

## Media Release

Zurich, 4 May 2021

### **SF Commercial Properties Fund Purchase of a property in St. Gallen**

- **Purchase of a fully let property with a market value of CHF 16.1 million in a first-rate location in St. Gallen**
- **Long-term triple net lease agreement enhances stability**
- **Fund's earning power significantly improved**

**On 1<sup>st</sup> May 2021, the SF Commercial Properties Fund acquired a property that is fully let for the long term and situated in an ideal location near the Shopping Arena St. Gallen, further improving the quality of its portfolio.**

The property, which is situated in an industrial estate in the immediate vicinity of the Shopping Arena and the junction for the A1 St. Gallen-Winkeln, is being used by general tenant Belcolor AG Flooring as its main office with a logistics centre, showroom, workshop and office, for a fixed term of ten years. The company, which was established over 50 years ago, is a leading Swiss floor coverings specialist, and has branches at a number of locations throughout Switzerland. The total value of the portfolio is now CHF 322.9 million as of 1<sup>st</sup> May 2021.

Under a triple net lease agreement, the tenant pays all operating costs, as well as for repairs and maintenance work. In addition to a long-term tenant with an outstanding credit rating, the acquisition also enhances the stability of the portfolio. Following the purchase, the portfolio's WAULT is six years, and the vacancy rate has been reduced by about one percentage point.

The purchase of the property is in keeping with the SF Commercial Properties Fund's strategic focus on the fields of logistics, warehousing, commercial and industry. The full letting with a triple net lease agreement ensures good yield stability, while the excellent transport connections and outstanding flexibility of use offer excellent potential for reletting in the long term. All in all, this acquisition provides a significant boost to the fund's earning power.

### Details of the acquisition

Property	Zürcherstrasse 493, 9013 St. Gallen
Revenue effect from	1 <sup>st</sup> May 2021
Market value	CHF 16.1 million
Gross yield	4.7%
Lettable space	8 872 m <sup>2</sup>



*Patrick Meier, Managing Director of Belcolor AG Flooring, and Hans-Peter Wasser, Portfolio Manager of the SF Commercial Properties Fund*

Experience the newly acquired property live on our website:  
<https://www.sfp.ch/en/products/sf-commercial-properties-fund>

### Further information

**Hans-Peter Wasser**  
**Portfolio Manager Real Estate Direct**

Swiss Finance & Property Funds Ltd  
[wasser@sfp.ch](mailto:wasser@sfp.ch)

**Urs Kunz**  
**Head Client Relationship Management & Marketing**

Swiss Finance & Property Ltd  
[kunz@sfp.ch](mailto:kunz@sfp.ch)

## SF Commercial Properties Fund

SF Commercial Properties Fund invests in properties that focus on the industrial, logistics, commercial and retail sectors throughout Switzerland. The real estate fund concentrates on industrial sites and production locations with excellent transport connections, as well as logistics properties and distribution space with long-term contracts. The real estate portfolio may also include special-purpose properties such as parking facilities, shopping malls as well as office and commercial properties at central locations with long-term rental contracts. Further information [www.sfp.ch](http://www.sfp.ch).

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