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BDO Ltd
Industriestrasse 53
6312 Steinhausen

To the general meeting of

Swiss Properties Invest Ltd
Neuhofstrasse 5A
6340 Baar

Report on the Audit of the Financial Statements 2024

(for the period from 01.01.2024 to 31.12.2024)

6 February 2025

BDO Ltd, a limited company under Swiss law, incorporated in Zurich, forms part of the international BDO Network of independent member firms.

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STATUTORY AUDITOR'S REPORT

To the general meeting of Swiss Properties Invest Ltd, Baar

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Swiss Properties Invest Ltd (the Company), which comprise the balance sheet as at 31 December 2024, and the income statement and the cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements comply with Swiss law and the Company's articles of incorporation.

Basis for Opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors for the Financial Statements

The board of directors is responsible for the preparation of the financial statements in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the board of directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board of directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board of directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of the auditor's responsibilities for the audit of the financial statements is located at EXPERTsuisse's website at: https://www.expertsuisse.ch/en/audit-report-for-ordinary-audits. This description forms part of our auditor's report.

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Report on Other Legal and Regulatory Requirements

In accordance with Art. 728a para. 1 item 3 CO and PS-CH 890, we confirm that an internal control system exists, which has been designed for the preparation of financial statements according to the instructions of the board of directors.

We recommend that the financial statements submitted to you be approved.

Steinhausen, 6 February 2025
BDO Ltd



Micha Lichtsteiner

Auditor in Charge
Licensed Audit Expert



i.V. Kristian Polic

Licensed Auditor

Enclosures
Financial statements

Swiss Properties Invest AG, Baar

Balance sheet as at 31 December

Assets

in CHF	Notes	2024	2023
Cash and cash equivalents		85'292	2'334'421
Accounts receivable	1	96'407	402'044
Other short-term receivables	2	134'332	1'480
Inventories and non-invoiced services		75'622	49'658
Prepaid expenses and accrued income		21'741	15'542
Total current assets		**413'395**	**2'803'145**
Properties	3	84'616'330	75'904'377
Total non-current assets		**84'616'330**	**75'904'377**
Total Assets		**85'029'725**	**78'707'522**

Liabilities and shareholder's equity

in CHF	Notes	2024	2023
Accounts payable	4	153'116	169'588
Short-term interest-bearing liabilities	5	1'023'000	844'500
Other short-term liabilities	6	44'100	49'953
Accrued expenses and deferred income		641'080	629'364
Total short-term liabilities		**1'861'296**	**1'693'405**
Long-term interest-bearing liabilities	7	53'485'750	48'498'250
Provisions		0	9'826
Total long-term liabilities		**53'485'750**	**48'508'076**
Total liabilities		**55'347'046**	**50'201'482**
Share capital	8	30'000'000	29'000'000
Profit / Loss brought forward		-493'960	-920'115
Profit / Loss of the year		176'640	426'154
Total shareholders´ equity		**29'682'679**	**28'506'040**
Total liabilities and shareholder's equity		**85'029'725**	**78'707'522**

Swiss Properties Invest AG, Baar

Income statement

in CHF	Notes	2024	2023
Rental income	9	4'428'874	3'892'769
Other income		65'378	7'299
Income from energy sale		17'829	0
Accounts receivable loss		-72'517	-50'558
Total operating income		**4'439'563**	**3'849'509**
Property maintenance expenses	10	-1'516'389	-665'829
Property financial management		-216'802	-393'866
Company management expenses		-207'527	-255'135
Personnel expenses	11	-173'234	-172'445
Other operating expenses		-183'425	-167'350
Depreciation and impairment losses on properties		-831'823	-714'168
Total operating expenses		**-3'129'199**	**-2'368'793**
Operating result		**1'310'364**	**1'480'716**
Financial income		7'632	5'191
Financial expenses mortgage		-1'082'637	-1'003'823
Other financial expenses		-1'442	-1'236
Profit / Loss for the year before taxes		**233'917**	**480'849**
Direct taxes		-57'278	-54'695
Profit / Loss of the year		**176'640**	**426'154**

Swiss Properties Invest AG, Baar

Cash flow statement

in CHF	Notes	2024	2023
Profit / Loss of the year		176'640	426'154
Depreciation and impairment losses on properties		831'823	714'168
Changes in accounts receivable		305'636	-348'199
Changes in inventories and non-invoiced services		-25'964	-49'658
Changes in other short-term receivables, prepaid expenses and accrued income		-139'051	100'842
Changes in accounts payable		-16'472	23'771
Changes in other short-term liabilities, accrued expenses and deferred income		5'863	189'177
Changes in provisions		-9'826	9'826
Cash flows from operating activities		**1'128'647**	**1'066'082**
Outflows for purchase of tangibles fixed assets		-9'543'776	-26'727'072
Cash flows from investing activities		**-9'543'776**	**-26'727'072**
Proceeds from issue of share capital		1'000'000	0
Cash inflows from long-term interest-bearing liabilities		6'035'000	17'585'000
Cash outflows from long-term interest-bearing liabilities		-869'000	-658'250
Cash flow from financing activities		**6'166'000**	**16'926'750**
Change in cash and cash equivalents		**-2'249'129**	**-8'734'240**
Reconciliation:			
Cash and cash equivalents as at 1st January		2'334'421	11'068'661
Cash and cash equivalents as at 31st December		85'292	2'334'421
Change in cash and cash equivalents		**-2'249'129**	**-8'734'240**

Swiss Properties Invest AG, Baar

Notes to the financial statements 2024

Principles

Introduction

Our objectiv is to own, operate, optimise and devolp a portfolio of attractive commercial properties for renting out commercial space in selected regions (cantons) in Switzerland with the aim of increasing the value of the properties over the long term by optimizing the operations aiming at lowering costs and developing the properties to increase rental income.

General aspects

These financial statements were prepared according to the principles of the Swiss Law on Accounting and Financial Reporting (32nd title of the Swiss Code of Obligations). Where not prescribed by law, the significant accounting and valuation principles applied are described below. It should be noted that to ensure the company's going concern, the company's financial statements may be influenced by the creation and release of hidden reserves.

Properties, plant and equipment (PPE)

PPE are valueted according to Art. 960a of the Swiss Code of Obiligation. Whereby the assets must be recorded not higher than their acquisition or manufacturing costs.

a. Investment properties

Transaction costs, ususally consisting of brokerage commission and transaction taxes as well as land register and notary costs are part of the acquisition costs.

The straight-line depreciation are applied. The rate is 1% per year. As soon as there are inidicators that book values are maybe overstated, these are reviewed and, if necessary, adjusted.

b. Solar panels

The photovoltaic system is depreciated on a straight-line modell over the estimated life expectancy of 25 years. The first panels went into operation in March 2024.

Revenue recongnition

Rental income is recognized upon the start of the lease contract.

Swiss Properties Invest AG, Baar

Disclosure on balance sheet and income statement items

1. Accounts receivable

in CHF	2024	2023
Receivables from third parties	194'968	234'356
Receivables from additional costs (net)	0	205'641
Valuation adjustment	-98'561	-37'954
Total	**96'407**	**402'044**

2. Other short-term receivables

in CHF	2024	2023
Receivables from third parties	5'046	1'480
Receivables from additional costs (net)	129'286	0
Total	**134'332**	**1'480**

3. Properties

in CHF	2024	2023
Investment properties	85'425'690	76'265'805
Solar panels	881'330	511'577
Depreciation and impairment losses on properties	-1'690'690	-873'005
Total	**84'616'330**	**75'904'377**

4. Accounts payable

in CHF	2024	2023
Accounts payable due to third parties	153'116	107'231
Accounts payable due to shareholder	0	62'358
Total	**153'116**	**169'588**

5. Short-term interest-bearing liabilities

in CHF	2024	2023
Mortgage Luzerner Kantonalbank	335'000	335'000
Mortgage Zürcher Kantonalbank	374'000	274'000
Mortgage acrevis	236'000	216'000
Mortgage Aargauer Kantonalbank	78'000	19'500
Total	**1'023'000**	**844'500**

Swiss Properties Invest AG, Baar

6. Other short-term liabilities

in CHF	2024	2023
Liabilities due to third parties	44'100	46'849
Liabilities due to pension fund	0	1'425
Liabilities due to management	0	1'680
Total	**44'100**	**49'953**

7. Long-term interest-bearing liabilities

in CHF	2024	2023
Mortgage Luzerner Kantonalbank	15'948'750	16'073'750
Mortgage Zürcher Kantonalbank	18'961'000	13'810'000
Mortgage acrevis	14'793'000	14'734'000
Mortgage Aargauer Kantonalbank	3'783'000	3'880'500
Total	**53'485'750**	**48'498'250**

Of which CHF 43'498'250 are short-term mortgages that will be extended or reallocated to long-term mortgages after the end of the contract.

Overview by maturity

in CHF	2024	2023
Up to five years	25'144'750	48'498'250
More than five years	29'364'000	0
Total	**54'508'750**	**48'498'250**

8. Share capital and reserves from capital contributions

The company increased it's share capital on 25th March 2024 by CHF 1'000'000. As at 31st December 2024 the share capital consists of 300'000 registered shares at a par value of CHF 100 each for a total of CHF 30'000'000.

Swiss Properties Invest AG, Baar

9. Rental income

in CHF	2024	2023
Grabenstrasse 8, Nänikon (01-12), Zurich	397'738	397'370
Murgstrasse 21, Wängi (01-12), Thurgau	826'936	818'734
Industriestrasse 17+17a, Sempach (01-12), Luzern	695'525	662'607
Pilatusstrasse 2, Dierikon (01-12), Luzern	643'820	647'762
Weststrasse 15, Weinfelden (01-12), Thurgau	472'106	481'576
Ringstrasse 1, Schwerzenbach (01-12), Zurich	745'361	825'695
Burgstr. 2+Wasserturmplatz 3, Liestal (01-12), Basel-Land	349'889	59'025
Tüftelstrasse 50, Koblenz (06-12), Aargau	297'500	0
Total	**4'428'874**	**3'892'769**

10. Property expenses

in CHF	2024	2023
Maintenance	1'159'808	331'446
Add. costs subject to owner	260'108	203'143
Property tax	7'643	7'643
Other property expenses	32'851	14'000
VAT corrections	55'979	109'598
Total	**1'516'389**	**665'829**

11. Personnel expenses

in CHF	2024	2023
Gross salaries management	44'200	42'000
Gross salaries employee	107'500	107'500
Other personnel expenses	3'162	4'800
Social securities expenses	18'371	18'144
Total	**173'234**	**172'445**

12. Full-time equivalents

The annual average number of full-time equivalents for the reporting year, as well as the previous year, do not exceed 10.

Swiss Properties Invest AG, Baar

13. Assets pledge to secure own liabilities, as well as assets with retention of title

in CHF	2024	2023
Grabenstrasse 8, Nänikon, Zurich	8'754'000	8'809'215
Murgstrasse 21, Wängi, Thurgau	14'759'000	14'819'362
Industriesstrasse 17+17a, Sempach, Luzern	12'407'084	12'436'000
Pilatusstrasse 2, Dierikon, Luzern	13'881'412	13'800'263
Weststrasse 15, Weinfelden, Thurgau	7'499'000	7'493'620
Ringstrasse 1, Schwerzenbach, Zurich	12'564'000	12'700'918
Burgstr. 2+Wasserturmplatz 3, Liestal, Basel-Land	5'855'000	5'845'000
Tüftelstrasse 50, Koblenz, Aargau	8'896'834	0

14. Borrower's Note

in CHF	2024	2023
Grabenstrasse 8, Nänikon, Zurich	8'000'000	8'000'000
Murgstrasse 21, Wängi, Thurgau	10'500'000	10'500'000
Industriestrasse 17+17a, Sempach, Luzern	8'800'000	8'800'000
Pilatusstrasse 2, Dierikon, Luzern	9'000'000	9'000'000
Weststrasse 15, Weinfelden, Thurgau	7'000'000	5'400'000
Ringstrasse 1, Schwerzenbach, Zurich	9'000'000	9'000'000
Burgstr. 2+Wasserturmplatz 3, Liestal, Basel-Land	3'900'000	3'900'000
Tüftelstrasse 50, Koblenz, Aargau	9'100'000	9'100'000

Swiss Properties Invest AG, Baar

15. Mortgage liabilities

in CHF	2024	2023
ZKB SARON + 0.70% margin (perpetual)	0	5'640'000
ZKB SARON + 0.70% margin (perpetual)	0	8'444'000
acrevis SARON + 0.80% margin (perpetual)	0	4'830'000
acrevis SARON + 0.80% margin (perpetual)	0	5'120'000
LUKB SARON + 0.90% margin (01.11.2023 - 01.11.2024)	0	7'840'000
LUKB SARON + 0.90% margin (13.12.2023 - 13.12.2024)	0	8'568'750
LUKB fix-term 1.65% (01.11.2024 - 01.11.2026)	7'680'000	0
LUKB fix-term 1.50% (16.12.2024 - 01.11.2026)	210'000	0
LUKB fix-term 1.49% (13.12.2024 - 13.12.2026)	8'393'750	0
AKB SARON + 0.80% margin (01.11.2023 - 31.12.2026)	3'861'000	3'900'000
acrevis fix-term 1.60% (01.10.2022 - 31.12.2027)	5'000'000	5'000'000
ZKB fix-term 1.50% (30.09.2024 - 30.06.2034)	5'530'000	0
ZKB fix-term 1.50% (30.09.2024 - 30.06.2034)	8'280'000	0
ZKB fix-term 1.50% (30.09.2024 - 30.06.2034)	5'525'000	0
acrevis fix-term 1.60% (01.10.2024 - 30.09.2034)	4'989'000	0
acrevis fix-term 1.60% (01.10.2024 - 30.09.2034)	5'040'000	0

16. Audit fee

in CHF	2024	2023
Audit services	28'000	24'580
Total	**28'000**	**24'580**

Swiss Properties Invest AG, Baar

18. Other informations

a) Investment properties
in TCHF

	Place, Address	Purchase price	Transacition-costs	Value increasing investments	Insurance value	Fair value	Rental income p. A.	Rental space	Vacancy-rate
01/22	Nänikon, Grabenstrasse 8, Zurich	8'500	434	90	9'389	8'860	398	2'289	0%
10/22	Wängi, Murgstrasse 21, Thurgau	13'900	777	425	10'501	17'847	827	5'923	0%
11/22	Sempach, Industriestrasse 17/17a, Luzern	11'750	833	97	10'936	14'190	696	5'479	10%
12/22	Dierikon, Pilatusstrasse 2, Luzern	12'960	878	332	14'120	14'890	644	4'376	16%
01/23	Weinfelden, Weststrasse 15, Thurgau	7'150	409	92	11'390	8'240	472	5'107	0%
01/23	Schwerzenbach, Ringstrasse 1, Zurich	12'125	684	11	17'571	14'710	745	4'463	0%
11/23	Liestal, Burgstr.2+Wassertrumplatz 3, Basell.	5'550	374	0	6'102	6'240	350	1'604	0%
06/24	Koblenz, Tüftelstrasse 50, Aargau	8'500	449	1	10'357	8'896	595	4'962	0%
Total		**80'435**	**4'837**	**1'048**	**90'366**	**93'873**	**4'726**	**34'203**	**3.65%**

b) Key figures

1.	Portfolio at fair value	**CHF**	**93'873**
2.	Vacancy rate at 31st December 2024		**3.65%**
3.	Total rental space		**34'203 m2**
4.	Gross initial yield		**5.9%**
5.	Debt ratio		**65.1%**
6.	NAV before deffered taxes per share (Swiss Code of Obligation)	**CHF**	**98.94**
7.	NAV after deffered taxes per share (DK GAAP)	**CHF**	**127.85**