

## Investor Information – February 2025

### Comunus SICAV allocates capital increase proceeds to acquire new properties for CHF 71 million

Comunus SICAV has completed the acquisition of several strategic properties using the funds raised during its latest capital increase, which closed on 13 December 2024, with the issuance of 324'231 new shares. Now managing a portfolio of 55 properties, the Fund continues its ambition to become a key player in the French-speaking Swiss real estate market, with a planned initial public offering by the end of the first half of 2025.

These latest acquisitions bring the total value of the real estate portfolio to nearly CHF 700 million. Staying in line with its investment strategy, Comunus SICAV remains focused on residential properties primarily located in the Lake Geneva region, offering strong value-added potential and attractive returns for shareholders.

#### Avenue d'Echallens 56 - Lausanne

Acquired for CHF 9.1 million and recently renovated, this building enjoys a quiet location close to Avenue d'Echallens, while its central location offers immediate proximity to amenities and public transport.

With 28 apartments spread over 6 floors, the building features a diversified typology and strong potential for value creation.



#### Avenue du Léman 23 a/b/c - Lausanne

Facing south with a view of the lake, this property benefits from a prime location close to schools, shops, and Lausanne train station.

Acquired for CHF 31.2 million, the predominantly residential building consists of 33 apartments.

This asset represents a strong value-creation opportunity for the portfolio, thanks to its ideal location and development potential.



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### Rue du Sacre-du-Printemps 7 - Clarens

Built in the early 20th century, this building stands out for its remarkable architecture and is listed as a heritage site by the DGIP with a grade 3 classification, highlighting its local historical significance.

Ideally situated 300 meters from Clarens train station, it enjoys excellent accessibility by both public and private transport, along with a diverse range of nearby amenities. The lower ground floor features a private garden, while the 3rd and 4th floors offer exceptional lake views. Most of the apartments have already been renovated.

Acquired for CHF 4.2 million, the building offers a gross yield of 4.8% and a rental reserve of 24%.



### Rue de la Clergère 1 - Vevey

This character building, also listed with a grade 3 classification, is ideally located in a central area, halfway between Vevey's CFF train station and the Place du Marché.

Thanks to this prime location, the commercial property enjoys excellent public transport accessibility while being in immediate proximity to all city center amenities, as well as the city's iconic parks and museums.

With a bank as its main tenant, the building ensures exceptional rental security. It also benefits from high visibility, further enhancing its strategic value.

With a purchase price of CHF 17 million and a gross yield of 4.5%, the property offers an attractive investment potential thanks to a rental reserve of 13.5%.



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Rue de la Blancherie 32 - Chavannes-près-Renens

Located near Renens CFF train station, which became a hub for long-distance trains in December 2024 and is served by the M1 metro, this building has excellent access in the center of western Lausanne, enhanced by a quick connection to the A1 motorway. In addition, its proximity to shops and schools makes it a practical and attractive place to live.

Fully leased, the property offers a gross yield of 4.4% on a purchase price of CHF 6.5 million, with a rental reserve exceeding 17%. This acquisition represents a strong opportunity to enhance the portfolio's value.



### Future Transactions: Acquisition in Geneva and Sale in Bex

As part of its development strategy in French-speaking Switzerland, Comunus SICAV is in the final stages of acquiring a mixed-use building in central Geneva. This investment will offer an attractive gross yield of 4.4% on the purchase price. The signing of the acquisition is expected in the coming weeks, subject to ongoing negotiations with the seller.

At the same time, the SICAV continues its selective disposal strategy and has recently completed the sale of a property in Bex. This transaction, generating a gross gain of over CHF 1.0 million, aligns with a portfolio streamlining strategy, aimed at selling less strategic assets due to their location and the depletion of their rental reserve.

This strategic dynamism allows Comunus SICAV to optimize its portfolio composition and strengthen its market position. The year 2025 opens with promising prospects, in a context marked by a potential decline in interest rates, further enhancing real estate's appeal to investors.

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