

SF Property Selection Fund

Share Class I - NAV CHF 151.31

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 Group
Auditors	PricewaterhouseCoopers AG
Depositary 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 number	CH0198536689 / 19853668
Distribution	Annually in March
Liquidity	Daily
Initial minimum subscription	5 mn CHF
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 657.1 mn

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

² As at 31.12.2025, TER (fund of fund) denotes the sum of all costs and commissions charged to the fund assets on the fund of funds level.

Performance: (reset to base 100, net)



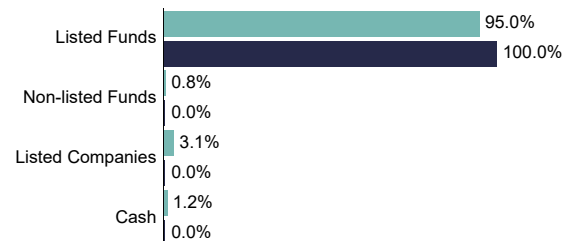
Cumulative performance (Net)

	YTD	1 M	3 M	1 Year	3 Years	5 Years	Inception
Fund	-3.74%	-5.06%	-3.74%	3.79%	33.50%	24.42%	42.27%
Benchmark	-4.25%	-5.26%	-4.25%	3.93%	31.37%	18.60%	38.86%

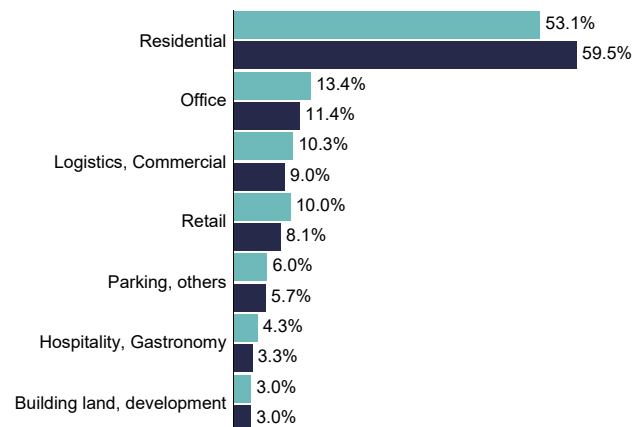
Statistical analysis

	Fund	Benchmark
60 months rolling		
Performance p.a.	4.47%	3.47%
Volatility	8.40%	8.94%
Sharpe Ratio p.a.	0.51	0.37
Tracking Error p.a.	1.18%	-
Information Ratio	0.85	-
Risk-free rate	0.20%	0.20%

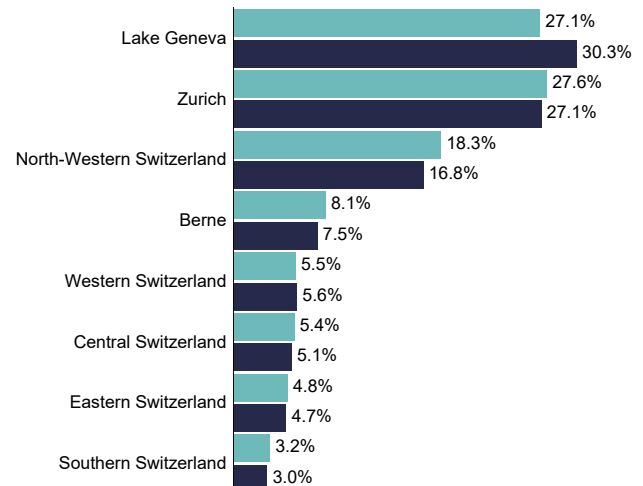
Investment type



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.

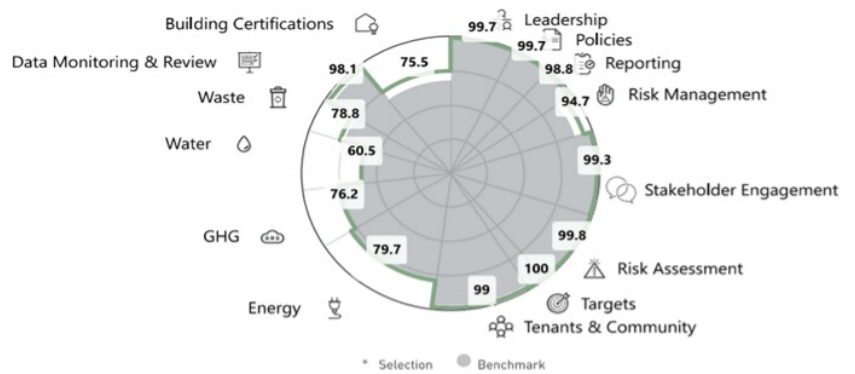
Key environmental figures¹

Measured variable	Unit	Fund
Energy intensity in operation	kWh/m ² /year	99.9
Proportion of renewable energy	% renewable of energy consumption	34.3
GHG intensity in operation	kgCO ₂ /m ² /year	13.3

GRESB-Rating²



GRESB Portfolio Summary³



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

GRESB ESG Breakdown¹



Sustainability Approaches



Exclusions



Stewardship (Voting and Engagement)



ESG Integration



Climate-alignment

Source: GRESB

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¹ 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.

² 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.

³ 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.

The degree of coverage measured in terms of assets under management is approx. 83.20%.



Swiss Finance & Property Group

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SF Property Selection Fund

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