

SF Sustainable Property Fund

Price CHF 125.50

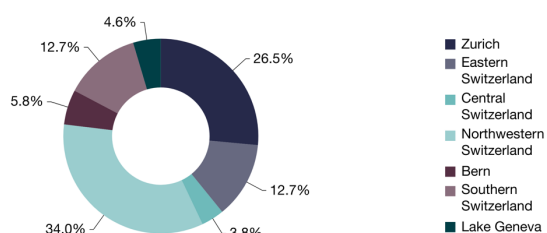
Description

The SF Sustainable Property Fund invests in real estate and real estate projects in the whole of Switzerland. The real estate fund mainly focuses on residential use. The real estate fund systematically and step-by-step optimises properties in line with defined sustainability criteria (ESG) during the period of ownership.

Fund Data

Name	SF Sustainable Property Fund
Fund management company	Swiss Finance & Property Funds Ltd
Auditors	PricewaterhouseCoopers AG
Depositary bank	Credit Suisse (Schweiz) AG
Valuation expert	Wüest Partner AG
Market Maker	Swiss Finance & Property Ltd
Legal form	Investment funds under Swiss law in the "real estate funds" category
Holding structure real estate	Direct property
Reference currency	CHF
Benchmark	SXI Real Estate Funds Broad
Launch date	27 December 2010
Listing	17 November 2014
Security / ISIN number	12079125 / CH0120791253
Bloomberg code	SFPF SW
Management fee	0.60% p.a.
Tax value per unit as at 31 December 2023	CHF 1.68
Market capitalisation as at 29 February 2024	CHF 1 056.3 mn

Market Value by Region (as at 30 June 2023)



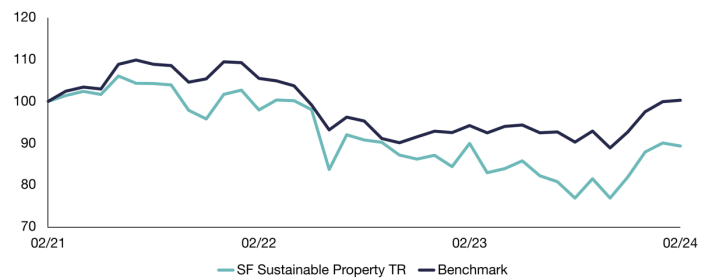
Type of Usage (as at 30 June 2023)



Summary Risk Indicator



Performance (reset on base 100)



Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
Fund	1.62%	-0.79%	9.13%	-0.67%	-10.68%	10.98%	116.24%
Benchmark	2.80%	0.33%	8.22%	6.42%	0.26%	24.10%	87.09%

Ratios on return and performance	Unit	30 Jun. 2023	31 Dec. 2022
Investment yield	%	-0.81 ¹	4.18
Operating profit margin	%	59.60	60.74
Return on equity	%	-0.79 ¹	4.06
Return on invested capital (ROIC)	%	-0.38 ¹	2.93
Dividend yield	%	n/a	2.78
Payout ratio	%	n/a	102.71
Premium	%	-4.00	0.89

Ratios on the balance sheet	Unit	30 Jun. 2023	31 Dec. 2022
Market value of properties	CHF	1 522 044 000	1 544 375 000
Gross asset value	CHF	1 543 001 980	1 567 633 611
Net fund assets	CHF	1 012 557 312	1 050 288 500
Borrowing ratio	%	28.75	27.44

Ratios on the income statement	Unit	30 Jun. 2023	30 Jun. 2022
Rental income	CHF	26 785 189	25 862 607
Rent default rate	%	7.08	6.58
Net income	CHF	12 404 407	15 182 500
TER _{REF} (GAV)	%	0.78	0.79
TER _{REF} (MV)	%	1.16	0.93

Ratios on the units	Unit	30 Jun. 2023	31 Dec. 2022
Net asset value at end of reporting period	CHF	120.31	124.79
Distribution per unit	CHF	n/a	3.50
– of which free of withholding tax	CHF	n/a	3.50
Units at end of reporting period	pc.	8 416 494	8 416 494

Historical performance data is no guarantee for future income. The funds' income and the value of the funds' units may increase as well as decrease and cannot be guaranteed. When units are redeemed, the investor may get back less money than originally invested.

¹ Calculation for six months (1 January to 30 June).

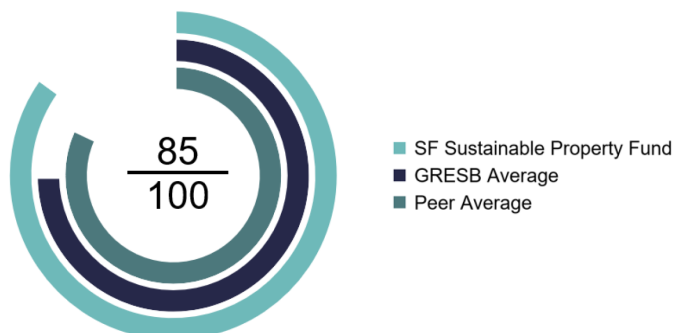
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Sustainability

With the objective being to reach the Federal Council's climate objectives for 2030 and 2050 (net zero by 2050 at the latest), the focus falls mainly on environmental criteria (E of ESG), in particular on the improvement of energy efficiency and the reduction of greenhouse gas emissions. The fund received 4 out of 5 stars in the GRESB rating for the year 2022. Further information on sustainability can be found at www.sfp.ch/en/products/sf-sustainable-property-fund.

GRESB Rating



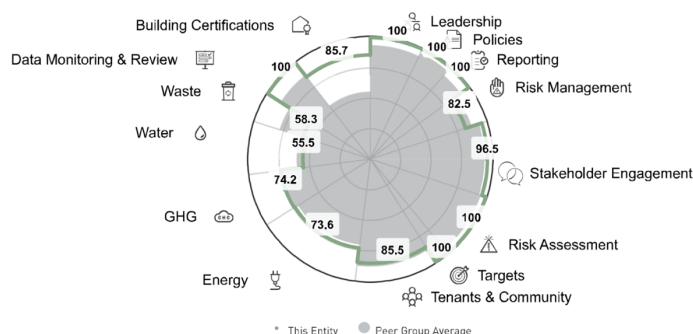
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	85 out of 100
GRESB Average	75 out of 100
GRESB Peer Average	82 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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