

RESIDENTIA

Investment fund under Swiss law in the "real estate funds" category.

**Unaudited semi-annual report
June 30, 2013**

RESIDENTIA is an investment fund under Swiss law in the "real estate funds" category within the meaning of the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA) (hereinafter referred to as the "fund" or the "real estate fund"). The fund contract was drawn up by FidFund Management SA, as Fund Management Company, with the approval of the custodian bank Cornèr Banca SA. It was submitted to the Swiss Financial Market Supervisory Authority (FINMA), which approved it for the first time on 20 March 2009.

The real estate fund is based on a collective investment agreement (the fund contract) under which the fund management company undertakes to provide investors with a stake in the investment fund in proportion to the fund units they acquire, and to manage the fund at its own discretion and for its own account in accordance with the provisions of the law and the fund contract. The custodian bank is a party to the fund contract in consequence of the tasks conferred upon it by law and the fund contract.

In accordance with the fund contract, the fund management company is entitled to establish, liquidate or merge unit classes at any time, subject to the consent of the custodian bank and the approval of the supervisory authority.

The real estate fund is not divided into unit classes.

Fund management company

FidFund Management SA

Chemin de Précossy 11
CH-1260 Nyon / VD

Custodian bank

Cornèr Banca SA

Via Canova 16
CH – 6900 Lugano

FidFund Management SA

Board of Directors

Marc Lüthi	Chairman - Head of Private Banking, Banque Bénédict Hentsch & Cie SA
Robert Pennone	Director
Philippe De Cholier De Cibeins	Director
Didier Brosset	Director, Associate attorney
Alain Golaz	Director
Philippe Bens	Director
Guillaume Fromont	Director, CACEIS SA, Paris

Fund Management Company

François Arnaud	Managing Director
Christophe Audousset	Deputy Director

Investment committee

Lorenzo Orsi	Certified architect (ETH Zurich) and member of the REG A, SIA, OTIA and ASIAT
Claudio Genasci	Member of the management team, Banca Dello Stato del Cantone Ticino

Investment committee advisor (Without decision-making power)

Matteo Pagani	Studio Fiduciario Pagani SA, Lugano
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Valuation experts

Omar Antonelli	Certified architect STS OTIA, Lugano
Mirko Fasola	ES technician, Lugano
Pascal Brühlhart	International real estate economist (BAK), MAS Real Estate Management (FHO), MRICS, Ponte Tresa.

Real estate management

Assofide SA, Locarno
Comafim SA, Lugano
Interfida SA, Chiasso
Privera SA, Lugano

Custodian bank

Cornèr Banca SA, Lugano

Auditors

KPMG SA
Rue de Lyon 111, 1203 Genève

Promoters

Studio Fiduciario Pagani SA
Banca dello Stato des Cantone Ticino

Residentia is an investment fund under Swiss in the real estate funds category. The fund invests exclusively in:

- real estate assets located in southern Switzerland (Ticino, Grisons);
- residential properties and mixed-use buildings;
- and to a lesser extent, properties of an exclusively or predominantly commercial nature, including properties used by the manufacturing and hotel industries.

The fund's objective is to preserve the value of its investments and the appropriate distribution of the income earned by them over the long term by creating a stable, actively managed asset portfolio.

Investment advisor's management report

The first half-year of activity for the Residentia real estate fund was marked by the search for real estate, consolidation of the existing real estate portfolio and the creation of various projects to optimise management, which will become operational in the second half. These include the digital mapping of the entire Residentia real estate portfolio and the creation of proprietary software for the financial and income management of individual properties.

In early September 2013, we expect to sign the contract to acquire a large property in the Mendrisiotto region of Ticino. This acquisition will increase the level of debt to around 30%.

In the meantime, the planning permission for the Massagno property has been granted definitively; it can thus be considered operational. After carefully analysing the project and surveying the market, we opted to sell the property. We have signed a purchase agreement with a deadline at the end of October. If this is realised, it will provide valuable capital gains. If the purchase is not realised, the fund will retain 10% of the value of the property as a penalty. This amount has already been paid into the fund.

As regards the Giubasco property, we are about to give the go-ahead for the construction work. We have assigned the work to the company with the best offer. It is one of the most renowned construction companies in Switzerland. The work is set to start in October 2013, and we expect to dispose of the property by late spring 2015.

The premises in via Beltramina in Lugano were completely emptied, so that work on the complete renovation of the property's three buildings could start at the end of July. Compared with the estimate, we have managed to reduce the investment to a turnkey project of CHF 2,500,000. By the end of the work, in February-March 2014, all the apartments will have been completely overhauled both aesthetically and technically.

Additionally, a firm of architects was mandated to request planning permission for the construction of an additional storey on the premises in via Ghiringhelli in Bellinzona, making full use of all building and income potential.

Likewise, we are creating 20 parking spaces in part of the Via Rovedo property in Lugano, taking advantage of the need to renovate the roof of the existing garage.

In the other properties, the renovation of apartments is continuing, with the aim of increasing revenues and improving the state of repair.

We have had some difficulties with our tenant in the Via Carona premises and are currently collecting the rent in arrears. In the meantime, we are weighing up how to organise the future management of the property.

In view of the above-mentioned increase in debt, investments under way in various properties and the planned construction of two properties in Biasca and Locarno, we are planning a capital increase, which will take place before the year is out.

The dividend for June amounts to CHF 15.73/share given the uncollected rent for the Via Carona property and some outstanding rent for Via Beltramina, we are satisfied with the fund's performance. Its market price is currently around CHF 1,130 per unit.

NAV valuation and calculation principles

The net asset value of the real estate fund is calculated based on the market value at the end of the financial period and for each issue of units in Swiss francs.

The fund management company instructs independent valuation experts to assess the market value of the properties held by the real estate fund at the end of each six-month period and whenever new units are issued. To do this, the fund management company, with the approval of the supervisory authority, appoints at least two individuals or one company as independent valuation experts. The inspection of the properties by the valuation experts should be repeated at least once every three years.

Investments listed on a stock exchange or traded on another regulated market open to the public are valued at their principal market price. Other investments or investments for which no current market value is available are valued at the price that would probably be obtained in a diligent sale at the time of the valuation. In such cases, the fund management company uses appropriate and recognised valuation models and principles to determine the market value.

Open-ended collective investment schemes are valued at their redemption price and/or net asset value. If they are regularly traded on a stock exchange or another regulated market open to the public, the fund management company may value such funds in accordance with the previous paragraph.

The value of short-term fixed-interest securities (money market instruments) that are not traded on a stock exchange or on a regulated market open to the public is calculated as follows: the valuation price of such investments is subsequently adapted to the redemption price, based on the net acquisition price, maintaining the same return on investment calculated as a result. If there are significant changes in market conditions, the valuation basis of the different investments is adjusted in line with the new market returns. If the current market price is not available, reference is normally made to the valuation of money market instruments with the same characteristics (issuer's rating and registered office, issue currency and term).

Bank and postal deposits are valued on the basis of the amount due plus accrued interest. If there are significant changes in market conditions or credit rating, the valuation principles for time deposits will be adjusted in line with the new circumstances.

The net asset value of a unit is determined by the market value of the fund's assets, less any liabilities of the fund and any taxes levied on the fund's liquidation, divided by the number of units in circulation. Figures are rounded to CHF 0.05.

DCF valuation model

The valuation experts use a DCF valuation model that meets international standards and takes into account the guidelines of the TEGoVA (The European Group of Valuers' Associations) and the RICS (The Royal Institution of Chartered Surveyors), along with those of the IVSC (International Valuation Standards Committee), the SVS (Swiss Valuation Standards), the SEK/SVIT, SIV (Schweizerischer Immobilienschätzer Verband) and the CEI (Chambre suisse d'experts en estimations immobilières).

Market value or fair value is the estimated amount at which a property would be traded at the valuation date between a willing buyer and seller in a normal transaction on the open market where the parties have each acted knowingly, prudently and without constraint.

Market value does not include any transaction financing costs, commissions, taxes or change of ownership costs, or any capital gains tax. Conversely, real estate taxes are taken into account in the valuation.

The discounted cash flow method calculates returns based on future incomings and outgoings. It includes potential future cash flow forecasts in relation to a property's location and use.

Gross annual income (net rental income) is defined based on current income and any market potential. Any loss of income due to vacancy risk is also taken into account. Furthermore, operating costs and maintenance and renovation costs that cannot be passed on to tenants are deducted.

The residual value is obtained by capitalising the net cash flow from the 11th year and taking into account future unscheduled maintenance costs that cannot be passed on to tenants. The location, use and state of repair of the building at that precise moment are factored into the capitalisation. Cyclical renovation costs after a ten-year period are calculated as a percentage of the building's value, adjusted for any increases (CapEx).

The rental income taken into consideration is based on information received from the property owners or management company. The calculation model ignores differences between rental conditions linked to the mortgage rate but does take account of index-linked contracts. In the valuation model, apart from factoring in rent reviews, the predicted growth in rental income is based on the options permitted under tenancy law, while taking into account the maximum market conditions.

The market potential is based on the market rent corresponding to the location parameters, type of property, rental area, number of rooms, fixtures and fittings, services and similar.

The valuation is verified and adjusted where necessary, depending on the property, by market specialists.

Legal basis for the valuation of rental income: Valuations are subject to changes in the IPC index over the next 10 years. For residential properties, rent reviews take into account the increase in the value of the property. In contracts for commercial or office properties, indexing is applied in accordance with the contractual terms.

Market potential is valued based on the provisions of tenancy law and market conditions.

Rental area: The rental area is based on the information provided by management. We operate on the assumption that this information complies with the definitions given in applicable standards. In rare cases where areas are calculated from plans, the net effective surface area is used.

Maintenance and renovation expenses comprise all works carried out, such as repairs, that cannot be passed on to tenants. Renovation includes non-recurring investments such as building renovations or improvements, etc. The percentage of these costs that corresponds to an increase in the property value is capitalised and to a certain extent reflected in rents.

The market value of each property represents the price that is likely to be achieved in the presence of a normal deal flow and assuming a diligent purchase and sale transaction. Any opportunities arising, particularly during the purchase and sale of the fund's properties, are exploited on a case-by-case basis in the best interests of the fund. This may lead to differences compared with the valuations.

Capitalisation rate as at 30 June 2013

The capitalisation rate is 3.90%. (Average 10-year swap of the last 4 years: 1.85%; debt ratio: 0.90%; inflation rate: 1.15%)
The discount rates varie between 3.93% (minimum) and 4.05% (maximum), with a weighted average of 4.00%.

RESIDENTIA

Summary figures

		June 30, 2012	June 30, 2013
Total assets	CHF	79'256'410.13	100'466'282.33
Net fund assets	CHF	72'251'056.02	74'989'635.23
Estimated market value of completed properties	CHF	74'119'000.00	94'416'000.00
Estimated market value of properties under construction (including land)	CHF	3'690'000.00	3'850'000.00

	Units outstanding	Net assets CHF	Net asset value per unit CHF	Net income distribution CHF	Capital gains distribution CHF	Total CHF
31.12.2009	39'938	40'261'902.07	1'008.10	4.48	0.00	4.48
31.12.2010	39'938	41'337'560.47	1'035.05	9.35	0.00	9.35
31.12.2011	39'938	41'623'094.82	1'042.20	19.75	0.00	19.75
31.12.2012	68'388	75'113'699.44	1'098.35	24.42	0.00	24.42
30.06.2013	68'388	74'989'635.23	1'096.55	15.73	0.00	15.73

Indices calculated according to SFA directive

	June 30, 2013
Return default rate.....	13.73 %
Borrowing ratio	22.76 %
Operating profit margin (EGIT).....	55.00 %
TER _(REF)	1.06 %
Return on equity (ROE 01.01 - 30.06.2013).....	1.28 %
Dividend yield	1.38 %
Distribution ratio	148.34 %
Premium / Discount as at 30.06.2013.....	4.42 %
Investment return.....	1.28 %

Performance of the Résidentia Fund (dividends reinvested)

	2012	2013 ⁽¹⁾	since launch ⁽²⁾	accounting period 01.01.13 - 30.06.13
Residentia	-1.73%	2.30%	20.59%	2.30%
SXI Real Estate Funds Index*	6.27%	-5.09%	23.80%	-5.09%

* The SXI Real Estate Funds TR benchmark index includes all Swiss real estate funds listed on SIX Swiss Exchange. Their weighting in the index is determined by their market capitalisation. Dividend payments are taken into account when calculating the SWIIT performance index.

Past performance is not an indicator of current or future performance.

Performance figures do not take into account commissions and fees paid when units are issued or redeemed.

¹ until 28 June 2013

² from 1 July 2009 to 28 June 2013 (cumulative performance)

RESIDENTIA

Statement of assets and liabilities

	30.06.2012	30.06.2013
	CHF	CHF
Assets		
Bank assets		
Demand deposits	1'065'304.10	1'148'093.69
Properties		
Residential properties	35'040'000.00	55'015'000.00
Residential properties with floor-by-floor ownership	5'150'000.00	5'230'000.00
Mixed-use properties	27'719'000.00	27'971'000.00
Commercial properties	6'210'000.00	6'200'000.00
Building plots, including buildings to be demolished and properties under construction	3'690'000.00	3'850'000.00
Total properties	77'809'000.00	98'266'000.00
Other assets	382'106.03	1'052'188.64
Total assets	79'256'410.13	100'466'282.33
Liabilities		
Commitments		
Mortgage debt	5'330'000.00	22'370'000.00
Other commitments	1'218'246.11	2'011'040.10
Total liabilities	6'548'246.11	24'381'040.10
Net assets before estimated taxes due in case of liquidation	72'708'164.02	76'085'242.23
Provisions for taxes on unrealised gains	-457'108.00	-1'095'607.00
Net assets	72'251'056.02	74'989'635.23

Change in net assets

Change in net fund assets	CHF	CHF
Net fund assets at beginning of accounting period	41'623'094.82	75'113'699.44
Distribution	-363'435.80	-1'083'949.80
Balance of unit transactions	30'001'947.50	0.00
Total net income	989'449.50	959'885.59
Net fund assets at end of accounting period	72'251'056.02	74'989'635.23

Number of units redeemed and issued

Change in number of units

Position at beginning of period	39'938.00	68'388.00
Units issued	28'450.00	0.00
Units redeemed	0.00	0.00
Position at end of period	68'388.00	68'388.00

Net asset value per unit at end of period	CHF	1'056.50	1'096.55
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RESIDENTIA

		30.06.2012	30.06.2013
		CHF	CHF
Additional information (Art. 68 CISO-FINMA)			
Balance of property depreciation account	CHF	0.00	0.00
Balance of provision account for future repairs	CHF	0.00	0.00
Number of units presented for redemption for the end of the following period		0	0

RESIDENTIA

Income statement

	From 01.01.12 to 30.06.12	From 01.01.13 to 30.06.13
	CHF	CHF
Income		
Rental income	1'426'355.00	2'443'220.00
Bank interest	4'247.61	487.88
Other rental income	9'111.08	6'667.00
Total income	1'439'713.69	2'450'374.88
Expenses		
Mortgage interest	38'754.40	57'301.59
Other interest expense	1'279.97	0.00
Maintenance and repairs	100'489.00	162'508.72
Property administration:		
a) Property costs (water, electricity, concierge services, cleaning, insurance, etc.)	116'307.97	123'887.33
b) Administration costs (professional fees and management expenses)	51'505.38	84'740.35
Direct taxes	210'775.02	430'511.31
Valuation and audit fees	16'397.25	49'631.45
Bank charges	11'122.06	10'178.37
Other expenses (publication, printing, legal costs, etc.)	20'530.19	4'478.20
Statutory compensation for the fund management company	273'375.98	357'259.96
Statutory compensation for the custodian bank	13'668.80	18'624.08
Allocation(s) to provisions for doubtful debts	-829.58	76'060.40
Total expenses	853'376.44	1'375'181.76
Net income	586'337.25	1'075'193.12
Realised gains/losses on investments	0.00	350'000.00
Realised gain/loss	586'337.25	1'425'193.12
Unrealised gains/losses on investments (change)	403'112.25	-465'307.53
Profit/loss for the period	989'449.50	959'885.59
Allocation of net income		
	CHF	CHF
Realised gain/loss	586'337.25	1'075'193.12
Retained earnings	323.91	668.72
Income available for distribution	586'661.16	1'075'861.84
Income payable to investors	586'661.16	1'075'861.84
Capital gains distribution	0.00	0.00
Income distribution	586'085.16	1'075'743.24
Income expected to be paid to investors	586'085.16	1'075'743.24
Carried forward	576.00	118.60

RESIDENTIA

Properties inventory

Rental properties

		Cost price in CHF	Estimated market value in CHF	Rent received ¹ in CHF	Gross yield ²
Residential properties					
Tessin	Bellinzona				
	Via San Gottardo 58 a/b/c	8'536'711.44	9'380'000.00	282'004.10	6.37%
	Biasca				
	Via Quinta 53 à 59	8'689'301.60	9'500'000.00	252'802.25	5.52%
	Giubiasco				
	Viale C. Olgiati 20/1	5'320'535.25	6'050'000.00	160'451.40	5.59%
	Locarno				
	Via In Selva 17	2'572'787.25	2'700'000.00	40'388.00	3.07%
	Via Nessi 38	8'587'560.55	9'700'000.00	267'945.65	5.62%
	Via Rovedo15-Via Pietro Romerio 12	8'981'974.00	9'200'000.00	303'704.75	6.33%
	Lugano				
	Via Beltramina 6 - 8 - 10	8'284'112.85	8'485'000.00	193'900.00	6.56%
	Total	50'972'982.94	55'015'000.00	1'501'196.15	

Residential properties with floor-by-floor ownership

Tessin	Chiasso				
	Via Lavizzari 2	1'889'950.30	1'950'000.00	41'515.40	5.10%
	Lamone				
	Via Carsiné 5 / 5a	3'152'900.48	3'280'000.00	66'433.95	5.40%
	Total	5'042'850.78	5'230'000.00	107'949.35	

Mixed-use properties

Tessin	Bellinzona				
	Via C. Ghiringhelli 18	4'184'308.74	4'430'000.00	125'740.00	5.80%
	Lugano				
	Via Antonio Fusoni 5	7'001'136.80	7'260'000.00	198'504.50	5.54%
	via Bagutti 26	11'376'016.50	11'360'000.00	275'980.00	4.85%
	Via Carona 6	4'621'144.00	4'921'000.00	124'980.00	5.08%
	Total	27'182'606.04	27'971'000.00	725'204.50	

Commercial properties

Tessin	Manno				
	Via Cantonale 27	6'145'925.15	6'200'000.00	108'870.00	5.12%
	Total	6'145'925.15	6'200'000.00	108'870.00	

RESIDENTIA

		Cost price in CHF	Estimated market value in CHF	Rent received ¹ in CHF	Gross yield ²
Building plots, including buildings to be demolished and properties under construction					
Tessin	Giubasco				
	Via Olgiati, Via Lugano	1'059'438.85	950'000.00	-	0.00%
	Massagno				
	Via Rodrée 6	2'910'559.18	2'900'000.00	-	0.00%
	Total	3'969'998.03	3'850'000.00	-	

Summary

	Cost price in CHF	Estimated market value in CHF	Rent received ¹ in CHF
Residential properties	50'972'982.94	55'015'000.00	1'501'196.15
Residential properties with floor-by-floor ownership	5'042'850.78	5'230'000.00	107'949.35
Mixed-use properties	27'182'606.04	27'971'000.00	725'204.50
Commercial properties	6'145'925.15	6'200'000.00	108'870.00
Building plots, including buildings to be demolished and properties under construction	3'969'998.03	3'850'000.00	-
Total	93'314'362.94	98'266'000.00	2'443'220.00

1. includes rent receivable

2. ratio between theoretical rental status and market value (for properties comprising a completed building/building in use)

Buildings fire value : CHF 99'073'146.-

Tenant accounts with more than 5% of the total rental income of the fund (in accordance with paragraph 66 of the SFA guidelines on real estate funds) are:

- Querida Immobiliare SA, Lugano

RESIDENTIA**List of asset purchases and sales**

Purchases

No transactions for the period from 1 January 2013 to 30 June 2013

Sales

No transactions for the period from 1 January 2013 to 30 June 2013

RESIDENTIA

Analysis of mortgage debt

Principal in CHF	Interest rate Annual	Loan date	Maturity
800'000.00	0.520%	30.03.2012	30.03.2015
2'130'000.00	0.520%	30.03.2012	30.03.2015
2'400'000.00	0.520%	30.03.2012	30.03.2015
8'400'000.00	0.520%	28.09.2012	28.09.2015
8'640'000.00	0.520%	28.09.2012	28.09.2015
22'370'000.00	0.520% (weighted average rate)		

RESIDENTIA

Information on the effective rate of remuneration and ancillary costs

		Maximum contractual rate	Rate applied
Remuneration of management company			
for management fee	§ 19 of the fund contract	1.00%	0.955%
for issuing commission	§ 18 of the fund contract	5.00%	0.00%
for redemption fee	§ 18 of the fund contract	5.00%	0.00%
for property purchases or sales	§ 19 of the fund contract	2.00%	0%*
for property management	§ 19 of the fund contract	6.00%	from 3.5% to 3.90%
Remuneration of custodian bank			
for securities custody, unsecured mortgage certificates and real estate equities	§ 19 of the fund contract	CHF 125.--	CHF 0.-- *
for administration, settlement of payment transactions and supervision of the fund management company	§ 19 of the fund contract	0.05%	0.05%
for annual product paid to investors	§ 19 of the fund contract	0.50%	0.50%

* no transaction between 01.01.13 and 30.06.13