

Media release

Zurich, 7 September 2021

SFP AST Swiss Real Estate Successful Capital Increase

- **Nine properties with a volume of almost CHF 120.0 million registered**
- **Portfolio value over CHF 340.0 million**
- **Remaining capital called as at 15 September 2021**

The pipeline presented in connection with the capital increase has already been almost entirely realised. Nine of the twelve properties presented, with a volume of nearly CHF 120.0 million, have been successfully registered. The portfolio now comprises 24 properties with a total value of over CHF 340.0 million¹.

Of the subscribed new funds amounting to CHF 88.00 million from the capital increase, CHF 50.0 million had been called by mid-July. The successful realisation of the pipeline means that the remaining capital will now also be called as of 15 September 2021. The capital call will reduce the proportion of debt capital from its current level of 16.6% to around 5.2%. The next transactions will cause it to rise above 20% again. The share of residential properties was increased in line with the strategy and currently stands at around 51% in terms of net rent, or just under 60% with respect to market value at the strategic allocation stage.

SFP Investment Foundation (SFP AST) was established by Swiss Finance & Property Ltd in May 2017 and offers domestic and foreign real estate investment groups. The focus of the SFP AST Swiss Real Estate investment group launched in December 2018 falls on directly owned real estate investments in the core/core+ sector in Switzerland.

¹ The property at Wohlhauserstrasse 19/21 in Affoltern a. A. is registered, with occupancy planned for autumn

Property	Occupancy date	Market value in CHF thousand	Utilisation rate – Net rent	Rental status	Gross yield
Lausanne, Rue du Valentin 62c	1 May 2021	20 800	100% residential	100%	2.9%
Geneva, Rue de Monthoux 27	15 June 2021	9 000	72% residential 28% commercial	84%	3.1%
Glattbrugg, Rosenstrasse 7	1 May 2021	6 580	100% residential	100%	3.1%
Basle, Kannenfeldstrasse 12	1 July 2021	8 200	100% residential	100%	2.9%
Basle, Drahtzugstrasse 22	2 August 2021	6 028	100% residential	100%	3.2%
Geneva, Rue du Lyon 105	12 August 2021	28 900	100% commercial	97%	3.8%
Affoltern a. A., Wolhausenstr. 19/21	Registered	7 976	100% residential	100%	3.2%
Basle, Mühlhauserstrasse 129	16 August 2021	6 127	90% residential 10% commercial	100%	2.7%
Geneva, Rue des Deux-Ponts 18	16 August 2021	24 800	79% residential 21% commercial	97%	2.9%
Total		118 400	64% residential 36% commercial	97%	3.2%



Geneva, Rue de Lyon 105



Basle, Kannenfeldstrasse 12



Basle, Mühlhauserstrasse 129



Lausanne, Rue du Valentin 63c

Watch the video with further explanations by Matthias Flückiger [here](#).

Further information

More details regarding SFP AST Swiss Real Estate's investment universe, investment guidelines and framework conditions can be found in the prospectus at www.sfp-ast.ch.

More information

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SFP Investment Foundation

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