

VSRF (Valres Swiss Residential Fund) is the primary investment vehicle for qualified investors of Valres Fund Management SA, launched in November 2014. It is a real estate fund under Swiss law, aimed at acquiring and developing residential property located primarily in the French-speaking part of Switzerland.

The Fund offers its investors the opportunity to participate in the creation of a residential property portfolio and then to consider listing on the stock exchange in the medium term.

It is an opportunity for investors to take part in the development of the Swiss real estate market.

<i>Fund Name</i>	Valres Swiss Residential Fund
<i>Fund Category</i>	Swiss Real Estate Fund Qualified Investors
<i>Fund Currency</i>	CHF
<i>Bloomberg Code</i>	VALSWRS:SW
<i>OTC Price au 31.12.2016</i>	CHF 115.00
<i>Dividend Distribution</i>	30th april
<i>Purchase / Sale of Units</i>	J. Safra Sarasin
<i>Custodian Bank</i>	J. Safra Sarasin
<i>Tax Value per Unit (2016)</i>	CHF 25.16
<i>ISIN Security Number</i>	25'824'506 – ISIN CH0258245064
<i>Management fees</i>	Max. 1% of NAV
<i>Fund Management Company and Investment Manager</i>	Valres Fund Management SA
<i>Auditor</i>	PWC SA
<i>Price Listing</i>	Valres.ch / Swiss Fund Data AG

SFAMA Indices as at 31.12.2016

<i>TER REF GAV</i>	0.80%
<i>TER REF MV</i>	1.51%
<i>ROE</i>	4.04%
<i>Dividend Yield</i>	2.81%
<i>ROI</i>	6.71%
<i>NAV</i>	109.01

Portfolio Manager's Review

The Fund Valres Swiss Residential Fund closed its second financial year as at 31.12.2016. With real estate assets totaling CHF 150,091,616.- and a total income amounting to CHF 8,299,525.-, the investment fund registered a net result of CHF 4,553,647.-, allowing the payment of a dividend of 3.20 CHF per unit. The dividend was paid on 28.04.2017 by the means of two coupons of respectively 2.45 CHF for the tax-exempt part of the income and 0.75 CHF for the part subject to the withdrawing tax. The audited annual report is available electronically on our website: www.valres.ch.

At the beginning of the year 2017, the Fund continued its selective strategy of acquisition with two new properties. The first one in Renens, Préfaully 28-30, and the second one Rue des Moulins 28, in Delémont, the county-town of the Republic and Canton of Jura.

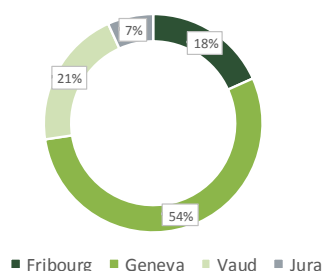
The acquisition of a land in the heart of the municipality of Satigny in Geneva is further added to these two properties. Thus, the Fund gives evidence of its will to manage the entire value chain, by investing for the first time in a real estate development project. The properties will be delivered by the end of 2018.

With these acquisitions in the Cantons of Vaud, Jura and Geneva, VSRF also confirms its strategy based on the geographical diversification of its real estate portfolio. To date, VSRF's real estate portfolio counts 27 properties with a total of assets exceeding 200 million CHF.

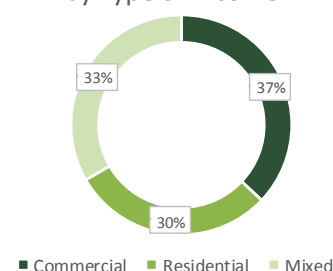
Performance

In 2016, the Fund's performance amounted to 7.05%, i.e. a total performance of 12.05% since the creation of the Fund at the end of 2014.

Region Allocation of VSRF's Investment Assets



Allocation of VSRF's Investment Assets by Type of Income



LEGAL DISCLAIMER: This document and its attachments have been prepared for information purposes only and are not legally binding. They are not and shall under no cases be considered as advice to invest specifically in the investment vehicle they described. Data on past performance are not necessarily an indication of any future results. Performance data do not take account of the commissions and fees incurred on the issue and redemption of units. The information contained in the document shall not be considered as legal, tax or any other sort of advice. We urge you to ensure that you inform yourself with regard to your specific situation and seek appropriate advice before taking any investment decisions.



Valres Fund Management SA

3 Rue de la Croix-d'Or, 1204 Genève

info@valres.ch – www.valres.ch – 022 436 37 60