

Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, and potential gains and losses of this product and to help you compare it with other products.

Product

Product name/ISIN	SF Property Selection Fund - unit class I (the Product); ISIN CH0198536689; in unit class currency CHF a unit class of SF Property Selection Fund (the Sub-fund) a Sub-fund of SF Property (the Umbrella)
Product Manufacturer	Swiss Finance & Property Funds AG , Seefeldstrasse 275, 8008 Zürich. Call + 41 43 344 61 31 or visit www.sfp.ch for more information.
Competent regulatory authority	Swiss Financial Market Supervisory Authority (FINMA) is responsible for supervising Swiss Finance & Property Funds AG in relation to this Key Information Document

This document was prepared on 2 July 2024.

You are about to purchase a Product that is not simple and may be difficult to understand.

What is the product?

Type: This Product is a common fund qualifying as an 'other fund for traditional investments' in accordance with the Swiss Federal Act on Collective Investment Schemes.

Term: This Product has no maturity date. The Sub-fund has been established for an indefinite period of time. The Management Company is entitled to liquidate, merge or reposition the Product at any time unilaterally in case the Product can no longer be managed in the interest of the investors. The amount the investor will receive upon early termination may be less than the amount invested.

Objectives: The Sub-fund invests at least two-thirds of its assets, after deduction of the liquid assets, in units (including subscription rights) of listed real estate funds under Swiss law. The Sub-fund invests a maximum of one-third of its assets in units (including subscription rights) of unlisted real estate funds under Swiss law, fixed or variable-rate debt instruments and rights, money market instruments issued by borrowers worldwide and denominated in Swiss francs, sight deposits, as well as units in other listed and unlisted collective investment schemes under Swiss law which mainly invest in the above-mentioned instruments (except unlisted real estate funds). The investors may terminate the Sub-fund contract on any day and request that their units be paid out in cash. The Sub-fund units are redeemed on every bank working day, except on existing public holidays. The Sub-fund management company has delegated the investment decision to Swiss Finance & Property AG. The benchmark index is the SXI Real Estate Funds Broad TR index. The investment Sub-fund's net income is distributed annually to the investors at the latest within four months of the end of the accounting year. If the net income in a financial year including income carried forward from previous financial years is less than 1% of the net assets and less than CHF 1 per unit, a distribution may be waived. Borrowing may amount to up to 25% and encumbrances (pledging and transfers of ownership by way of security) to up to 60% of the Sub-fund's net assets. The transaction costs are charged to the Sub-fund assets and therefore reduce the income of the collective investment scheme.

Intended Retail Investor: This Product is intended for professional and institutional investors, as well as sophisticated retail investors with sufficient knowledge and experience in collective investment schemes and similar products, an ability to bear an average investment loss, and a long-term investment horizon.

What are the risks and what could I get in return?

(A) Summary Risk Indicator



The risk indicator assumes you keep the Product for 5 years. The actual risk can vary significantly if you redeem at an early stage and you may get back less. You may not be able to cash in early. You may have to pay significant extra costs to cash in early.

This Product is considered to be illiquid.

The Summary Risk Indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the markets. We have classified this Product as 4 out of 7, which is a medium risk class and poor market conditions could impact our capacity to pay you. **Be aware of currency risk** if your reference currency differs from the currency of the Product. You may receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. Investors shall note that the Product may be exposed to further risks such as operational, counterparty, political, sustainability and legal risks that are not included in the Summary Risk Indicator. This Product does not include any protection from future market performance so you could lose some or all of your investment.

(B) Performance Scenarios

The figures shown include all the costs of the Product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. **What you will get from this product depends on future market performance.**

Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Product / a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period:		5 years	
Example Investment:		CHF 10,000	
Scenarios		If you exit after 1 year	If you exit after 5 years (Recommended holding period)
Stress scenario	What you might get back after costs Average return each year	CHF 3,303 -67.0%	CHF 3,570 -18.6%
This type of scenario occurred for an investment SF Property Selection Fund I between 01.2022-06.2024.			
Unfavourable scenario	What you might get back after costs Average return each year	CHF 8,063 -19.4%	CHF 8,986 -2.1%
This type of scenario occurred for an investment SF Property Selection Fund A between 02.2015-02.2020.			
Moderate scenario	What you might get back after costs Average return each year	CHF 9,812 -1.9%	CHF 11,935 3.6%
This type of scenario occurred for an investment SF Property Selection Fund A between 07.2016-07.2021.			
Favourable scenario	What you might get back after costs Average return each year	CHF 11,200 12.0%	CHF 13,297 5.9%

What happens if Swiss Finance & Property Funds AG is unable to pay out?

The investor of this Product will not face financial loss due to the default of Swiss Finance & Property Funds AG, as the Sub-fund is considered to be a separate entity with segregated assets.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Cost over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- CHF 10,000 is invested

	If you exit after 1 year	If you exit after 5 years (Recommended holding period)
Total costs	CHF 852	CHF 1,492
Annual cost impact (*)	8.5%	2.8%

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 6.4% before costs and 3.6% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5.0% of the value of your investment when entering.	CHF 500
Exit costs	2.0% of the value of your investment before it is paid out to you.	CHF 204
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.4% of the value of your investment per year.	CHF 144
Transaction costs	0.0% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	CHF 4
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	n/a

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

The recommended holding period is calculated based on the Summary Risk Indicator presented above. According to the investment objective as described above, the Product is designed for long-term investment. The Product is an open-ended Product. The investor can sell their investment on a daily (on business days) basis. Redemption fees will be charged at the level of the Product.

How can I complain?

Any complaint regarding the person advising on, or selling the Product can be submitted directly to that person or bank. Any complaint regarding the Product or this document can be submitted in writing under the following address: Swiss Finance & Property AG, Seefeldstrasse 275, 8008 Zürich. Investors shall note that a complaint can be also addressed by e-mail to info@sfp.ch or visit website: www.sfp.ch.

Other relevant information

This Key Information Document does not contain all information relating to this Product. Further information about SF Property, its prospectus and its latest annual and semi-annual report, the current Product prices, may be obtained free of charge, in German language, from Swiss Finance & Property AG, the appointed distributors or online at www.sfp.ch. There you can also find information on past performance from the last 4 years.

The calculations of previous performance scenarios, updated monthly, can be found at www.fundinfo.com.

The information contained in this Key Information Document does not constitute a recommendation to buy or sell the Product and is no substitute for individual consultation with the investor's bank or advisor. Any updated version of this Key Information Document will be published on: www.sfp.ch.

The custodian of this Product is: UBS Switzerland AG, Zurich