

Press release

for immediate publication

Zurich, 19 October 2020

SFP AST Swiss Real Estate Fourth capital raise in autumn 2020

SFP Investment Foundation is carrying out a capital raise for the SFP AST Swiss Real Estate investment group with target volume of CHF 50-70 million in the timeframe from 20 October to 20 November 2020.

The market value of the portfolio has grown to CHF 199.3 million in the current financial year through continuous acquisitions. The existing real estate portfolio in core locations with good property qualities reported the following positive key figures as at 30 June 2020:

- Increase in annual target rental income to CHF 8.1 million
- Low vacancy rate of 1.8%
- Sustainable WAULT of 6.6 years
- Debt financing ratio of 25.3%

The new funds from this capital raise will be utilised for further expanding the portfolio with the target of long-term allocation of type of use of 60% residential and 40% commercial. In this context, various residential properties have already been secured or engaged in a far-advanced acquisition process. Any remaining capital would provide flexibility in debt financing.

The transaction is open for existing and new investors that are able to invest in tax-exempt investment schemes according to Swiss law as well as the SFP Investment Foundation's articles of incorporation.

Information about fourth capital raise

Volume	Target volume: CHF 50 - 70 million
Subscription volume	Minimum of 100 units
Indicative issue price	CHF 1,075.25
Issue and distribution commission	The indicative issue price includes an issue commission of 1.00%. This commission will be credited to the investment group's assets. In addition, a distribution commission of 0.25% is charged.
Payment date (value date)	Planned for 26 November 2020
Security number / ISIN	43 753 274 / CH0437532747
Allocation process	Subscriptions for up to 500 units receive full allotment. If the issue is oversubscribed, the remaining subscriptions will be reduced proportionately.
Subscription period	Start: 20 October 2020 End: 20 November 2020, 12:00

More information about SFP Investment Foundation and SFP AST Swiss Real Estate and its current portfolio is available at <https://www.sfp.ch/en/sfp-group/companies/sfp-investment-foundation/>.

This notice does not constitute an issue prospectus in the sense of Art. 35 et seq. of the Financial Services Act.

For questions, please contact:

Dr. Gregor Bucher
Managing Director
SFP Investment Foundation
bucher@sfp.ch

Urs Kunz
Head Client Relationship & Marketing
Swiss Finance & Property AG
kunz@sfp.ch

[Issue Factsheet \(PDF\)](#)

[Presentation fourth capital raise \(PDF\)](#)

Agenda

**20 October 2020 – Capital raise event in Zurich:
Details and registration here**

SFP AST Swiss Real Estate

SFP AST Swiss Real Estate offers Swiss pension funds a portfolio that is diversified throughout Switzerland. In accordance with its strategy, the investment group invests directly in Swiss real estate. The investment is aimed at pension funds and other tax-exempt institutions domiciled in Switzerland that provide occupational benefits. This includes all tax-exempt 2nd pillar institutions domiciled in Switzerland. Further information - <https://www.sfp.ch/en/sfp-group/companies/sfp-investment-foundation/>.

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