

SFP AST Global Core Property (Unhedged)

Class A - 780.15 / Class B - CHF 804.47 / Class X - CHF 817.82

Description

SFP AST Global Core Property offers Swiss pension funds access to a global portfolio of open-ended, non-listed core property real estate funds. Its focus lies on strong cash flow, strategic diversification enabled through active portfolio management, and sustainability.

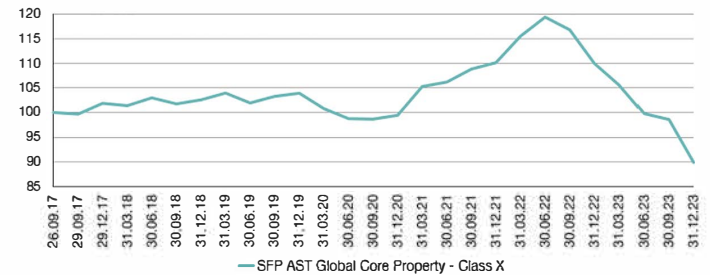
Key Facts

Legal form	Swiss Investment Foundation – the investment group falls under the category 'foreign real estate' (article 53, paragraph 1, letter c, BVV 2)
Investment manager	Swiss Finance & Property Ltd
Depository bank	Credit Suisse (Schweiz) AG
Investment strategy	Core
Fund structure	Open-ended
Liquidity	Quarterly
Regional exposures	Global (excl. Switzerland)
Sector exposures	Residential, industrial/logistics, office, retail, other
Launch date	September 2017
Currency	CHF
Foreign currency hedging	Investors have the option to invest in a hedged or an unhedged investment group
Leverage	No leverage at the investment group level
TER KGAST (2022)	1.08% - 1.79%
Next subscription/redemption	Closing: 31 March 2024 (value date) Capital commitment/redemption: 11 March 2024
Subscription/redemption thereafter	Closing: 30 June 2024 (value date) Capital commitment/redemption: 10 June 2024
Notice period	12 months

Portfolio Key Figures

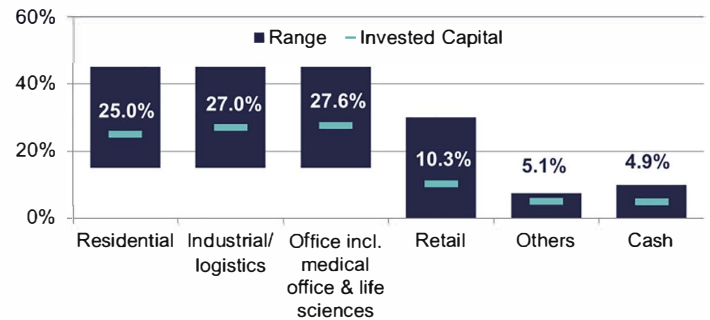
Total assets of the investment groups	178.1
Number of funds (committed)	15
Number of funds (invested)	14
Number of underlying properties	1702
Gross asset value of underlying properties (in CHF bn)	91.8
Occupancy rate (in %)	93.5
WAULT (in years)	5.2
Leverage (% of GAV)	23.8

Performance (neto total return)

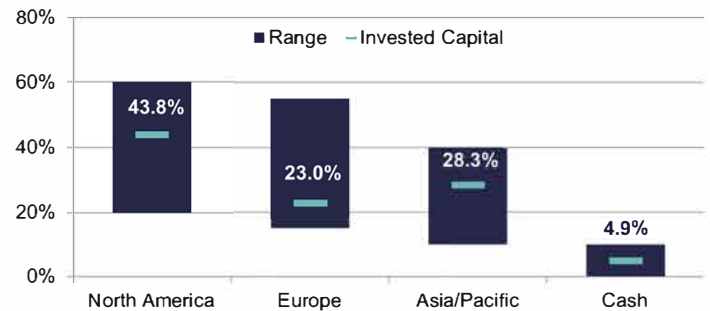


	YTD	3 M	1 yr	3 yr (p.a.)	5 yr (p.a.)	Since launch (p.a.)
Class A	-18.79%	-8.96%	-18.79%	-3.93%	-3.23%	-2.94%
Class B	-18.61%	-8.91%	-18.61%	-3.72%	-3.02%	-1.98%
Class X	-18.26%	-8.81%	-18.26%	-3.31%	-2.60%	-1.58%

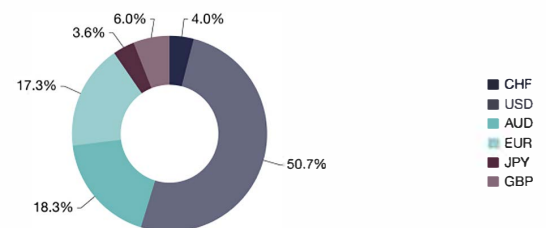
Sector Exposures



Regional Exposures



Currencies



SFP AST Global Core Property (Unhedged)Class A - 856.94 / Class B - CHF 883.17 / Class C - CHF 896.85 / Class X - CHF

Head Client Relationship Management & MarketingDr Patrick Sege | Seefeldstrasse 275 | 8008 Zürich | sege@sfp.ch | +41 43 344 74 78 | www.sfp.ch

Disclaimer

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.