SFP
Swiss Finance & Property Group

31 December 2025

SF Property Securities Fund

LSEG Lipper Fund Awards Winner 2025 Switzerland

Share Class N - NAV CHF 209.17

Description

The fund invests in listed real estate funds and companies, as well as in non-listed real estate funds.

In addition to real estate funds, the product invests in real estate companies that enable additional earnings potential through other value-creation strategies. Investments in unlisted real estate funds stabilize long-term performance and facilitate optimization of the risk profile based on the market phase.

Units of Class N are only available to investors who invest through a distribution partner of Swiss Finance & Property AG.

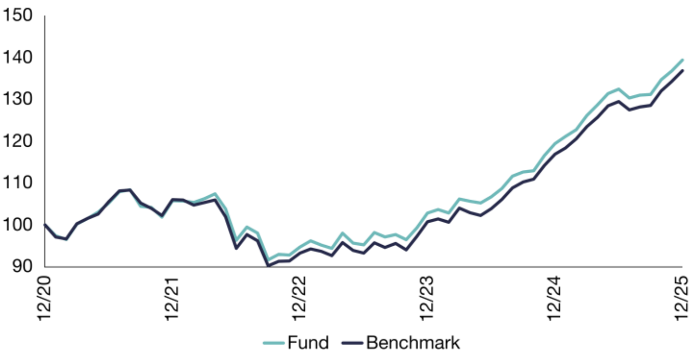
Fund Data

Name	SF Property Securities Fund
Asset Manager	Swiss Finance & Property AG
Auditors	PricewaterhouseCoopers AG
Depositary bank	UBS Switzerland AG
Reference currency	CHF
Benchmark	50% SXI Real Estate Funds Broad 50% SXI Real Estate Shares Broad
Launch of share class	10.03.2014
Launch of fund	01.11.2006
ISIN / Valor numbr	CH0234813464 / 23481346
Distribution	Annually in March
Liquidity	Daily
First-time minimum payment	According to agreement
Subscription and Redemption Fee	0.15% on behalf of the fund
Management Fee [1]	0.50% p.a.
Total Expense Ratio (TER) [2]	0.53%
Total Assets	CHF 1057.8 mn

[1] Investments in SFP products are not included in the management fee calculation.

[2] As at 31.12.2023, TER (fund of fund) denotes the sum of all costs and commissions charged to the fund assets on the fund of funds level.

Share Class N - Performance: Base 100 (Net)

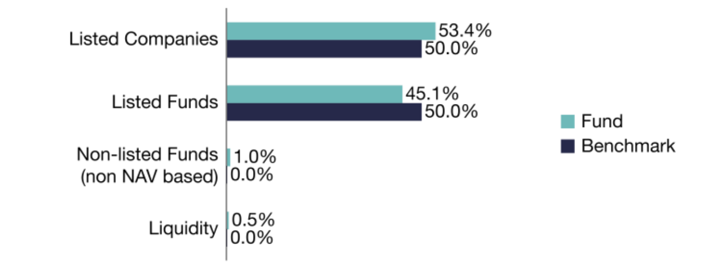


in %	YTD	1 mt	3 mts	1 year	3 years	5 Y
Fonds	16.73	1.89	6.28	16.73	47.13	39.37
Benchmark	17.06	1.90	6.45	17.06	46.71	36.82

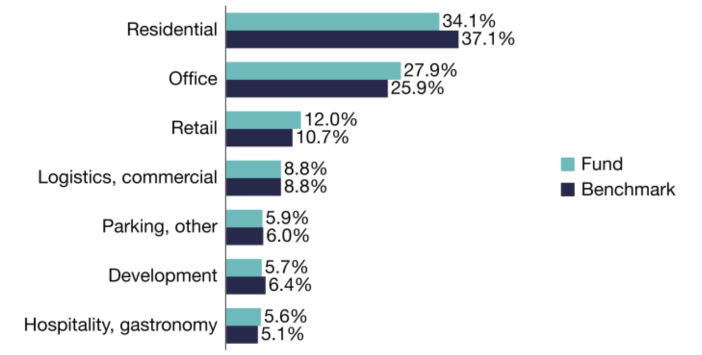
Share Class N - Statistical Analysis

36 months rolling	Funds	Benchmark
Performance p.a.	13.74%	13.63%
Volatility	5.69%	5.64%
Sharpe Ratio p.a.	2.42	2.42
Tracking Error p.a.	1.04%	-
Information Ratio	0.11	-
Risk-free rate	-0.02%	-

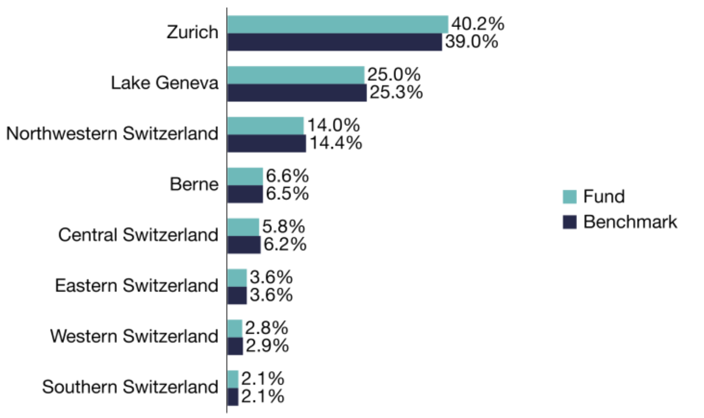
Investment Type



Sectors



Regions



SFP
Swiss Finance & Property Group

31 December 2025

SF Property Securities Fund

ESG-Report

The fund supports the achievement of the Swiss Federal Council's 2050 climate targets and pursues the listed sustainability approaches. The investment objective and the sustainability policy of the SF Property Securities Fund are defined in the prospectus with integrated fund contract. Further explanations on sustainability can be found at www.sfp.ch/en/products/sf-property-securities-fund. The fund qualifies itself as Article 8 SFDR in the pre-contractual information.

Environmentally Relevant Key Figures

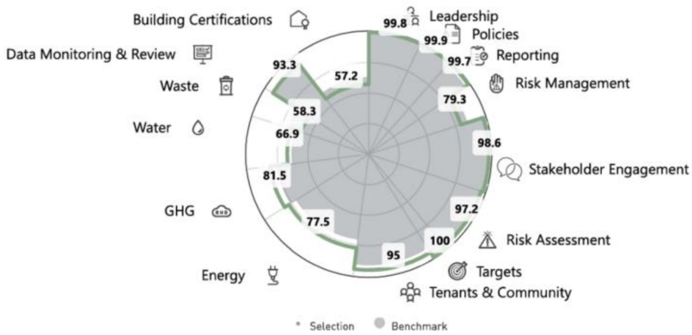
Measured variable	Unit	Fund
Energy intensity in operation	KWh/m²/year	105.0
Share of renewable energy	% renewable of energy consumption	44.0
GHG intensity in operation	$kgCO_2/m^2$/année	10.7

The key figures are based on publicly available information from third-party providers on the reporting date. Not all third-party providers publish information, which is why the degree of coverage is not necessarily 100%. The calculation methods are harmonised. This leads to retrospective corrections, which we apply in each case.

GRESB Rating[1]

GRESB Standing Investment	4 von 5
GRESB Score Standing Investment	89 von 100
GRESB Average (Global participants) [2]	81 von 100
GRESB Peer Average (Swiss participants) [2]	87 von 100

GRESB Portfolio Summary[2]



Source: GRESB

GRESB ESG Breakdown[1]

Source: GRESB

Sustainability Approaches

- Exclusions
- ESG Integration
- Stewardship (Voting and Engagement)
- Climate-alignment

The degree of coverage measured in terms of assets under management is approx. 83.3%.

[1] The GRESB ESG Breakdown and the GRESB Rating are based on the GRESB reports for the calendar year 2024 and are calculated using the current portfolio allocation.
[2] The GRESB Portfolio Summary, the GRESB Average and the GRESB Peer Average are based on the allocation as at 31.10.2025 and the GRESB reports for the calendar year 2024.

31 December 2025

SF Property Securities Fund

Head Client Relationship Management & Marketing

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