

SF Sustainable Property Fund

Price CHF 125.50

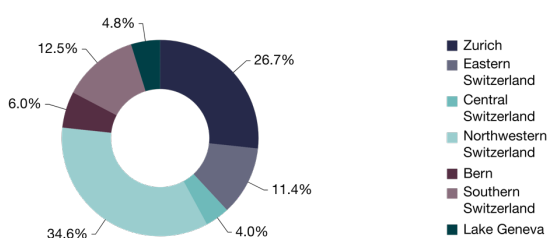
Description

The SF Sustainable Property Fund invests in real estate and real estate projects in the whole of Switzerland. The real estate fund mainly focuses on residential use. The real estate fund systematically and step-by-step optimises properties in line with defined sustainability criteria (ESG) during the period of ownership.

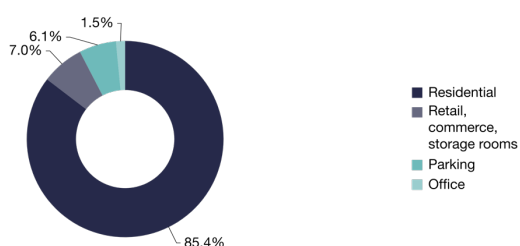
Fund Data

Name	SF Sustainable Property Fund
Fund management company	Swiss Finance & Property Funds Ltd
Auditors	PricewaterhouseCoopers AG
Depository bank	UBS Switzerland AG
Valuation expert	Wüest Partner AG
Market Maker	Swiss Finance & Property Ltd
Legal form	Investment funds under Swiss law in the "real estate funds" category
Holding structure real estate	Direct property
Reference currency	CHF
Benchmark	SXI Real Estate Funds Broad
Launch date	27 December 2010
Listing	17 November 2014
Security / ISIN number	12079125 / CH0120791253
Bloomberg code	SFPF SW
Management fee	0.55% p.a.
Tax value per unit as at 31 December 2023	CHF 1.68
Market capitalisation as at 31 August 2024	CHF 1 056.3 mn

Market Value by Region (as at 30 June 2024)



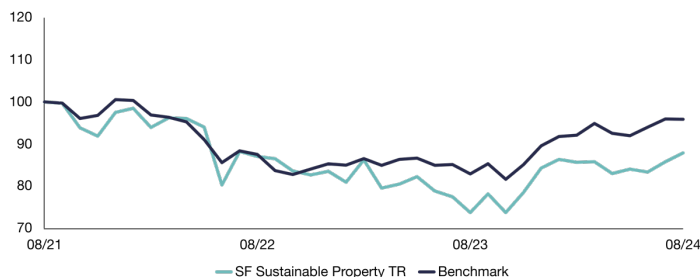
Type of Usage (as at 30 June 2024)



Summary Risk Indicator



Performance (reset on base 100)



Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
Fund	4.26%	2.45%	4.58%	19.23%	-12.10%	4.96%	121.86%
Benchmark	7.03%	-0.09%	4.24%	15.65%	-4.12%	20.08%	94.78%

Ratios on return and performance	Unit	30 Jun. 2024	31 Dec. 2023
Investment yield	%	0.72 ¹	-1.22
Operating profit margin	%	62.00	60.86
Return on equity	%	0.70 ¹	-1.18
Return on invested capital (ROIC)	%	0.64 ¹	-0.46
Dividend yield	%	n/a	2.59
Payout ratio	%	n/a	106.40
Premium	%	1.32	3.08

Ratios on the balance sheet	Unit	30 Jun. 2024	31 Dec. 2023
Market value of properties	CHF	1 451 146 000	1 450 063 000
Gross asset value	CHF	1 470 402 079	1 469 835 767
Net fund assets	CHF	988 555 912	1 008 402 386
Borrowing ratio	%	27.25	25.80

Ratios on the income statement	Unit	30 Jun. 2024	30 Jun. 2023
Rental income	CHF	26 035 356	26 785 189
Rent default rate ²	%	7.05	7.08
Net income	CHF	12 854 148	12 404 407
Fund operating expense ratio TER _{REF} (GAV)	%	0.76	0.78
Fund operating expense ratio TER _{REF} (MV)	%	1.13	1.16

Ratios on the units	Unit	30 Jun. 2024	31 Dec. 2023
Net asset value at end of reporting period	CHF	117.45	119.81
Distribution per unit	CHF	n/a	3.20
Units at beginning of reporting period	pc.	8 416 494	8 416 494

Historical performance data is no guarantee of future returns. The fund's income and the value of the fund units may increase or decrease and cannot be guaranteed. When redeeming fund units, the investor may get back less money than he originally invested.

¹ Calculation for six months (January 1 to June 30).

² Granted rental reductions are not being accounted for the calculation of the rent default rate. This is in accordance with the guideline of AMAS.

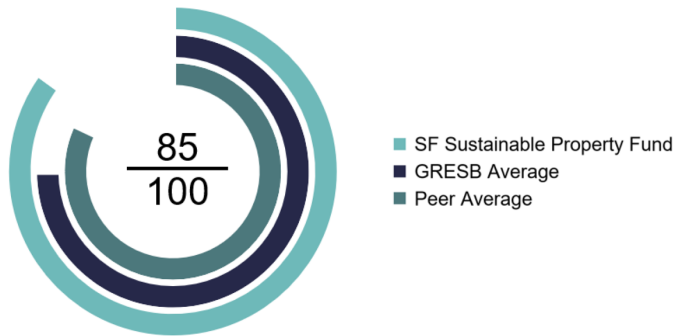
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Sustainability

With the objective being to reach the Federal Council's climate objectives for 2030 and 2050 (net zero by 2050 at the latest), the focus falls mainly on environmental criteria (E of ESG), in particular on the improvement of energy efficiency and the reduction of greenhouse gas emissions. The fund received 4 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/sf-sustainable-property-fund.

GRESB Rating



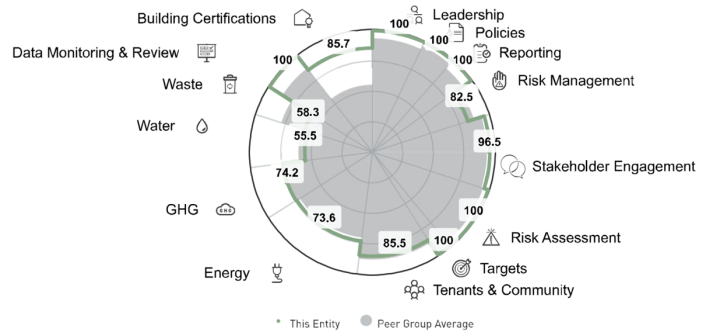
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	85 out of 100
GRESB Average	75 out of 100
GRESB Peer Average	82 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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