

## Investment strategy

Composed of assets located mainly in the urban centres of French-speaking Switzerland, with a strong predominance of residential buildings intended for the middle classes, La Foncière targets a defensive strategy (Core/Core+) and growth favouring quality over quantity.

## Performance per 30.09.2026

| Performance              | in %         |        |         |         |          |
|--------------------------|--------------|--------|---------|---------|----------|
| Per 30.09.2026           | Year to date | 1 year | 3 years | 5 years | 10 years |
| LA FONCIÈRE              | -5,25        | -3,71  | 28,12   | 8,82    | 79,39    |
| SXI Real Estate Funds TR | -2,41        | 1,48   | 33,19   | 14,62   | 61,47    |

| Per 31.12.2025           |  |       |       |       |        |
|--------------------------|--|-------|-------|-------|--------|
| LA FONCIÈRE              |  | 9,00  | 36,71 | 27,70 | 105,12 |
| SXI Real Estate Funds TR |  | 10,62 | 36,62 | 24,39 | 68,90  |

Source: Bloomberg / BCGE Asset Management - Advisory.  
Past performance is no indication of current or future performance.

## Evolution of the unit price from 01.01.2017 to 30.09.2026



## Fiscal year 2024/2025 per 30.09.2025

| Fund assets    | Mios CHF |
|----------------|----------|
| Total assets   | 2'183.91 |
| Mortgage debts | 369.63   |
| Net assets     | 1'628.72 |

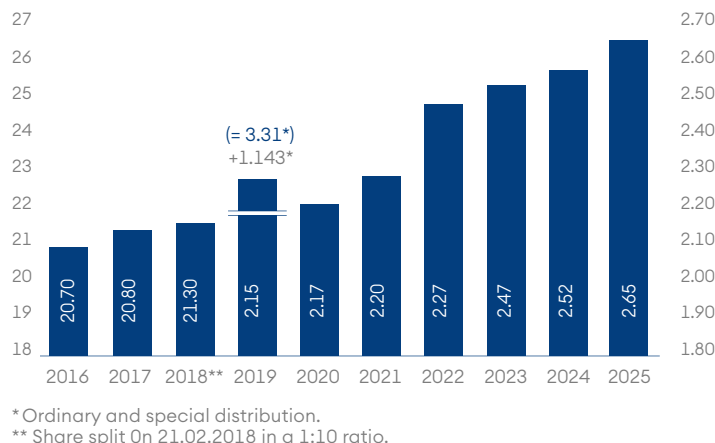
| Rentals       | Mios CHF |
|---------------|----------|
| Rental income | 101.10   |

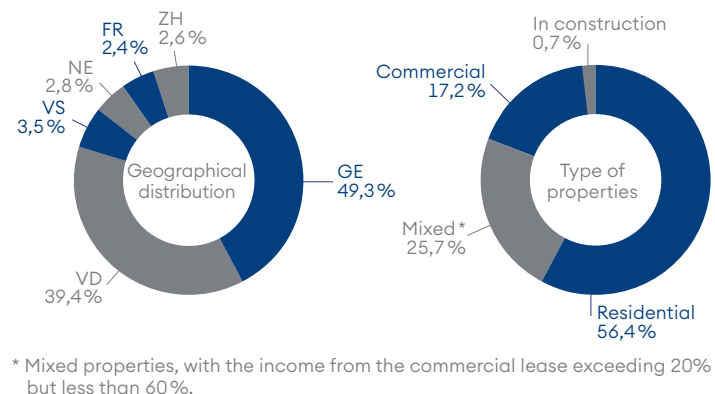
| Price per unit              | CHF        |
|-----------------------------|------------|
| Stock exchange              | 159,60     |
| Net asset value             | 111.14     |
| Redemption price            | 103.39     |
| Fiscal value per 31.12.2024 | 133.93     |
| Units in circulation        | 14'654'959 |

| Key figures                       | in %   |
|-----------------------------------|--------|
| Rental losses                     | 1,62   |
| DEBT coverage                     | 17,08  |
| EBIT                              | 58,25  |
| Total expense ratio (TERREF GAV)  | 0,67   |
| Total expense ratio (TERREF MV)   | 0,65   |
| Return on Equity (ROE)            | 6,14   |
| Return on invested capital (ROIC) | 4,75   |
| Direct return                     | 1,66   |
| Payout ratio                      | 101,76 |
| Agio / Disagio                    | 43,60  |
| Performance 1 year                | 14,70  |
| Return on investment              | 6,24   |

## Evolution of the dividend per unit per 30.09.2025



## Geographical distribution and type of properties per 30.09.2025 (appraised value)



Fund Management  
Investissements Foncières SA, Lausanne

Custodian Bank  
Banque Cantonale de Genève, Geneva

Statutory auditors  
PricewaterhouseCoopers SA, Lausanne

Publication of the unit price  
L'Agefi  
Le Temps  
NZZ  
Finanz und Wirtschaft

Telekurs: 278 226  
Reuters: FOC.S  
Datastream: S: LAFO  
Bloomberg: FOC SW  
ISIN: CH0002782263