Swisscanto (CH) Index Real Estate Fund Switzerland indirect NT CHF

swisscanto

Managed by
Zürcher Kantonalbank

Real Estate | reinvesting | July 2026 - Marketing Material

Fund Description

The objective of the subfund is to track the return and risk profile of the benchmark.

Sustainability Policy

These assets are not managed sustainably. Further information on stewardship can be found in the explanations.

Notes:
- Light-coloured sustainability characteristics and approaches are not applicable to the assets in question.
- Exclusions in accordance with the Swiss Association for Responsible Investments are applied.

Profile/Suitability

This product is suitable for investors who
– have a long-term investment horizon.
– wish to participate in the development of the Swiss real estate markets and wish to benefit from the yield potential of the underlying benchmark index. An excess return compared to the benchmark index cannot be expected.

Risk Indicator

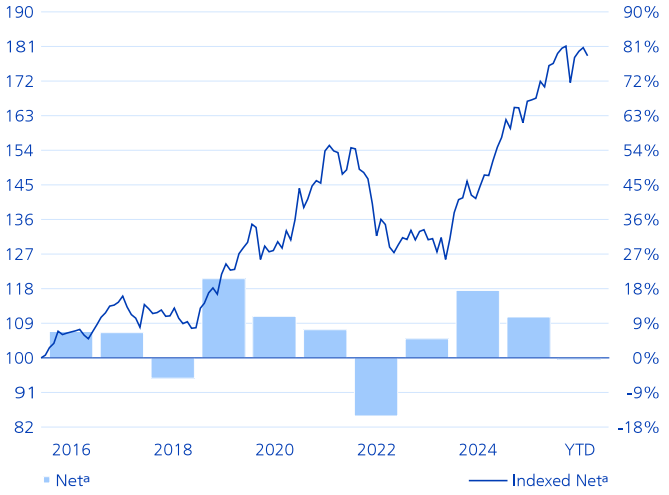
low 1 2 **3** 4 5 6 7 high

Fund Facts

NAV per Share (31.07.2026)	CHF 210.26
52-Week High (14.04.2026)	CHF 216.91
52-Week Low (06.08.2025)	CHF 197.07
Fund Domicile	Switzerland
Share Class Currency	CHF
Fund Currency	CHF
Accounting Year End	28.02.
Security Number	11705254
ISIN-Number	CH0117052545
Bloomberg	ZSWREIN SW
Share Class Launch Date	07.01.2011
Inception Date Fund	07.01.2011
Start Performance Calculation	01.02.2011
Share Class Volume (million)	CHF 2'360.64
Fund Volume (million)	CHF 4'179.12
Shares Outstanding	11'227'238.446
Investment Method	Full Replication
Securities Lending	No
Benchmark	SXI Real Estate® Funds Broad Index TR
Flat Fee p.a.	0.00%
Total Expense Ratio p.a.	0.71%
Issue Fees in Favour of the Fund	0.05%
Redempt. Fees in Fav. of the Fund	0.05%
Management Company	Swisscanto Fondsleitung AG, Zurich
Portfolio Management	Zürcher Kantonalbank
Custodian Bank	Zürcher Kantonalbank

Performance

Indexed Performance and Performance in %[1]



Indexed performance (left scale). Performance in percent (right scale).

Performance in %[2]

Since	Net[a]	Gross[b]	Benchmark
1 month	-1.17	-1.17	-1.19
3 months	0.25	0.25	0.24
1 year	6.58	6.58	6.55
3 years p.a.	10.88	10.88	10.90
5 years p.a.	2.84	2.84	2.84
10 years p.a.	5.28	5.28	5.29

Annual Performance in %[1, 2]

Year	Net[a]	Gross[b]	Benchmark
YTD	-0.33	-0.33	-0.36
2025	10.64	10.64	10.62
2024	17.54	17.54	17.59
2023	4.97	4.97	5.03
2022	-15.12	-15.12	-15.17
2021	7.32	7.32	7.32
2020	10.81	10.81	10.81
2019	20.59	20.59	20.67
2018	-5.29	-5.29	-5.32
2017	6.56	6.56	6.60
2016	6.86	6.86	6.85

Risk Figures

annualised/realised	1yr	3yrs	5yrs
Tracking Error	0.03%	0.04%	0.04%
Volatility Fund	8.25%	8.30%	8.75%
Volatility Benchmark	8.27%	8.33%	8.79%
Sharpe Ratio	0.78	1.15	0.27

Portfolio Data

	Fund	BM
Number of Positions	49	49

[1] Year/period: Since start performance calculation or at the longest for the last 5 or 10 years/periods.

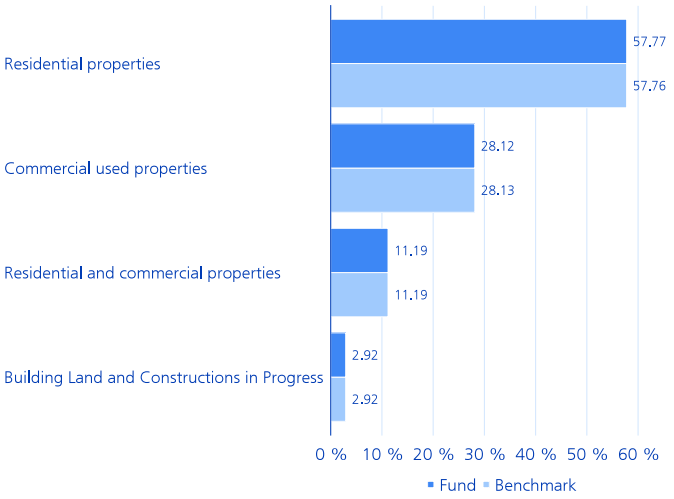
[2] Minor deviations can be caused by rounding errors.

[a] The represented net value development less all regular fund fees due. Any further costs due, which can be charged directly to the fund assets, are disclosed in the fund prospectus.

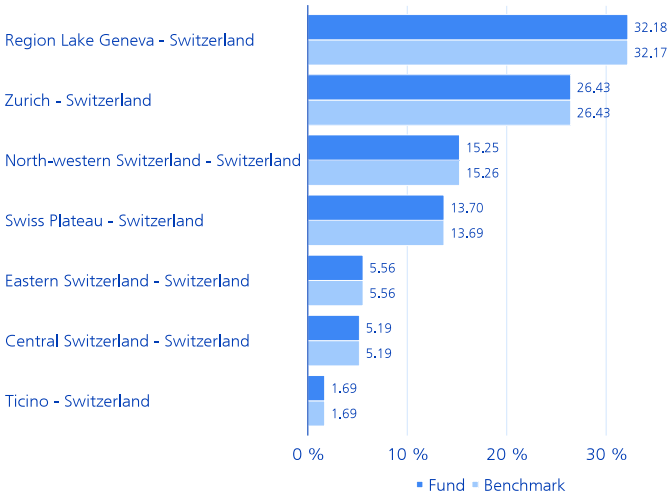
[b] The gross performance indicated before deduction of any regular fund fees incurred.

Breakdowns

Breakdown by Utilisation in %



Breakdown by Region in % *



Largest Positions in %

	Fund	BM
UBS (CH) Property Fund - Swiss Mixed Sima	14.26	14.26
UBS (CH) Property Fund - Swiss Residential Siat	5.25	5.24
UBS (CH) Property Fund - Swiss Residential Anfos	4.36	4.36
UBS (CH) Property Fund - Direct Mixed Urban	4.23	4.23
Swiss Life REF (CH) ESG Swiss Properties	3.85	3.85
Edmond de Rothschild Real Estate SICAV - A	3.78	3.78
UBS (CH) Property Fund - Direct LivingPlus	3.71	3.71
IMMOFONDS Schweizerischer Immobilien-Anlagefonds	3.17	3.17
Solvalor 61	2.91	2.91
UBS (CH) Property Fund - Leman Residential Foncipars	2.91	2.91

* Notes on the breakdowns can be found in the comments to the fund.

Explanations of the Investment Stewardship Approach

Stewardship – Voting / Engagement

In accordance with the Engagement Guidelines of Zürcher Kantonalbank's Asset Management division, we actively engage in dialogue with the management teams of the companies. For example, companies are encouraged to set ambitious greenhouse gas reduction targets, implement them consistently and report on them transparently. Our engagement activities and guidelines are published on our website (products.swisscanto.com/products/product/documents). Voting is conducted in accordance with the Swisscanto Voting Policy, which is based on Swiss and international corporate governance principles and the United Nations Principles for Responsible Investment (UN PRI). The threshold for exercising voting rights in foreign markets is CHF 2 million per equity position. Swisscanto votes across the board on Swiss equities. The voting behaviour of Swisscanto is accessible at: swisscanto.com/voting

Scope and further information on the sustainability policy

The sustainability approaches apply to a significant proportion of the assets. Further supplementary product-specific information on these approaches and their scope can be found in the relevant legal documents at products.swisscanto.com.

Swiss Association for Responsible Investments

The Swiss Association for Responsible Investments is an association of institutional investors and was founded in 2015. The association provides its members with services for the consideration of environmental, social and economic aspects in their investment activities.

Comments to the Fund

Target Investor Group - Term

Institutional investors with necessary contract

Target Investor Group - Description

N class is offered exclusively to Zürcher Kantonalbank investors with an individual asset management agreement and institutional investors with an individual investments contract, as well as institutional investors of other partners of Swisscanto Fund Management Company Ltd. with the corresponding agreement. An additional requirement is the conclusion of a cooperation agreement. The second letter «T» indicates that the class reinvests profits (accumulating).

Flat Fee (FF)

The AIF is used to compensate the fund management company and fund administration, asset management and - if compensated - the distribution of the fund as well as the custodian bank for the services it provides.

Charging Fee N-Class

The charging fee applied to the N-Classe is shown at a rate of 0%, as the FF is charged in the context of the individual asset management agreement.

Total Expense Ratio (TER)

The Total Expense Ratio (TER) refers to the annual costs that are continuously charged to the fund's assets and is expressed as a percentage of the fund's assets. The figure corresponds to the level of the TER in the most recently completed financial year and does not guarantee a similar level in the future.

Issue and redemption charges in favour of funds ("crossing")

The fact sheet mentions the currently valid and maximum charges incurred. To protect existing investors and cover transaction costs, the fund management credits all issue and redemption charges to the respective sub-fund assets. Issue and redemption charges in favour of the fund are reduced to the extent that issues and redemptions can be offset against each other on a bank working day (known as "crossing"). As a result, charges may be reduced. For further information, see fund agreement.

Swinging Single Pricing (SSP) indirectly

According to fund master data, this fund does not exhibit any swinging single pricing (SSP). However, it cannot be ruled out that an investment is made in a target fund with SSP indirectly.

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Explanation of general risks

Investment involves risks, especially with regard to fluctuations in value and return. Investments in foreign currencies are subject to exchange rate fluctuations. Custody and counterparty risks represent further significant risks. We hereby refer to the detailed description of various risks which are included in the prospectus.

Risk Indicator
The historical data used to calculate the risk and return category cannot be used as a reliable indication of the future risk profile. The reported risk and return category may well be subject to change. The lowest risk category cannot be compared with a risk-free investment. There is no capital guarantee or capital protection. The risk of capital loss is borne by the investor.

Notes on the Breakdowns
– Minor deviations can be caused by rounding errors.

Breakdown Allocations
Allocation refers to invested fund capital adjusted to 100%. Minor deviations can be caused by rounding errors. The weighting of the money market may include the synthetic exposure from the equity hedging strategy.

Tracking Error
Tracking error describes the volatility of differences in performance between a fund and its benchmark. Tracking error is a measure of the active risk of the portfolio manager. Passively managed funds have a low tracking error.

Volatility
Volatility is a statistical measure of risk which indicates the extent to which the absolute return on an investment or a portfolio fluctuates on average around its mean value in the course of a year.

Sharpe Ratio
The Sharpe ratio is a performance measure which indicates the risk-adjusted excess return (difference between the portfolio return and the risk-free return) compared to the investment risk incurred (volatility).

ISO Certification
Asset Management at Zürcher Kantonalbank is ISO 9001 certified. The ISO 9001 certification guarantees that the authorised user has a management system that meets the requirements of a suitable and recognised standard and has been successfully certified/assessed by the Swiss Association for Quality and Management Systems (SQS).

Reporting
– Analyses and data from MSCI Inc. (www.msci.com) were used to compile this report.
– Allocations by sector and credit rating are categorised according to the index provider.
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It should be noted that any information regarding historical performance does not indicate current or future performance, and any performance data shown may not take into account the commissions and costs incurred when issuing and redeeming fund units.

With regard to any information on sustainability, it should be noted that there is no generally accepted framework and no universally applicable list of factors to consider to ensure the sustainability of investments in Switzerland.

The sole binding basis for the acquisition of funds are the current fund documents (e.g., fund contracts, prospectuses, key information documents, and annual reports), which can be obtained from Swisscanto Fondsleitung AG, Bahnhofstrasse 9, 8001 Zurich. The investment opinions and assessments of securities and/or issuers contained in this document have not been prepared in accordance with the rules on the independence of financial analysts and therefore constitute marketing communications (and not independent financial analysis). In particular, the employees responsible for such opinions and assessments are not necessarily subject to restrictions on trading in the relevant securities and may in principle conduct their own transactions or transactions for Zürcher Kantonalbank in these securities.

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