

SF Sustainable Property Fund

Price CHF 135.80

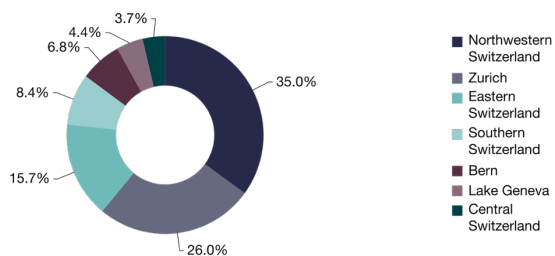
Description

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 2025 | CHF 1.26 |
| Market capitalisation as at 31 March 2026 | CHF 1 306.2 mn |
| Final distribution for the financial year 2025 | 19 March 2026 |

Market Value by Region (as at 31 December 2025)



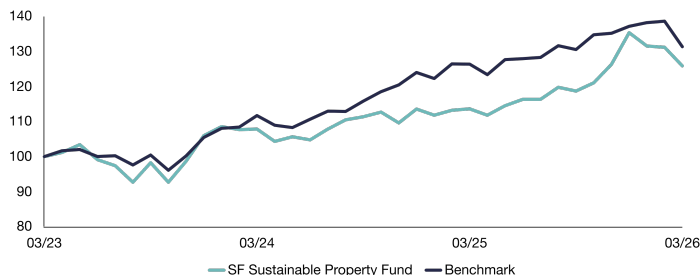
Type of Usage (as at 31 December 2025)



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 | -7.00% | -4.04% | -7.00% | 10.80% | 25.90% | 2.99% | 143.07% |
| Benchmark | -4.25% | -5.26% | -4.25% | 3.93% | 31.37% | 18.60% | 127.73% |

| Ratios on return and performance | Unit | 31. Dec. 2025 | 31 Dec. 2024 |
|-----------------------------------|------|---------------|--------------|
| Investment yield | % | 4.36 | 1.73 |
| Operating profit margin | % | 65.25 | 63.21 |
| Return on equity | % | 4.10 | 1.69 |
| Return on invested capital (ROIC) | % | 3.22 | 1.52 |
| Dividend yield | % | 2.14 | 2.48 |
| Payout ratio | % | 101.42 | 103.03 |
| Premium | % | 24.02 | 8.74 |

| Ratios on the balance sheet | Unit | 31. Dec. 2025 | 31 Dec. 2024 |
|-----------------------------|------|---------------|---------------|
| Market value of properties | CHF | 1 631 924 000 | 1 441 083 000 |
| Gross asset value | CHF | 1 643 566 678 | 1 464 243 835 |
| Net fund assets | CHF | 1 158 746 964 | 998 462 555 |
| Borrowing ratio | % | 24.07 | 26.62 |

| Ratios on the income statement | Unit | 31. Dec. 2025 | 31 Dec. 2024 |
|---|------|---------------|--------------|
| Rental income | CHF | 55 250 568 | 52 269 201 |
| Rent default rate ¹ | % | 4.79 | 6.90 |
| Net income | CHF | 30 348 506 | 26 139 555 |
| Fund operating expense ratio TER _{REF} (GAV) | % | 0.74 | 0.74 |
| Fund operating expense ratio TER _{REF} (MV) | % | 0.94 | 1.05 |

| Ratios on the units | Unit | 31. Dec. 2025 | 31 Dec. 2024 |
|--|------|---------------|--------------|
| Net asset value at end of reporting period | CHF | 120.47 | 118.63 |
| Distribution per unit | CHF | 3.20 | 3.20 |
| – of which free of withholding tax | CHF | 3.20 | 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 Granted rental reductions are not being accounted for the calculation of the rent default rate. This is in accordance with the guideline of AMAS.

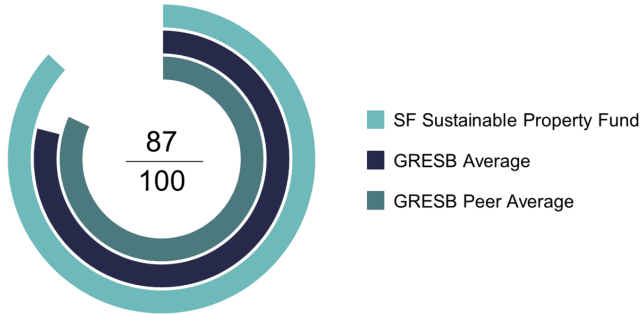
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Sustainability

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.

GRESB Rating



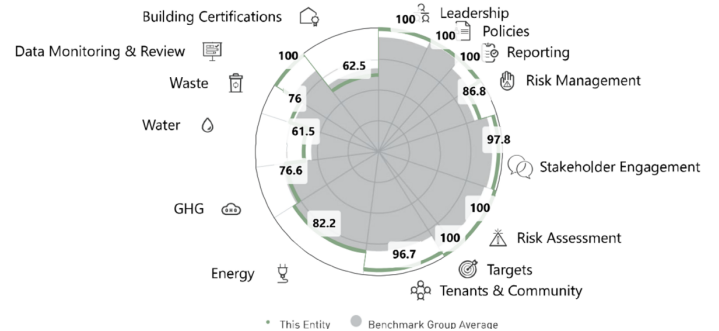
| | |
|----------------------------------|---------------|
| GRESB Rating Standing Investment | ★★★★ |
| GRESB Score Standing Investment | 87 out of 100 |
| GRESB Average | 79 out of 100 |
| GRESB Peer Average | 82 out of 100 |

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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Head Client Relationship Management & Marketing

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

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