

SF Property Selection Fund

Share Class I - NAV CHF 159.67

Description

The fund invests in listed and non-listed real estate funds, and on a situational basis, in real estate companies.

The product is oriented towards the performance of a fund-only index and allows for tactical diversification through investing in real estate companies. The inclusion of non-listed investments ensures access to the entire fund universe and makes it possible to invest early on in new funds' value chains.

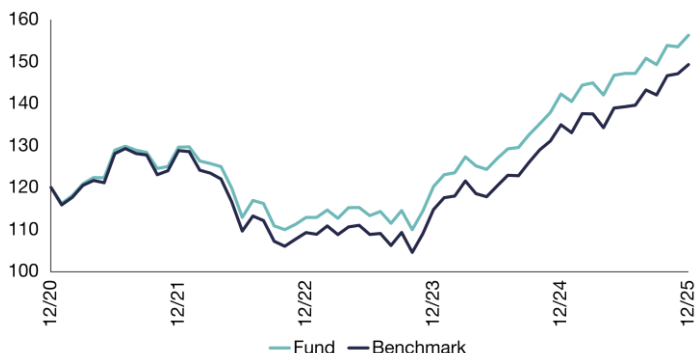
Fund Data

Name	SF Property Selection Fund
Asset Manager	Swiss Finance & Property AG
Auditors	PricewaterhouseCoopers AG
Depository bank	UBS Switzerland AG
Reference currency	CHF
Benchmark	100% SXI Real Estate Funds Broad
Launch of share class	24.07.2019
Launch of fund	03.12.2012
ISIN / Valor numbr	CH0198536689 / 19853668
Distribution	Annually in March
Liquidity	Daily
First-time minimum payment	CHF 5 mn
Subscription and Redemption Fee	0.15% on behalf of the fund
Management Fee ¹	0.50% p.a.
Total Expense Ratio (TER) ²	0.55%
Total Assets	CHF 657.0 mn

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

² As at 31.12.2024, 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 I - Performance: Base 120 (Net)

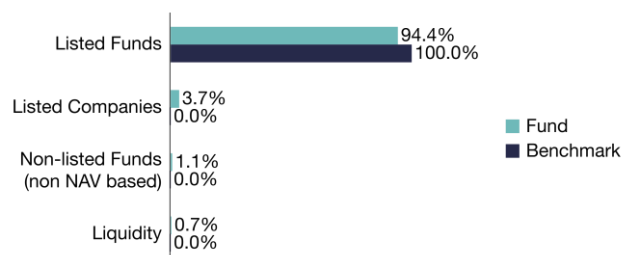


in %	YTD	1 mt	3 mts	1 year	3 years	5 Y
Fonds	9.83	1.78	4.68	9.83	38.44	30.21
Benchmark	10.62	1.47	5.09	10.62	36.61	24.39

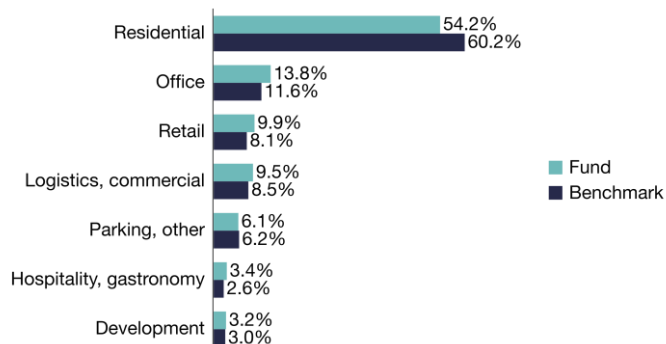
Share Class I - Statistical Analysis

36 months rolling	Funds	Benchmark
Performance p.a.	11.45%	10.96%
Volatility	7.13%	7.67%
Sharpe Ratio p.a.	1.61	1.43
Tracking Error p.a.	1.16%	-
Information Ratio	0.42	-
Risk-free rate	-0.02%	-

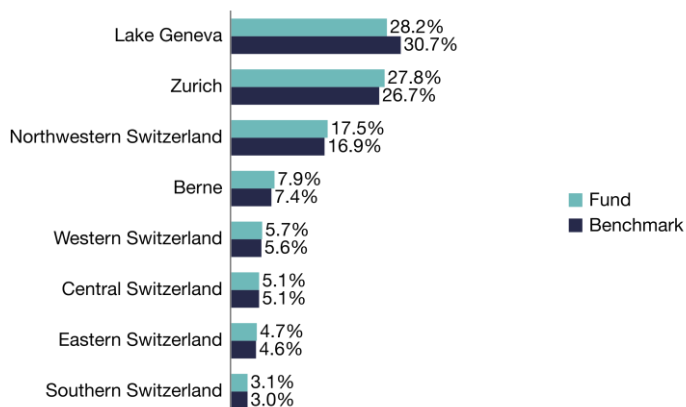
Investment Type



Sectors



Regions



SF Property Selection 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 Selection 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-selection-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/m ² /year	100.2
Share of renewable energy	% renewable of energy consumption	34.0
GHG intensity in operation	kgCO ₂ /m ² /année	13.4

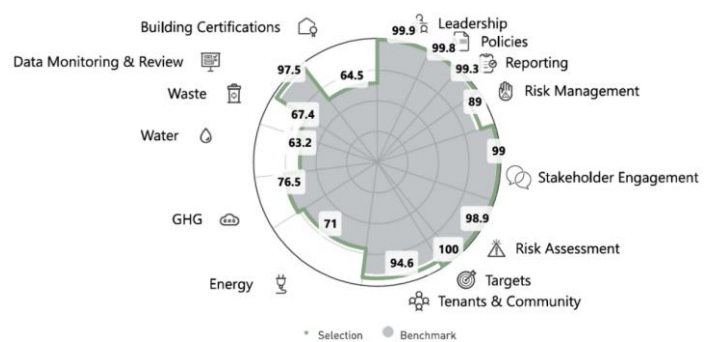
The key figures are based on publicly available information from third-party providers on the reporting date. Not all third-party providers publish information, which is why the degree of coverage is not necessarily 100%. The calculation methods are harmonised. This leads to retrospective corrections,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

GRESB Rating¹



GRESB Standing Investment	4 von 5
GRESB Score Standing Investment	88 von 100
GRESB Average (Global participants) ²	81 von 100
GRESB Peer Average (Swiss participants) ²	87 von 100

GRESB Portfolio Summary²



Source: GRESB

All intellectual property rights to this data belong exclusively to GRESB B.V. All rights reserved. GRESB B.V. has no liability to any person (including a natural person, corporate or unincorporated body) for any losses, damages, costs, expenses or other liabilities suffered as a result of any use of or reliance on any of the information which may be attributed to it.

GRESB ESG Breakdown¹



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. 83.2%.

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.



Swiss Finance & Property Group

31 December 2025

SF Property Selection Fund

Head Client Relationship Management & Marketing

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

Disclaimer

The LSEG Lipper Fund Awards, granted annually, highlight funds and fund companies that have excelled in delivering consistently strong risk-adjusted performance relative to their peers. The LSEG Lipper Fund Awards are based on the Lipper Leader for Consistent Return rating, which is a risk-adjusted performance measure calculated over 36, 60 and 120 months. The fund with the highest Lipper Leader for Consistent Return (Effective Return) value in each eligible classification wins the LSEG Lipper Fund Award. For more information, see lipperfundawards.com. Although LSEG makes reasonable efforts to ensure the accuracy and reliability of the data contained herein, the accuracy is not guaranteed by LSEG Lipper.

This document is intended for use solely by the person to whom it is conveyed on a confidential basis. By accepting and retaining this material and the information therein, which is intended for marketing purposes, the recipients confirm and agree to uphold the confidentiality of this document. The recipient is not authorised to transmit this document to third parties. This material may not be duplicated or copied, in whole or in part, for any purpose without the written prior consent of Swiss Finance & Property Funds Ltd and Swiss Finance & Property Ltd. This document constitutes neither an offer nor a recommendation to buy or sell securities or financial instruments and should not be interpreted as investment advice or any other type of decision-making tool or suggestion with regard to legal, tax-related or other matters. Neither the present document nor copies thereof may be sent, taken or distributed to the United States of America, or given to US persons (within the meaning of Regulation S of the US Securities Act of 1933 in its current valid version). Past performance is neither a guarantee nor an indicator of current or future performance or returns. The performance does not take into account any commissions and costs for issue or redemption of fund units. The prospectus, the Key Information Document (KID) as well as the annual and semi-annual reports can be obtained free of charge from Swiss Finance & Property Funds Ltd.