

The investment group comprises a portfolio of primarily commercial properties in Switzerland. During the current development phase, the aim is to achieve broad diversification quickly.

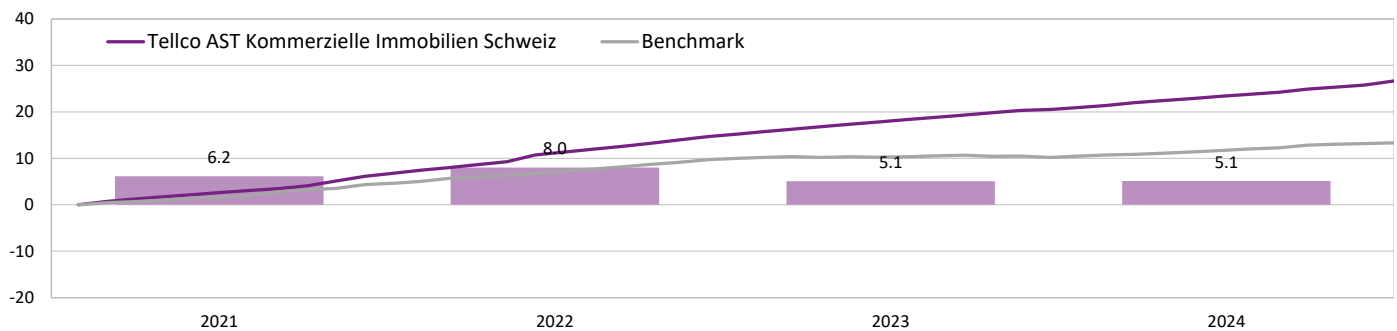
The acquisition of rights in this investment group facilitates the expansion and supplementation of existing real estate investments. Compared to direct investments, this results in particular in an improvement of the risk structure and in greater flexibility (liquidity), while at the same time reducing the cost of portfolio management.

The acquisition of rights and thus membership in the Tellco Investment Foundation is open to all Swiss staff pension funds that are tax-exempt in their canton of domicile.

Key Facts

Performance YtD	5.11%
Fund net assets	61'351'127.45
ISIN	CH0598652672
Asset Manager	Tellco Bank Ltd
Benchmark	KGAST Immo-Index Geschäft WUPIIC

Performance development in %



Master data

Valor	59865267
ISIN	CH0598652672
Reference currency	CHF
Fund domicile	Switzerland
Appropriation of profit	accumulating
Valuation frequency	monthly
Acceptance by the 20th of the month at the deadline	latest
Value date	subscription/redemption plus 1 day
Inception date	28.02.2021
Auditors	Grant Thornton AG, Zürich

Key data as of 31. December 2024

	Fund
Price (NAV)	126.6526
High since inception	126.6526
Low since inception	100.00
Value of the property (incl. projects)	73'895'000
Net fund assets	61'351'127
Value at Risk (confidence level 95%)	0.00%
Asset management fee p.a.	0.50%
Issue commission in favor of fund	0.00%
Leverage ratio	1.50%
Debt ratio	18.32%
Vacancy rate	0.40%
Vacancy rate (2023)	1.35%
TERisa (NAV) 2023	0.68%

Performance in %

	Fund	Benchmark
1M	0.68	0.11
3M	1.40	0.42
YTD	5.11	2.85
1Y	5.11	2.85
3Y	19.31	8.59
5Y	-	-
10Y	-	-

Investment criteria

Properties	Commercial properties and mixed-use properties
Geographic allocation	Swiss conurbations incl. Agglomeration
Quality	Appropriate location, condition and fit-out standard; Long-term tenancy agreements; Appropriate amount of rent; No-entry in the register of suspected contaminated sites with restructuring obligation / risk
Property size	Min. CHF 2 million, during the development phase max. CHF 30 million, thereafter max. 15% of net assets
Debt financing	Max. 30% of the market value. Exceptionally and temporarily max. 50%.

Portfolio allocation

in %	Residential	Commercial	Parking
Zurich region	0.00	29.03	1.26
Eastern Switzerland	1.03	24.32	0.00
Central Switzerland	0.00	12.98	0.00
NW Switzerland	0.00	0.00	0.00
Berne region	0.00	0.00	0.00
Lake Geneva region	0.00	31.38	0.00
Western Switzerland	0.00	0.00	0.00
Southern Switzerland	0.00	0.00	0.00
Total	1.03	97.71	1.26

Valuation

Prior to acquisition, each property is appraised by an independent real estate appraiser selected by the Board of Trustees. In addition, the experts update the market value of the portfolio properties annually.

The valuations are carried out according to the internationally recognised discounted cash flow (DCF) method. All expected future cash flows are taken into account, including the long-term necessary expenses for maintenance and repairs.

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