

Media Release

for immediate release

Zurich, 7 January 2020

SF Retail Properties Fund

Four additional properties bought for a total of CHF 40.34 million

- Purchase of three properties in St. Gallen, Frauenfeld and Delémont, with revenue effect from 1 December 2019
- Registration of a new build project in Zweisimmen, with revenue effect from 1 July 2020
- Increase in target rental income by CHF 2.47 million to CHF 43.3 million
- Increase in lettable space by 10 353 m² to a total of 230 040 m²

SF Retail Properties Fund purchased four properties during the last weeks of 2019. Three properties will be integrated into the portfolio during the next few weeks. One new build project will be integrated into the portfolio on 1 July 2020.

Delémont, Rue de l'Avenir 5

Rue de l'Avenir 5 was bought to facilitate the consolidation of the existing properties in Delémont. Following the purchase, SF Retail Properties Fund is the sole owner of these properties. This purchase is of crucial importance for the further development of the site. The plan is to start on the complete renovation of the properties at Rue de l'Avenir 3 and 5 in 2020, with handover to tenants scheduled for Q3 2021. The purchase price for the new property was CHF 2.0 million.

St. Gallen, Breitfeldstrasse 1

We acquired a fully leased retail property in the immediate vicinity of the existing property at Breitfeldstrasse 7. Two tenants who have operated successfully at this location for many years are renting two storeys with lettable space of 2 406 m². Various parts of the building have been renovated during the past few years. The last renovation dates from 2018. Annual rental income amounts to CHF 519 000. At a purchase price of CHF 8.1 million the gross yield is 6.41%.

Frauenfeld, Zürcherstrasse 297

The Zürcherstrasse 297 property is located on the main access road to Frauenfeld. The property is home to various retail outlets and the anchor tenants are Denner and Qualipet. The property offers 3 423 m² across two storeys and an underground parking garage. This established local shopping centre is much appreciated and frequently visited by customers. This property was purchased for CHF 11.04 million. The annual target rental is CHF 702 000 and the gross yield is 6.36%.

Zweisimmen, Märithalle

SF Retail Properties Fund has acquired a new build project of Migros Aare in Zweisimmen. The new building will be handed over in July 2020, ready for immediate occupation. The ground floor will house a Migros supermarket and a Denner Discount store. Various concepts are being investigated for the chalet directly next to the new building. The total lettable space on the ground floor has been rented to Migros Aare under a 15-year contract lease. MedBase will open a group practice on the first floor, where various general practitioners and specialists will offer their services to the public from rooms covering an area of 400 m². In addition to the doctors' rooms, there will be 13 apartments on the top floor, which will be available for rental from July. The property was registered for a purchase price of CHF 19.2 million and will be added to SF Retail Properties Fund's portfolio with revenue effect from July 2020. The annual target rental is CHF 988 000.

Portfolio

Following these last purchases in 2019, the value of the portfolio has increased to CHF 761.1 million as of December 2019 and comprises 88 properties in 20 cantons. With a target rental of CHF 43.3 million, the gross yield is 5.69%. SF Retail Properties Fund will publish its 2019 financial results in March 2020. For more information, please visit our website at www.sfp.ch.

Further Information**Remo Thomas Marti****Head Direct Real Estate**

Swiss Finance & Property Funds AG

tmarti@sfp.ch**Urs Kunz****Head Client Relationship Management & Marketing**

Swiss Finance & Property AG

kunz@sfp.ch

SF Retail Properties Fund

The SF Retail Properties Fund (ISIN CH0285087455) invests mainly in a diversified real estate portfolio of properties with retail surface. These include the ancillary rooms and associated parking facilities required for the operation. Besides retail surface, these properties can also contain industrial space, offices or apartments. Further information www.sfp.ch.

Disclaimer

SF Retail Properties Fund 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 on Collective Investment Schemes of 23 June 2006 (CISA).

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 AG 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. This press release (i) does not represent an issue prospectus within the meaning of Art. 652a or Art. 1156 of the Swiss Code of Obligations or Art. 27 ff. of the listing regulations of SIX Swiss Exchange, or a prospectus, a simplified prospectus or important information for investors (Key Investor Information Document; KIID) within the meaning of the Swiss Federal Act on Collective Investment Schemes. The sole documentation relevant for an investment decision can be obtained from Swiss Finance & Property Funds AG.

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 AG 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 brochure "Special Risks in Securities Trading" 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 AG. However, Swiss Finance & Property Funds AG 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 AG 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 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.