SFP
Swiss Finance & Property Funds Ltd

30 September 2025

SF Sustainable Property Fund

Price CHF 131.00

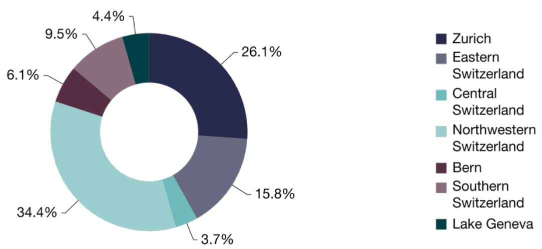
Description

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 fund systematically and step-by-step optimises properties in line with defined sustainability criteria (ESG) during the period of ownership.

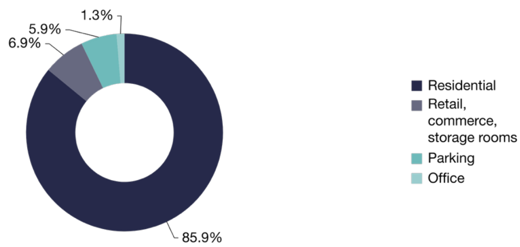
Fund Data

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 30 September 2025	CHF 1 260.1 mn

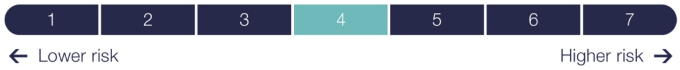
Market Value by Region (as at 30 June 2025)



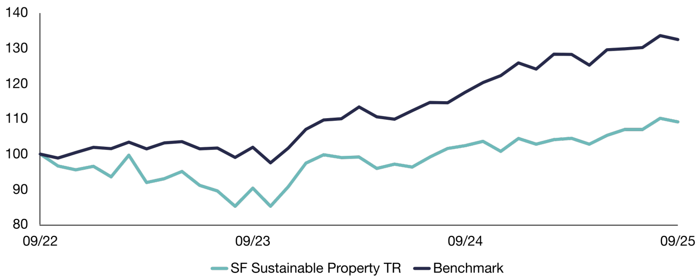
Type of Usage (as at 30 June 2025)



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	4.51%	-0.91%	2.02%	6.58%	9.15%	11.02%	129.17%
Benchmark	5.27%	-0.84%	2.02%	12.70%	32.50%	28.21%	126.31%

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.

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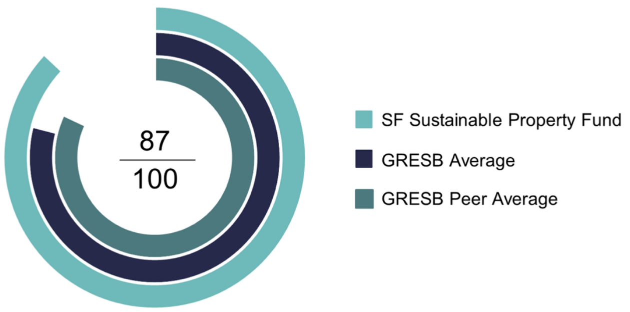
Sustainability

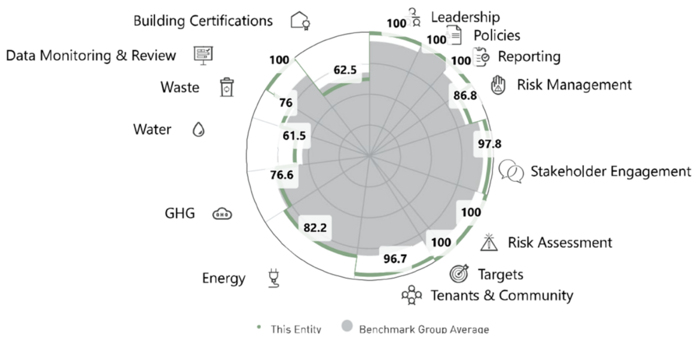
With the objective being to reach the Federal Council's climate objectives for 2030 and 2050 (net zero by 2050 at the latest), the focus falls mainly on environmental criteria, in particular on the improvement of energy efficiency and the reduction of greenhouse gas emissions. The fund received 4 out of 5 stars in the GRESB rating for the year 2024. 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	87 out of 100
GRESB Average	79 out of 100
GRESB Peer Average	82 out of 100

GRESB Portfolio Summary



Source: GRESB

GRESB ESG Breakdown

Source: GRESB

Head Client Relationship Management & Marketing

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