

SF Commercial Properties Fund

Price CHF 80.40

Description

The SF Commercial Properties Fund invests primarily in a diversified real estate portfolio of commercial properties throughout Switzerland with a focus on logistics, storage, commercial and industrial spaces, and manufacturing. In addition to excellent transport connections, the potential for value appreciation and tenant creditworthiness are key investment criteria.

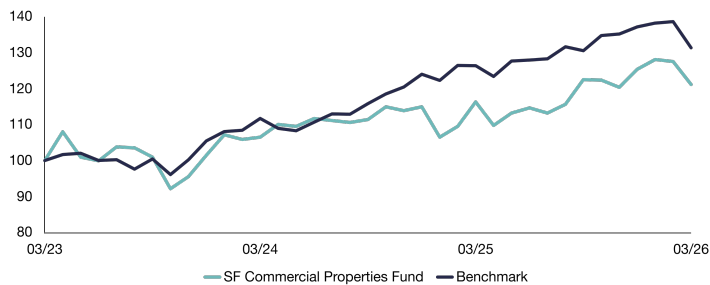
Fund Data

Name	SF Commercial Properties Fund
Fund management company	Swiss Finance & Property Funds Ltd
Auditors	PricewaterhouseCoopers AG
Depository bank	Banque Cantonale Vaudoise
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	Indirect property
Reference currency	CHF
Benchmark	SXI Real Estate Funds Broad
Launch date	13 December 2016
Listing	24 November 2017
Security / ISIN number	34479969 / CH0344799694
Bloomberg code	SFC SW
Management fee	0.65% p.a.
Tax value per unit as at 31 December 2025	CHF 87.50
Market capitalisation as at 31 March 2026	CHF 185.1 mn
Final distribution for the financial year 2025	19 March 2026

Summary Risk Indicator



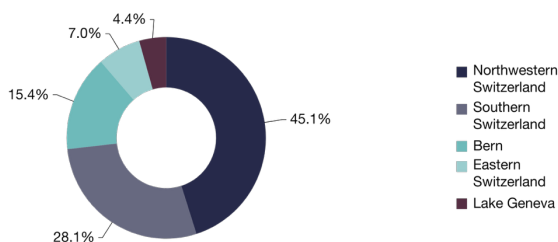
Performance (reset on base 100)



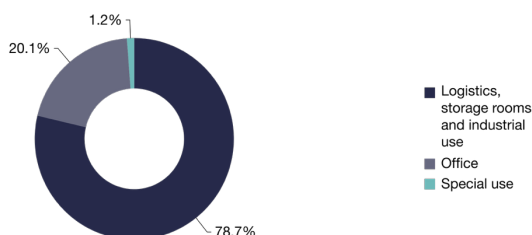
Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
Fund	-3.38%	-5.00%	-3.38%	4.17%	21.17%	7.44%	19.70%
Benchmark	-4.25%	-5.26%	-4.25%	3.93%	31.37%	18.60%	64.34%

Market Value by Region (as at 31 December 2025)



Type of Usage (as at 31 December 2025)



Ratios on return and performance	Unit	31. Dec. 2025	31. Dec. 2024
Investment yield	%	3.95	3.64
Operating profit margin	%	73.07	74.45
Return on equity	%	3.76	3.46
Return on invested capital (ROIC)	%	3.14	2.85
Dividend yield	%	4.86	5.04
Payout ratio	%	98.66	97.53
Premium	%	1.96	-2.77

Ratios on the balance sheet	Unit	31. Dec. 2025	31. Dec. 2024
Market value of properties	CHF	263 270 000	278 190 000
Gross asset value	CHF	269 634 813	285 676 874
Net fund assets	CHF	197 616 023	199 894 479
Borrowing ratio	%	22.79	23.01

Ratios on the income statement	Unit	31. Dec. 2025	31. Dec. 2024
Rental income	CHF	15 314 157	16 149 289.00
Rent default rate ¹	%	6.79	6.39
Net income	CHF	9 919 471	10 035 282.00
Fund operating expense ratio TER _{REF} (GAV)	%	0.88	0.90
Fund operating expense ratio TER _{REF} (MV)	%	1.24	1.36

Ratios on the units	Unit	31. Dec. 2025	31. Dec. 2024
Net asset value at end of reporting period	CHF	85.81	86.80
Distribution per unit	CHF	4.25	4.25
- of which free of withholding tax	CHF	3.25	2.60
Units at end of reporting period	pc.	2 302 832	2 302 832

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.

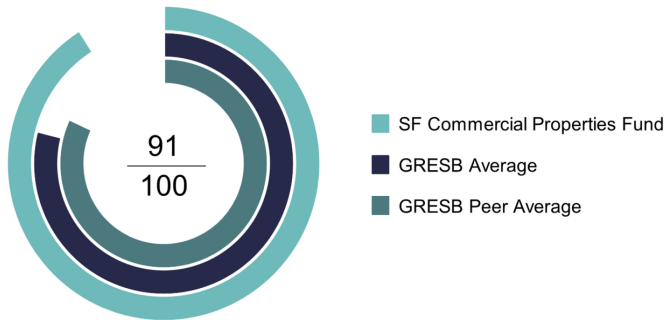
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Sustainability

The long-term objective of the fund is to achieve the Federal Council's climate target for 2050 (net zero by 2050 at the latest) by implementing the climate-alignment sustainability approach. It received 5 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-commercial-properties-fund.

GRESB Rating



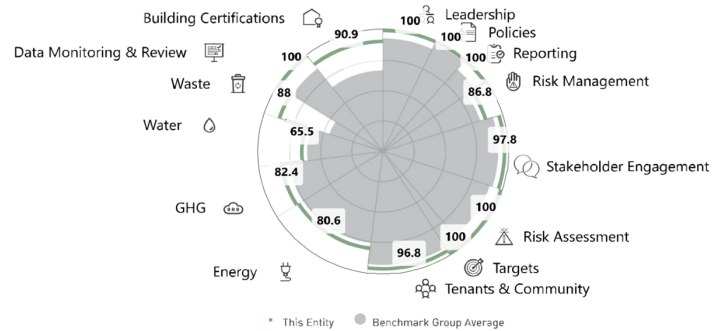
GRESB Rating Standing Investment	★★★★★
GRESB Score Standing Investment	91 out of 100
GRESB Average	79 out of 100
GRESB Peer Average	82 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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