

Media Release

Zurich, 25 November 2021

Ad hoc announcement pursuant to Art. 53 LR

SF Sustainable Property Fund Capital increase in December 2021 by a maximum of CHF 96.4 million

- **Issue volume: maximum of 765 135 units**
- **Subscription period: 29 November 2021 to 10 December 2021, 12:00 CET**
- **Payment: 17 December 2021**

Between 29 November and 10 December 2021 (12:00 CET), Swiss Finance & Property Funds Ltd is carrying out a capital increase with a maximum volume of CHF 96.4 million for SF Sustainable Property Fund. Ten (10) existing units entitle the holder to purchase one (1) new unit for a net issue price of CHF 126.00 each.

The issue is being carried out on a commission ("best effort") basis as part of a public subscription offer in Switzerland. Subscription rights can be traded on the SIX Swiss Exchange from 29 November to 8 December 2021. The number of new units issued is limited to 765 135. Units that are not subscribed may not be issued, which will reduce the issue volume accordingly. The exact number of new units to be issued will be set once the subscription deadline has passed, based on the number of subscriptions received. The fund's management will notify investors of the definitive number of new units to be issued on 14 December 2021. Payment under subscription for the new units to be issued will be made on 17 December 2021.

The proceeds from the issue will be used to further expand the real estate portfolio, exploit the potential offered by investment properties and repay interest-bearing debt.

Issue conditions

Issue volume	Maximum of 765 135 units
Subscription period	From 29 November 2021 to 10 December 2021, 12:00 CET
Issue price per unit	CHF 126.00 net
Subscription ratio	10:1 – ten (10) existing units entitle the holder to purchase one (1) new unit
Trading of subscription rights	The official trading of subscription rights will take place on the SIX Swiss Exchange between 29 November 2021 and 8 December 2021
Payment	17 December 2021
Securities number/ISIN (unit)	12 079 125 / CH012 079 125 3
Securities number/ISIN (entitlement)	114 619 921 / CH114 619 921 6
Custodian bank	Credit Suisse AG, Zurich

Further information

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Live broadcast

Nicolas Beutler, Portfolio Manager of SF Sustainable Property Fund, will present the details of the capital increase as follows:

- **Presentation in German on Thursday 25 November 2021, 09:00 a.m.**
- **Presentation in English on Thursday 25 November 2021, 10:00 a.m.**

A recording will be uploaded to our website www.sfp.ch following the presentation. Thank you for your interest.

SF Sustainable Property Fund

SF Sustainable Property Fund invests in existing real estate and projects in the whole of Switzerland. The strategy is to optimise the sustainability of its buildings throughout their life cycle. The fund invests primarily in real estate that can be brought up to the ecological, sociological and economic criteria of the fund within seven years. Further information on www.sfp.ch.

Disclaimer

SF Sustainable Property Fund (ISIN CH0120791253) is an investment fund under Swiss law of the type "Real Estate Fund" within the meaning of Art. 25 ff. in conjunction with Art. 58 ff. of the Federal Act of 23 June 2006 on Collective Investment Schemes (CISA). This media release (i) does not represent an issue prospectus within the meaning of Art. 652a or Art. 1156 of the Swiss Code of Obligations or a prospectus pursuant to FinSA as defined by Art. 27 ff. of the listing regulations of SIX Swiss Exchange, or a prospectus, a simplified prospectus or a basic information sheet pursuant to Art. 48 of the Financial Services Act (FinSA). The sole documentation relevant for an investment decision can be obtained from Swiss Finance & Property Funds Ltd. This press release may contain forward-looking statements, such as expectations, plans, intentions or strategies regarding the future. Such statements are subject to uncertainties and risks. The reader is cautioned to be aware that such statements may deviate from actual future events. All forward-looking statements in this press release are based on data available to Swiss Finance & Property Funds Ltd at the time of publication. The company assumes no obligation to update forward-looking statements in this press release at a later date to reflect new information, future events or to otherwise update the contents. Investments in financial products involve different risks, which also include the potential loss of the capital invested. The price, value and yield of collective capital investments are subject to fluctuations. Past performance is no indicator for future price development and does not offer any guarantee of future success. Swiss Finance & Property Funds Ltd does not accept any responsibility for the realisation of the anticipated increase in value. Detailed information on trading in securities and investments in collective capital schemes can be found in the current brochure "Risks Involved in Trading Financial Instruments" published by the Swiss Bankers Association. The information given in this publication is taken from sources that are considered reliable by Swiss Finance & Property Funds Ltd. However, Swiss Finance & Property Funds Ltd does not accept any express or tacit liability regarding the correctness, completeness, exactness and timeliness of the published information and elements thereof. Swiss Finance & Property Funds Ltd shall not be liable for any loss or damage (direct, indirect or consequential damage) resulting from the distribution of this document or its contents or that are connected with the distribution of this document. The information given in this document can change at any time and without prior warning. Neither this press release nor copies thereof may be sent or taken to the USA or distributed in the USA or given to US persons (within the meaning of Regulation S of the US Securities Act of 1933 in its current valid version). Units in the collective capital scheme may not be offered, sold or delivered within the USA and its territories. Units in the fund must not be offered, sold or delivered to US citizens or persons residing or with registered office in the USA and/or other natural or legal entities whose income and/or earnings, irrespective of origin, are subject to US income tax, as well as to persons who are deemed to be US persons pursuant to Regulation S of the US Security Act of 1933 and/or the US Commodity Exchange Act in the current valid version. The same applies for all the states and countries in which such distribution is prohibited.