

SFP AST Swiss Real Estate

NAV CHF 1 172.53

Description

SFP AST Swiss Real Estate is an investment group of the SFP Investment Foundation that invests directly in Swiss real estate. The aim is to continually build up a portfolio that is diversified by usage and region. The investment strategy envisages a portfolio split of at least 40% residential and at least 40% commercial usage. At least 70% is invested in existing real estate and a maximum of 30% in construction projects and project development. The regional split allows for a portfolio that is broadly diversified throughout Switzerland. The focus here is on Zurich, Basel, Bern and St. Gallen as well as Western and Central Switzerland.

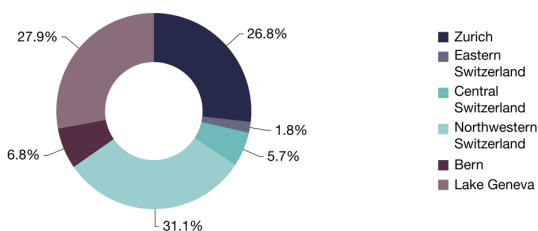
Key Facts

Investment group	SFP AST Swiss Real Estate
Asset manager	Swiss Finance & Property Funds Ltd
Audit firm	PricewaterhouseCoopers AG
Custodian bank	Banque Cantonale Vaudoise
Reference currency	CHF
Benchmark	KGAST Immo-Index Mixed
Launch date	14 December 2018
Securities/ISIN number	43753274 / CH0437532747
Bloomberg code	SFPCHRE SW
Management fee	0.35% p.a. of total assets

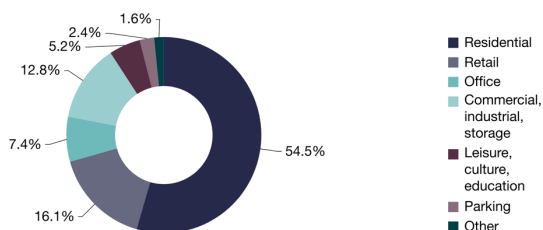
Portfolio Key Figures (as at 31 March 2024)

	units	
Number of properties	number	39
Market value of real estate	CHF	717 447 100
Gross yield	%	3.75

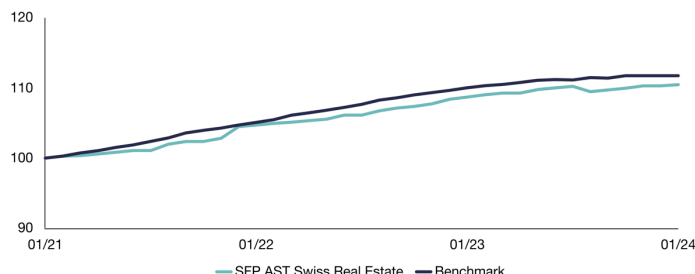
Market Value by Region (as at 31 March 2024)



Type of Usage (as at 31 March 2024)



Performance (reset on base 100, as at end of previous month)



Cumulative Performance (in %, as at end of previous month)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
Investment group	0.68%	0.45%	0.61%	1.77%	10.78%	19.21%	19.85%
Benchmark	0.39%	0.22%	0.40%	1.93%	12.12%	22.88%	23.69%

Ratios on return and performance

	Unit	31 Dec. 2023	31 Dec. 2022
Investment yield	%	1.72	3.73
Operating profit margin	%	69.21	65.65
Return on equity	%	1.61	3.18
Return on invested capital (ROIC)	%	1.49	2.72
Distribution yield	%	2.41	2.39
Payout ratio	%	92.40	92.03

Ratios on the balance sheet

	Unit	31 Dec. 2023	31 Dec. 2022
Market value of properties	CHF	674 422 000	536 044 000
Gross asset value	CHF	684 000 436	562 082 980
Net assets	CHF	599 467 708	524 308 216
Borrowing ratio	%	11.11	5.44

Ratios on the income statement

	Unit	31 Dec. 2023	31 Dec. 2022
Rental income	CHF	23 091 765	15 885 811
Rent default rate	%	0.97	1.98
Net income	CHF	15 633 378	13 630 777
TER _{REF} (GAV)	%	0.54	0.57
TER _{REF} (NAV)	%	0.64	0.71

Ratios on the units

	Unit	31 Dec. 2023	31 Dec. 2022
Net asset value	CHF	1 161.98	1 170.35
Units at end of reporting period	pc.	515 900	447 995

Historical performance data is no guarantee of future returns. The investment group's returns and the values of the units may increase or decrease and cannot be guaranteed. When redeeming units, the investor may get back less assets than he originally invested. The key figures for the past financial year are still unaudited.

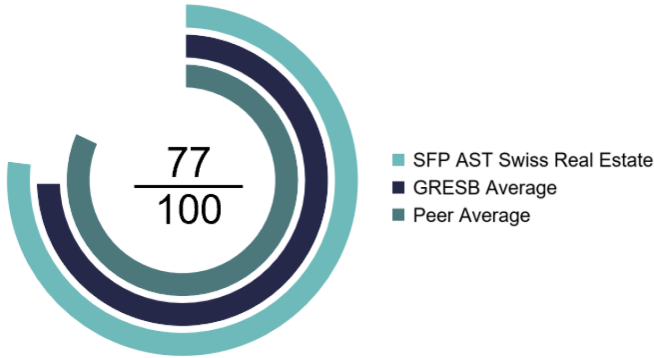
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Sustainability

The long-term objective of the investment group is to achieve the Federal Council's climate targets for 2030 and 2050 by implementing the climate-alignment sustainability approach. It received 3 out of 5 stars in the GRESB rating for the year 2022. Further information on sustainability can be found at www.sfp.ch/en/products/sfp-ast-swiss-real-estate.

GRESB Rating



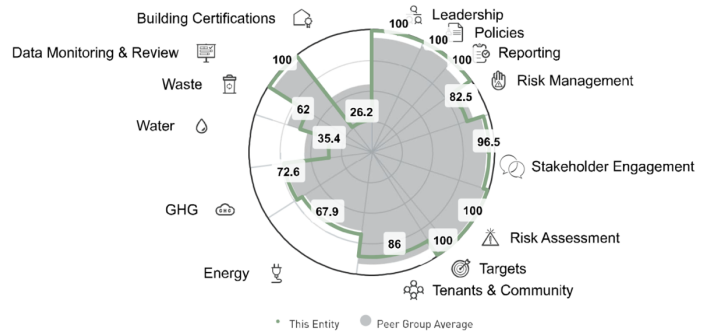
GRESB Rating Standing Investment	3 out of 5
GRESB Score Standing Investment	77 out of 100
GRESB Average	75 out of 100
GRESB Peer Average	82 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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Head Client Relationship Management & Marketing

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