Piguet Galland & vous.

Thematic Certificate Swiss Real Estate

From private to intimate banking.

The return and performance of the Swiss real estate market in the long term can compete with Swiss equities. Through the Swiss Real Estate Certificate, we offer a diversified portfolio while maintaining the tax advantage of the underlying assets.

Equity certificate
Name: Swiss real estate
ISIN: CH1350001769

Features
Currency: CHF
Legal structure: open-end
Issuer: BCV
Management fees: 0.8%
Launch date: 10/06/2024
Number of securities: ~20
Management type: active
Indicative taxation: Total exemption from income tax and 96.5% exemption from wealth tax.
Dividends: payed annually
Portfolio manager: BCV

A resilient market

The Swiss real estate market is known for its stability, attracting both local and international investors. This resilience is based on several factors including the strength of the Swiss economy, a rigorous legal framework, and high demand for real estate.

- **Stable returns**
  Swiss real estate offers attractive and relatively stable returns. Rents in major cities like Zurich, Geneva, and Lausanne are high due to strong demand, ensuring regular and robust rental income.

- **Portfolio diversification**
  Investing in real estate allows diversification of investment portfolios by reducing risks while benefiting from the growth in the value of their real estate assets. This diversification is essential for prudent and balanced investment management.

- **Tax deductions**
  In Switzerland, depending on the type of real estate fund held, investors benefit from attractive tax advantages. The certificate aims to reduce the tax burden for the investor as much as possible. This significantly improves net performance compared to the overall Swiss real estate index, which does not have this objective.

- **Strong demographics**
  Switzerland is experiencing a population increase much faster than elsewhere in Europe. This results in significant pressure in a real estate market that has been under pressure for many years. The vacancy rate continues to decrease and the supply of real estate remains significantly insufficient. This situation should support rents and real estate prices.

Our proposal: Swiss Real Estate Certificate
To benefit from the numerous advantages of real estate, we offer "Swiss Real Estate," a certificate of the most performant real estate funds on the market, allowing you to obtain a diversified position with a single investment exposed to different regions and types of properties.

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At your service.

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