



# tellco

Pension solutions. Banking. Real estate.

## Tellco Investment Foundation

# Broadly diversified

With fund assets of over CHF 900 million, the Tellco Investment Foundation is open to all Swiss staff pension funds and to beneficiaries of the Tellco Vested Benefits Foundation. The portfolio of Swiss residential and business properties is broadly diversified, which is reflected in its continuously stable returns since 2006.

The Tellco Investment Foundation was established in 2005 as a foundation pursuant to the Swiss Civil Code. It is subject to supervision by the Occupational Pension Supervisory Commission (Oberaufsichtskommission Berufliche Vorsorge, OPSC). Both Swiss staff pension funds and the beneficiaries of the Tellco Vested Benefits Foundation have the option of investing in the foundation's investment groups.

The Tellco Investment Foundation at present offers two investment groups: a Swiss residential and business property portfolio and a portfolio of private equity investments, which has been in existence since 2015. The latter primarily focuses on secondary investments and is selectively complemented with primary and co-investments.



## The advantages at a glance

### Member of KGAST

The business processes of the Tellco Investment Foundation have been described in detail in various regulations and directives. All processes are audited by internal auditors, independent external auditors and an external investment controller. The persons entrusted with the management and asset management are subject to the quality assurance guidelines of the Conference of Managers of Investment Foundations (Konferenz der Geschäftsführer von Anlagestiftungen, KGAST).

### Professional and structured

Our investments are regularly screened, analysed in terms of fundamentals, technical issues and portfolio optimisation measures, and monitored for risk and performance. The Tellco Investment Foundation has established an independent risk management process. The superordinate goals of this process include the securing of consistent compliance with internal and external guidelines, the avoidance of risks that cannot be calculated, and the establishment of an early warning system, both for risk exposure and for potential compliance violations.

### Terms and investment options

Attractive terms, low fees and comprehensive services are among the factors that set the Tellco Investment Foundation apart. In addition, investors benefit from wide-ranging investment options, enabling flexible implementation of their desired investment strategy. Custody account management is free at Tellco Ltd.



## The two investment groups

The Tellco Investment Foundation at present offers two investment groups:

### Tellco AST Swiss Real Estate

**What do we invest in?** The Swiss "Real Estate" investment group mainly invests in residential property. The real estate portfolio's total component of business premises may not exceed 35 %.

**Where do we invest?** We focus on the urban metropolitan areas of Zurich, Basel, Bern, Geneva, Lausanne and Central Switzerland and their conurbations. We only invest by way of exception in regions that are less developed in economic terms.

**How do we invest?** The quality criteria used to select our real estate include geographic location, condition, quality of construction and therefore potential of the property, as well as an evenly balanced list of tenants and the level of rents. We also make sure that the property is not entered in the register of potentially contaminated sites.

Furthermore, we only acquire properties worth more than CHF 2 million and never invest more than 15 % of our net assets in a single property. The borrowed capital may not exceed 30 % of the market value.

### Tellco AST Private Equity

**What do we invest in?** The "Private Equity" investment group gives investors the opportunity to invest in a globally and broadly diversified private equity portfolio. When choosing suitable investments, the focus falls on indirect secondary investments with a high level of investment (usually between 70 % and 80 %). On occasion, we also invest in primary investments. The private equity investments focus on "Buyout" and "Growth Capital" strategies in developed markets.

**How do we invest?** The investment group is managed as an open, or "evergreen" fund. This structure guarantees a high degree of flexibility regarding the subscription and redemption of units (both can be done annually) as well as immediate and ongoing allocation to private equity projects with little effort on the part of the investor. It has a perpetual duration and returns are reinvested. The regulated Swiss legal structure guarantees access to a diversified private equity portfolio. The portfolio is managed by BlackRock.

The fee model is based on the invested capital (net asset value) and not on the overall obligation of the subscription.

Further information is provided in the fact sheets at [www.tellco.ch](http://www.tellco.ch)



## Facts and figures

Last updated: 31 December 2017

Establishment  
**2005**

Capital assets  
**CHF 934 million**

Supervisory authority  
**Occupational Pension Supervisory  
Commission (OPSC)**