
Carried forward	7'771.31	1'623'547.59

Properties inventory

Rental properties

Residential Properties		Cost price	Estimated market value	Rent received ¹	Gross yield ²
Ticino	Bellinzona				
	Via San Gottardo 58 a/b/c	8'704'392.63	9'700'000.00	297'408.00	6.29%
	Biasca				
	Via Quinta 53 à 59	8'769'237.84	9'750'000.00	261'776.25	5.34%
	Giubiasco				
	Viale C. Olgiati 20/1	5'312'096.55	6'100'000.00	158'342.25	5.54%
	Locarno				
	Via In Selva 17	3'506'483.25	2'700'000.00	-	3.07%
	Via Nessi 38	8'779'339.70	10'180'000.00	283'128.20	5.50%
	Via Rovedo15 - Via Pietro Romerio 12	9'157'366.93	10'300'000.00	296'956.00	5.94%
	Lugano				
	Via Beltramina 6 - 8 - 10	11'205'662.40	11'800'000.00	332'865.00	5.78%
	Via Bagutti 26	11'472'428.47	11'600'000.00	281'866.00	5.08%
	Via dei Faggi 23	9'754'988.20	10'600'000.00	226'229.00	5.18%
	Vacallo				
	Via Bellinzona 10-11	12'597'095.51	12'750'000.00	349'283.00	5.69%
	Monte Carasso				
	Via Mundasc 2	27'468.683.90	27'580'000.00	-	5.18%
	Totals	116'727'775.38	123'060'000.00	2'487'853.70	

Residential properties with floor-by-floor ownership

Residential properties with floor-by-floor ownership		Cost price	Estimated market value	Rent received ¹	Gross yield ²
Ticino	Lamone				
	Via Carsiné 5 / 5a	1'672'459.63	1'650'000.00	55'354.90	6.97%
	Totals	1'672'459.63	1'650'000.00	55'354.90	

Mixed-use properties		Cost price	Estimated market value	Rent received ¹	Gross yield ²
Ticino	Bellinzona				
	Via C. Ghiringhelli 18	4'229'353.43	4'580'000.00	119'999.85	5.26%
	Lugano				
	Via Antonio Fusoni 5	7'060'921.70	7'580'000.00	184'563.00	5.36%
	Totals	11'290'275.13	12'160'000.00	304'562.85	

Commercial properties		Cost price	Estimated market value	Rent received ¹	Gross yield ²
Ticino	Magadino				
	Via Luserte 2-4	7'488'657.05	8'600'000.00	254'329.45	7.77%
	Manno				
	Via Cantonale 27	6'188'795.35	6'050'000.00	134'439.90	4.60%
	Minusio				
	Via Rinaldo Simen 58	7'756'598.51	7'360'000.00	47'133.40	1.92%
	Lugano				
	Via Carona* 6/Paradiso	4'659'567.05	4'730'000.00	-	1.62%
	Totals	26'093'617.96	26'740'000.00	435'902.75	

* This property is valued at the price set in a call option contract with a maturity at 31.12.16. To date, this option has not been exercised.

Summary

Residential properties	Cost price	Estimated market value	Rent received ¹
Residential properties	116'727'775.38	123'060'000.00	2'487'853.70
Residential properties with floor-by-floor ownership	1'672'459.63	1'650'000.00	55'354.90
Mixed-use properties	11'290'275.13	12'160'000.00	304'562.85
Commercial properties	26'093'617.96	26'740'000.00	435'902.75
Totals	155'784'128.10	163'610'000.00	3'283'674.20

1. includes rent receivable

2. ratio between theoretical rental status and market value (for properties comprising a completed building/building in use)

Building fire value: 167'897'255.00 CHF

No tenant accounts with more than 5% of the total rental income of the fund (in accordance with paragraph 66 of the SFAMA guidelines on real estate funds)

Information on rate of vacant and building age

		Vacant rate	Building age in years
Ticino	Lugano		
	Via Beltramina 6 - 8 - 10	3.18%	51
	Via Antonio Fusoni 5	12.05%	46
	Via Carona 6/Paradiso	100.00%	66
	Via Bagutti 26	0.00%	46
Via dei Faggi 23	16.05%	27	
Bellinzona	Via San Gottardo 58 a/b/c	4.25%	54
	Via C. Ghiringhelli 18	0.30%	39
	Manno		
Via Cantonale 27	3.11%	29	
Locarno	Via In Selva 17	100.00%	51
	Via Nessi 38	3.91%	53
	Via Rovedo15-Via Pietro Romerio 12	1.14%	46
Lamone			
Via Carsiné 5 / 5a	28.51%	46	
Giubiasco			
Viale C. Olgiati 20/1	7.28%	26	
Biasca			
Via Quinta 53 à 59	0.00%	33	
Vacallo			
Via Bellinzona 10-11	3.58%	36	
Magadino			
Via Luserte 2-4	12.72%	27	
Monte Carasso			
Via Mundasc 2	10.33%	22	
Minusio			
Via Rinaldo Simen 58	0.00%	21	

List of asset purchases and sales

Purchases

Residential Properties		Purchase price in CHF
Ticino	Monte Carasso	27'050'000.00
	Via Mundasc 2	
		<u>27'050'000.00</u>
Commercial properties		
Ticino	Minusio	7'250'000.00
	Via Rinaldo Simen 58	
		<u>7'250'000.00</u>
Total		34'300'000.00

Sales

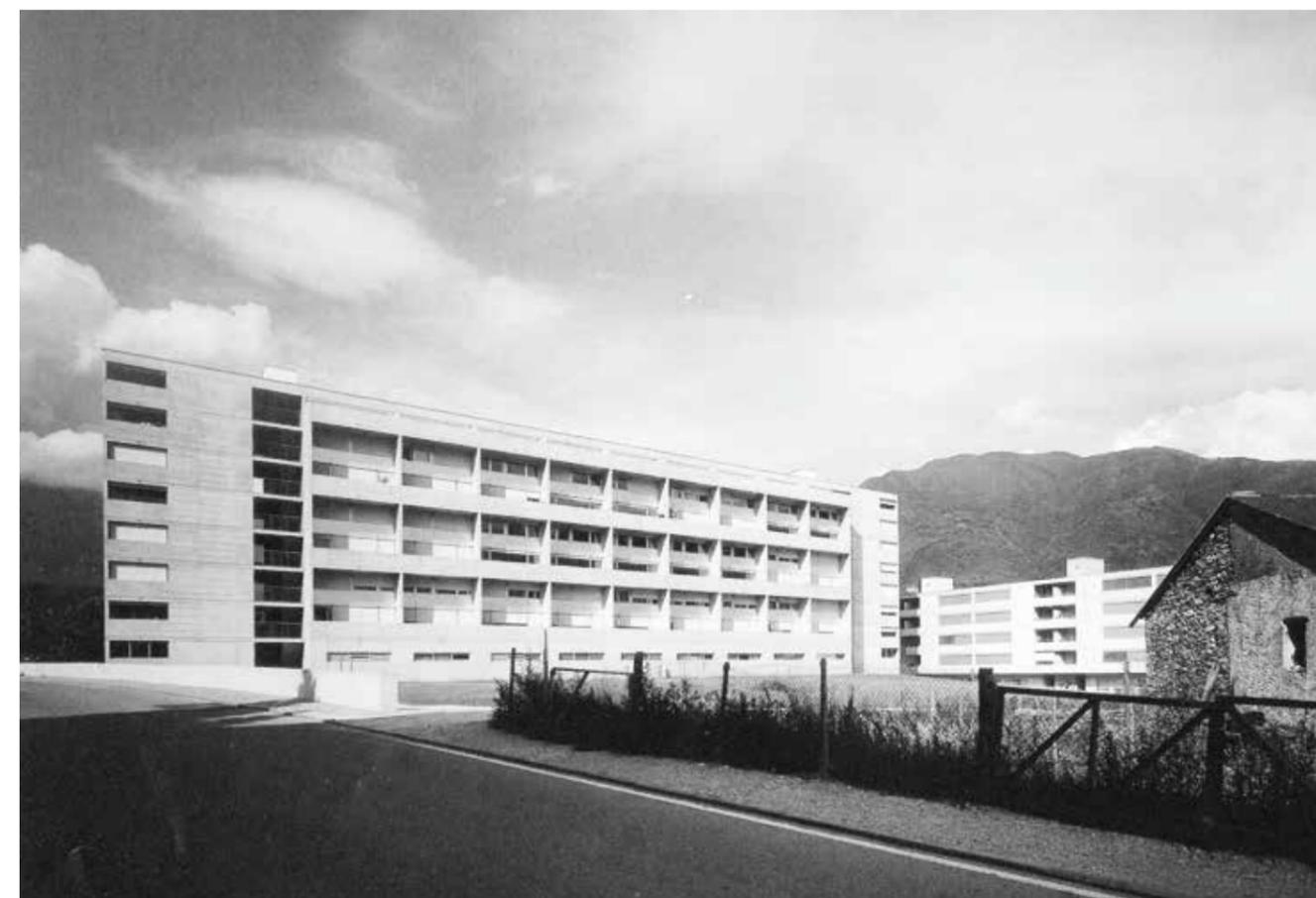
Residential properties with floor-by-floor ownership		Purchase price in CHF
Ticino	Lamone	2'291'000.00
	Via Carsiné 5 / 5a (6 lots)	
		<u>2'291'000.00</u>
Total		2'291'000.00

Analysis of mortgage debt

Principal in CHF	Interest rate Annual	Loan date	Maturity	Interest rate basis and frequency
2'000'000.00	0.50%	22.04.2016	23.04.2019	FIX
8'520'000.00	0.50%	18.05.2016	20.05.2019	FIX
8'640'000.00	1.85%	30.06.2014	30.06.2024	FIX
14'130'000.00	1.10%	31.12.2013	31.12.2017	FIX
33'290'000.00	1.105% (weighted average rate)			

Information on the effective rate of remuneration and ancillary costs

		Maximum contractual rate	Rate applied
Remuneration of management company			
For management fee	§ 19 of the fund contract	1.00%	0.874%
For issuing commission	§ 18 of the fund contract	5.00%	1.50%
For redemption fee	§ 18 of the fund contract	5.00%	0.00%
For property purchases or sales	§ 19 of the fund contract	5.00%	from 0.46% to 4.69%
For property management	§ 19 of the fund contract	6.00%	from 3.5% to 3.75%
Remuneration of custodian bank			
For securities custody, unsecured mortgage certificates and real estate equities	§ 19 of the fund contract	125 CHF	125 CHF
For administration, settlement of payment transactions and supervision of the fund management company	§ 19 of the fund contract	0.05%	0.05%
For annual product paid to investors	§ 19 of the fund contract	0.50%	0.50%



Monte Carasso, I Mundàsc

Properties



Quartino, via Luserte 2-4



Locarno, via Rovedo 15
via Romerio 12



Locarno, via in Selva 17



Locarno, via Nessi 38



Biasca, via Quinta 53



Lamone, via Carsiné 5



Minusio, via Simen 58



Giubiasco, vie Olgiati / Lugano



Bellinzona, via S. Gottardo 58 ABC



Bellinzona, via Ghiringhelli 18



Lugano, via Bagutti 26



Lugano, via Fusoni 5



Lugano, via Beltramina 6-8-10



Lugano, via dei Faggi 23



Monte Carasso, via Mundàsc 2



Paradiso, via Carona 6



Manno, via Cantonale 27



Vacallo, via Bellinzona 10-11



RESIDENTIA



IL FONDO IMMOBILIARE
DELLA SVIZZERA ITALIANA

info@residentia.ch



www.residentia.ch