

## SF Sustainable Property Fund

Price CHF 149.40

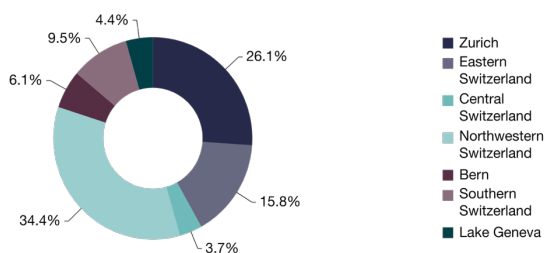
### Description

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

<b>Name</b>	SF Sustainable Property Fund
<b>Fund management company</b>	Swiss Finance & Property Funds Ltd
<b>Auditors</b>	PricewaterhouseCoopers AG
<b>Depositary bank</b>	UBS Switzerland AG
<b>Valuation expert</b>	Wüest Partner AG
<b>Market Maker</b>	Swiss Finance & Property Ltd
<b>Legal form</b>	Investment funds under Swiss law in the "real estate funds" category
<b>Holding structure real estate</b>	Direct property
<b>Reference currency</b>	CHF
<b>Benchmark</b>	SXI Real Estate Funds Broad
<b>Launch date</b>	27 December 2010
<b>Listing</b>	17 November 2014
<b>Security / ISIN number</b>	12079125 / CH0120791253
<b>Bloomberg code</b>	SFPF SW
<b>Management fee</b>	0.55% p.a.
<b>Tax value per unit as at 31 December 2024</b>	CHF 1.69
<b>Market capitalisation as at 31 December 2025</b>	CHF 1 437.1 mn
<b>Final distribution for the financial year 2024</b>	6 March 2025

### Market Value by Region (as at 30 June 2025)



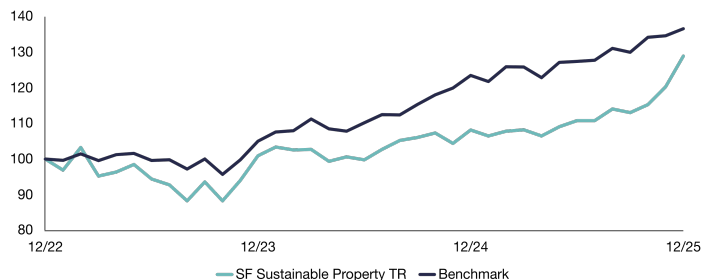
### Type of Usage (as at 30 June 2025)



### Summary Risk Indicator



### Performance (reset on base 100)



### Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
<b>Fund</b>	<b>19.19%</b>	<b>7.17%</b>	<b>14.05%</b>	<b>19.19%</b>	<b>28.93%</b>	<b>11.92%</b>	<b>161.36%</b>
<b>Benchmark</b>	<b>10.62%</b>	<b>1.47%</b>	<b>5.09%</b>	<b>10.62%</b>	<b>36.62%</b>	<b>24.39%</b>	<b>137.83%</b>

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

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

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

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

<sup>1</sup> Calculation for six months (1 January to 30 June).

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

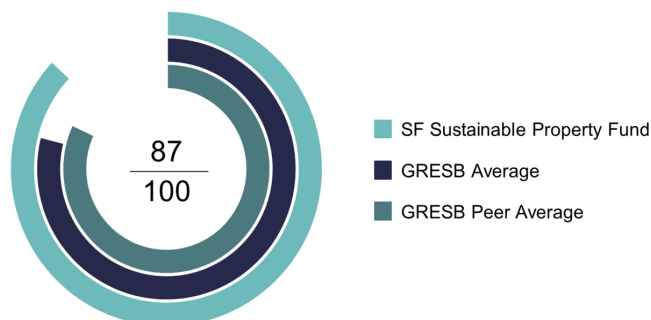
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### Sustainability

With the objective being to reach the Federal Council's climate 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](http://www.sfp.ch/en/products/sf-sustainable-property-fund).

### GRESB Rating



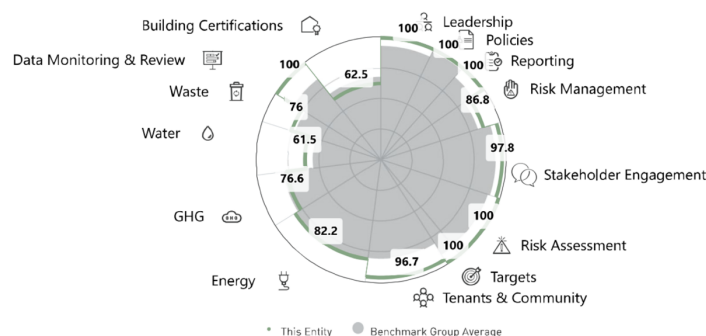
GRESB Rating Standing Investment	★★★★
GRESB Score Standing Investment	87 out of 100
GRESB Average	79 out of 100
GRESB Peer Average	82 out of 100

### GRESB ESG Breakdown



Source: GRESB

### GRESB Portfolio Summary



Source: GRESB

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