

SF Sustainable Property Fund

Price CHF 132.20

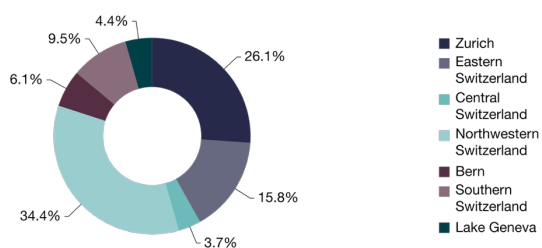
Description

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.

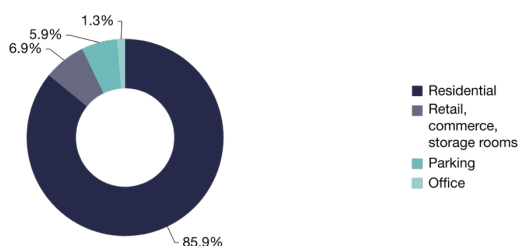
Fund Data

Name	SF Sustainable Property Fund
Fund management company	Swiss Finance & Property Funds Ltd
Auditors	PricewaterhouseCoopers AG
Depositary bank	UBS Switzerland 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	0.55% p.a.
Tax value per unit as at 31 December 2024	CHF 1.69
Market capitalisation as at 31 August 2025	CHF 1 271.6 mn

Market Value by Region (as at 30 June 2025)



Type of Usage (as at 30 June 2025)



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	5.47%	2.96%	4.59%	8.41%	9.48%	16.51%	131.27%
Benchmark	6.15%	2.61%	3.09%	16.63%	27.76%	33.82%	128.21%

Ratios on return and performance	Unit	30 Jun. 2025	31 Dec. 2024
Investment yield	%	2.60 ¹	1.73
Operating profit margin	%	65.42	63.21
Return on equity	%	2.38 ¹	1.69
Return on invested capital (ROIC)	%	1.90 ¹	1.52
Dividend yield	%	n.a.	2.48
Payout ratio	%	n.a.	103.03
Premium	%	8.42	8.74

Ratios on the balance sheet	Unit	30 Jun. 2025	31 Dec. 2024
Market value of properties	CHF	1 613 842 000	1 441 083 000
Gross asset value	CHF	1 627 586 739	1 464 243 835
Net fund assets	CHF	1 139 145 025	998 462 555
Borrowing ratio	%	24.60	26.62

Ratios on the income statement	Unit	30 Jun. 2025	30 Jun. 2024
Rental income	CHF	26 929 645	26 035 356
Rent default rate ²	%	5.69	7.05
Net income	CHF	15 009 687	12 854 148
Fund operating expense ratio TER _{REF} (GAV)	%	0.73	0.76
Fund operating expense ratio TER _{REF} (MV)	%	0.99	1.13

Ratios on the units	Unit	30 Jun. 2025	31 Dec. 2024
Net asset value at end of reporting period	CHF	118.43	118.63
Distribution per unit	CHF	n.a.	3.20
– of which free of withholding tax	CHF	n.a.	3.20
Units at end of reporting period	pc.	9 618 850	8 416 494

Historical performance data is no guarantee of future returns. The fund's income and the value of the fund units may increase or decrease and cannot be guaranteed. When redeeming fund units, the investor may get back less money than he originally invested.

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

² Granted rental reductions are not being accounted for the calculation of the rent default rate. This is in accordance with the guideline of AMAS.

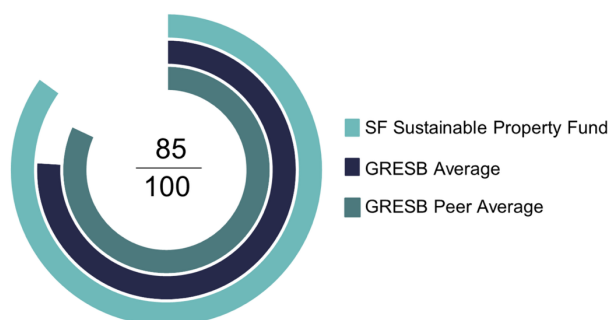
SF Sustainable Property Fund

Price CHF 132.20

Sustainability

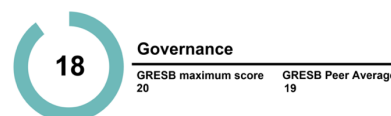
With the objective being to reach the Federal Council's climate objectives for 2030 and 2050 (net zero by 2050 at the latest), the focus falls mainly on environmental criteria (E of ESG), in particular on the improvement of energy efficiency and the reduction of greenhouse gas emissions. The fund received 4 out of 5 stars in the GRESB rating for the year 2023. Further information on sustainability can be found at www.sfp.ch/en/products/sf-sustainable-property-fund.

GRESB Rating



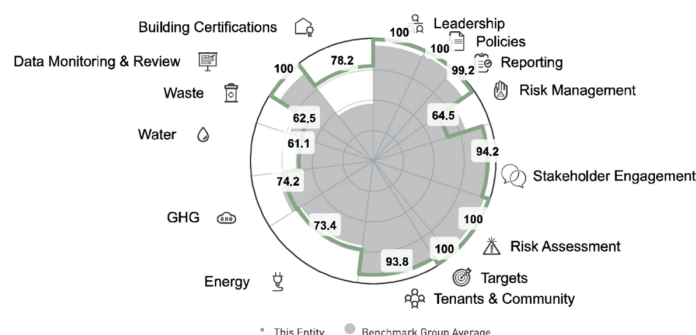
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	85 out of 100
GRESB Average	76 out of 100
GRESB Peer Average	82 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

All intellectual property rights to this data belong exclusively to GRESB B.V. All rights reserved. GRESB B.V. has no liability to any person (including a natural person, corporate or unincorporated body) for any losses, damages, costs, expenses or other liabilities suffered as a result of any use of or reliance on any of the information which may be attributed to it.

Head Client Relationship Management & Marketing

Dr Patrick Sege | Seefeldstrasse 275 | 8008 Zurich | sege@sfp.ch | +41 43 344 74 78 | www.sfp.ch

Disclaimer

This document is intended for use solely by the person to whom it is conveyed on a confidential basis. By accepting and retaining this material and the information therein, which is intended for marketing purposes, the recipients confirm and agree to uphold the confidentiality of this document. The recipient is not authorised to transmit this document to third parties. This material may not be duplicated or copied, in whole or in part, for any purpose without the written prior consent of Swiss Finance & Property Funds Ltd and Swiss Finance & Property Ltd. This document constitutes neither an offer nor a recommendation to buy or sell securities or financial instruments and should not be interpreted as investment advice or any other type of decision-making tool or suggestion with regard to legal, tax-related or other matters. Neither the present document nor copies thereof may be sent, taken or distributed to the United States of America, or given to US persons (within the meaning of Regulation S of the US Securities Act of 1933 in its current valid version). Past performance is neither a guarantee nor an indicator of current or future performance or returns. The performance does not take into account any commissions and costs for issue or redemption of fund units. The prospectus, the Key Information Document (KID) as well as the annual and semi-annual reports can be obtained free of charge from Swiss Finance & Property Funds Ltd.