

SF Sustainable Property Fund

Price CHF 149.40

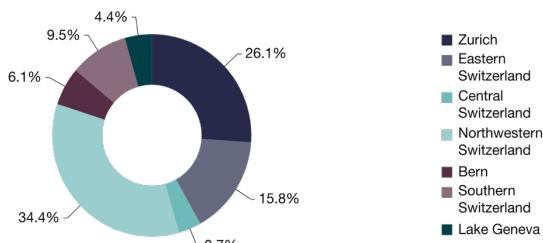
Description

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 31 December 2025 | CHF 1 437.1 mn |
| Final distribution for the financial year 2024 | 6 March 2025 |

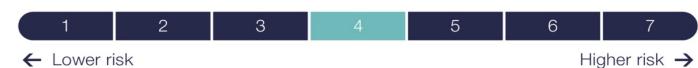
Market Value by Region (as at 30 June 2025)



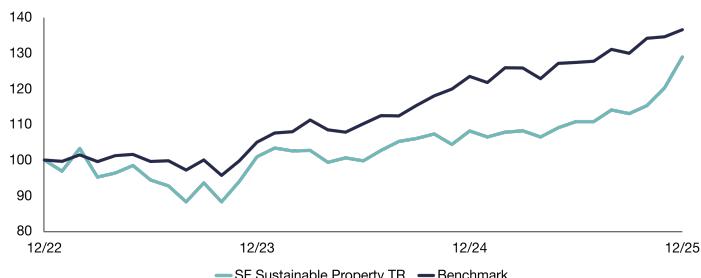
Type of Usage (as at 30 June 2025)



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 | 19.19% | 7.17% | 14.05% | 19.19% | 28.93% | 11.92% | 161.36% |
| Benchmark | 10.62% | 1.47% | 5.09% | 10.62% | 36.62% | 24.39% | 137.83% |

| | 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 |

| | 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 |

| | 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 |

| | 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 |

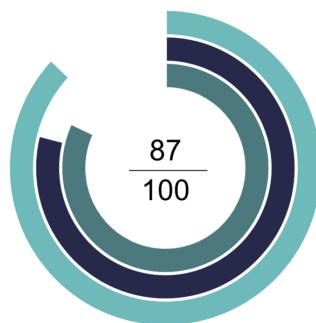
Historical performance data is no guarantee of future returns. The fund's income and the value of the fund units may increase or decrease and cannot be guaranteed. When redeeming fund units, the investor may get back less money than he originally invested.

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

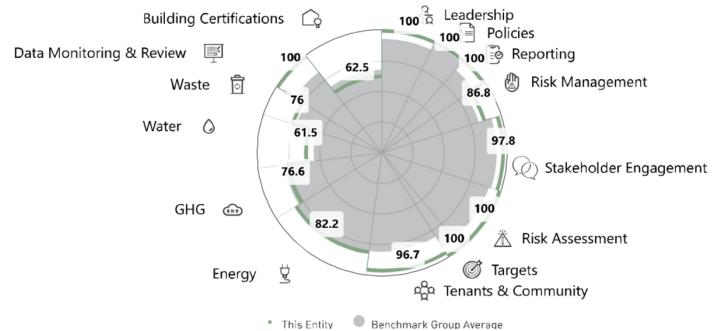
² Granted rental reductions are not being accounted for the calculation of the rent default rate. This is in accordance with the guideline of AMAS.

SF Sustainable Property Fund**Price CHF 149.40****Sustainability**

With the objective being to reach the Federal Council's climate objective for 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

■ SF Sustainable Property Fund
■ GRESB Average
■ GRESB Peer Average

GRESB Portfolio Summary

Source: GRESB

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GRESB Rating Standing Investment**GRESB Score Standing Investment****87 out of 100****GRESB Average****79 out of 100****GRESB Peer Average****82 out of 100****GRESB ESG Breakdown**

Source: GRESB

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