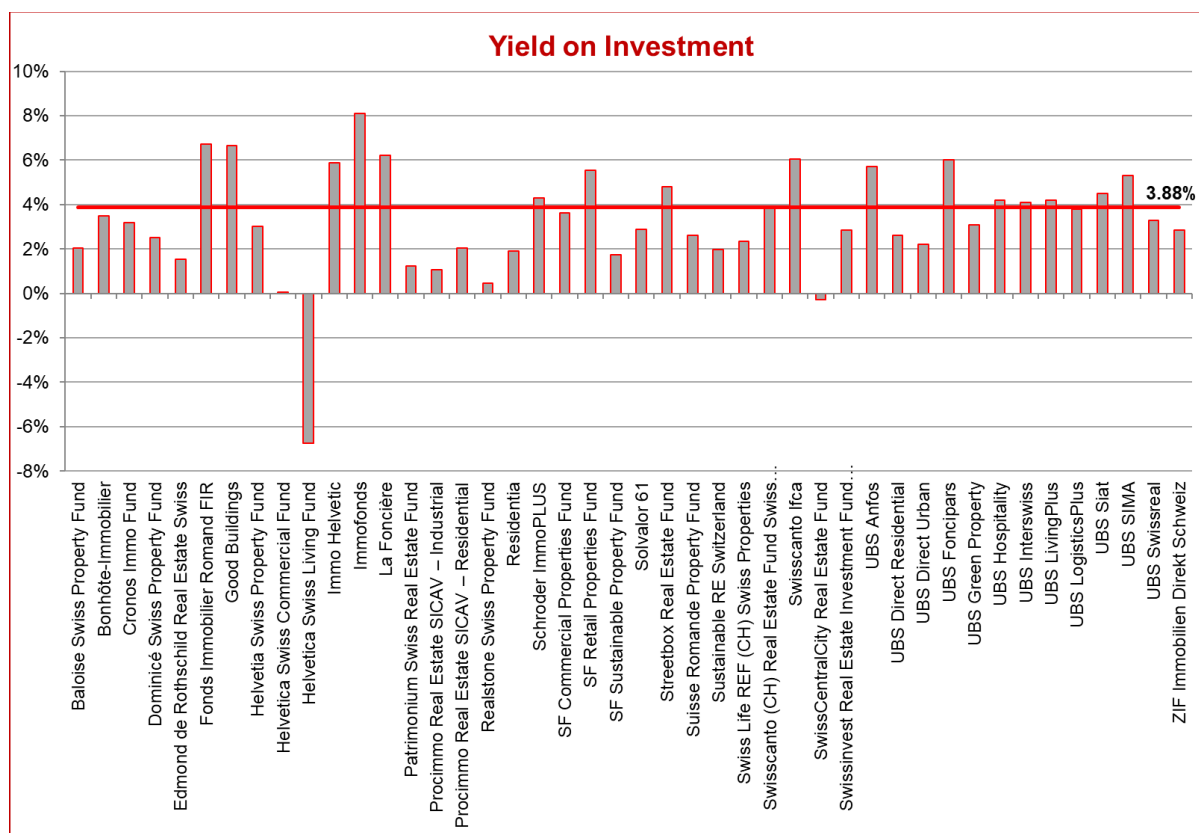
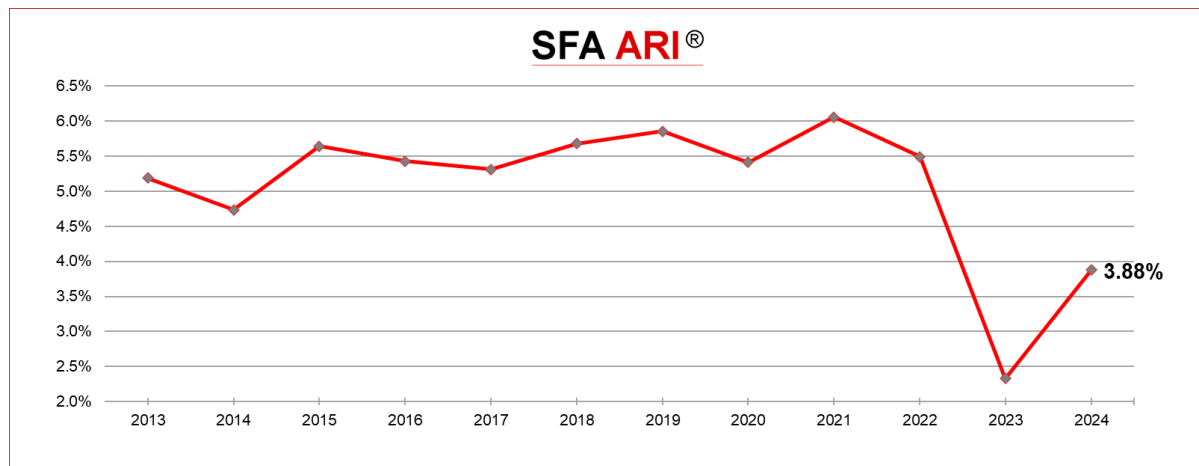
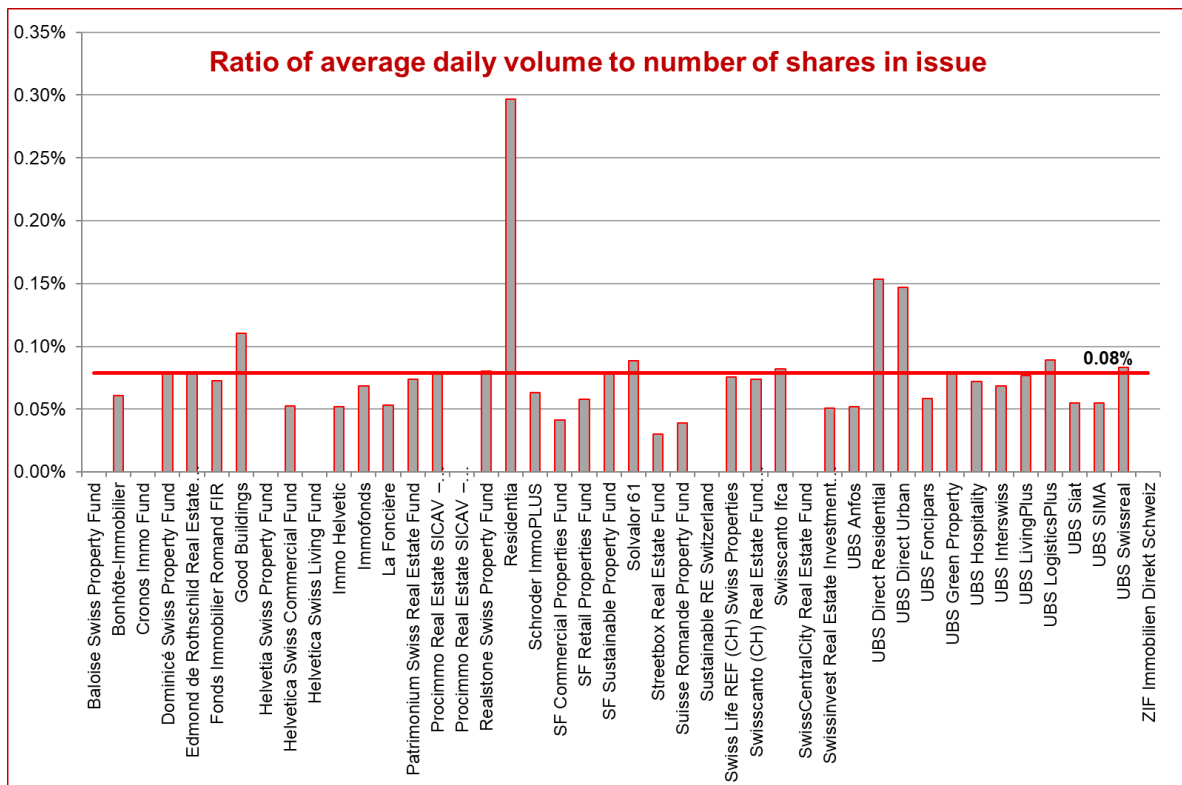
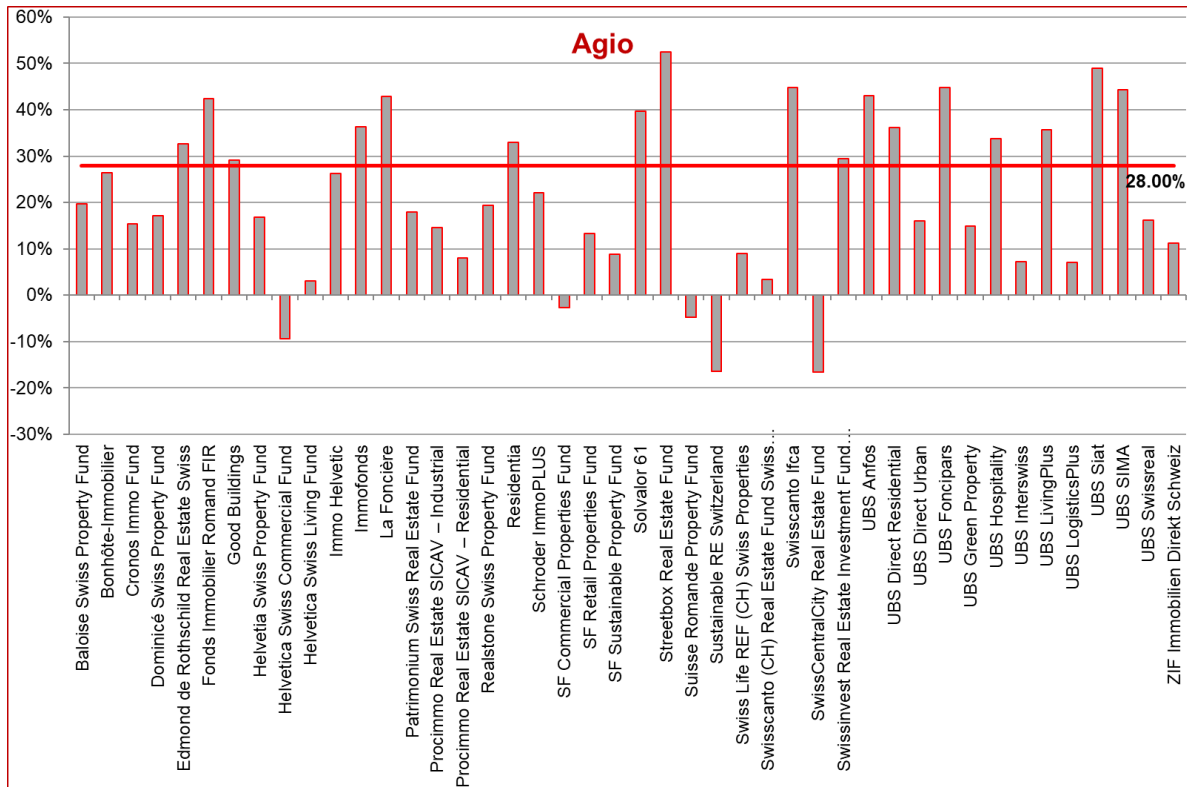




SFA ARI® Composition as of 31.12.2024

Name	ISIN	SIX Ticker	Weight	NFV
Baloise Swiss Property Fund	CH0414551033	BALSP	1.65%	888,946,408.00
Bonhôte-Immobilier	CH0026725611	BIM	1.72%	929,674,413.78
Cronos Immo Fund	CH0324608568	CIF	1.36%	731,430,064.27
Dominicé Swiss Property Fund	CH0215751527	DSPF	0.82%	444,085,494.27
Edmond de Rothschild Real Estate Swiss	CH0124238004	ERRES	3.65%	1,971,478,031.47
Fonds Immobilier Romand FIR	CH0014586710	FIR	2.43%	1,311,875,000.00
Good Buildings	CH0142902003	GOOD	0.56%	304,127,371.00
Helvetia Swiss Property Fund	CH0513838323	HSPF	1.53%	827,470,579.00
Helvetica Swiss Commercial Fund	CH0335507932	HSC	0.87%	470,728,263.00
Helvetica Swiss Living Fund	CH0495275668	HSL	0.72%	387,377,826.00
Immo Helvetic	CH0002770102	IMHE	2.12%	1,145,268,184.00
Immofonds	CH0009778769	IM	2.78%	1,498,501,878.00
La Foncière	CH0002782263	FOC	2.91%	1,569,682,945.12
Patrimonium Swiss Real Estate Fund	CH0034995214	PSREF	1.58%	853,413,454.00
Procimmo Real Estate SICAV – Industrial	CH0033624211	PSCF	2.59%	1,399,262,215.64
Procimmo Real Estate SICAV – Residential	CH0107006550	PFI	0.71%	384,719,215.84
Realstone Swiss Property Fund	CH0039415010	RSF	3.06%	1,651,769,964.40
Residentia	CH0100612339	STA	0.32%	175,071,279.60
Schroder ImmoPLUS	CH0395718866	SRI	2.88%	1,557,215,116.00
SF Commercial Properties Fund	CH0344799694	SFC	0.37%	199,894,479.00
SF Retail Properties Fund	CH0285087455	SFR	1.33%	718,725,503.00
SF Sustainable Property Fund	CH0120791253	SFPF	1.85%	998,462,555.00
Solvalor 61	CH0002785456	SOL	2.49%	1,341,926,152.73
Streetbox Real Estate Fund	CH0037237630	STBX	0.29%	154,416,500.55
Suisse Romande Property Fund	CH0258245064	SRPF	0.52%	281,277,011.00
Sustainable RE Switzerland	CH0267501291	SRES	0.66%	356,090,151.14
Swiss Life REF (CH) Swiss Properties	CH0293784861	SLREFS	4.55%	2,456,513,039.24
Swisscanto (CH) Real Estate Fund Swiss Commercial	CH0111959190	SWRESC	0.96%	515,583,796.69
Swisscanto Ifca	CH0037430946	SIC	2.55%	1,375,141,815.22
SwissCentralCity Real Estate Fund	CH0444142555	CITY	0.71%	383,140,358.00
Swissinvest Real Estate Investment Fund (SREIF)	CH0026168846	SREF	1.56%	841,052,077.00
UBS Anfos	CH0014420829	ANFO	4.39%	2,368,063,736.48
UBS Direct Residential	CH0026465366	DRPF	1.25%	674,172,296.52
UBS Direct Urban	CH0192940390	DUPF	0.78%	419,067,285.26
UBS Foncipars	CH0014420852	FONC	2.76%	1,491,613,183.08
UBS Green Property	CH0100778445	GREEN	4.35%	2,350,638,125.51
UBS Hospitality	CH0118768057	HOSP	1.22%	660,237,214.49
UBS Interswiss	CH0002769351	INT	3.11%	1,679,832,266.56
UBS LivingPlus	CH0031069328	CSLP	4.37%	2,359,253,348.42
UBS LogisticsPlus	CH0245633950	CSLOG	1.52%	822,078,618.85
UBS Siat	CH0012913700	SIAT	5.02%	2,710,426,728.76
UBS SIMA	CH0014420878	SIMA	14.43%	7,787,305,361.93
UBS Swissreal	CH0014420886	SREA	2.81%	1,514,151,501.00
ZIF Immobilien Direkt Schweiz	CH0433089270	ZIFIDS	1.89%	1,018,600,386.00
			100.00%	53,979,761,194.82

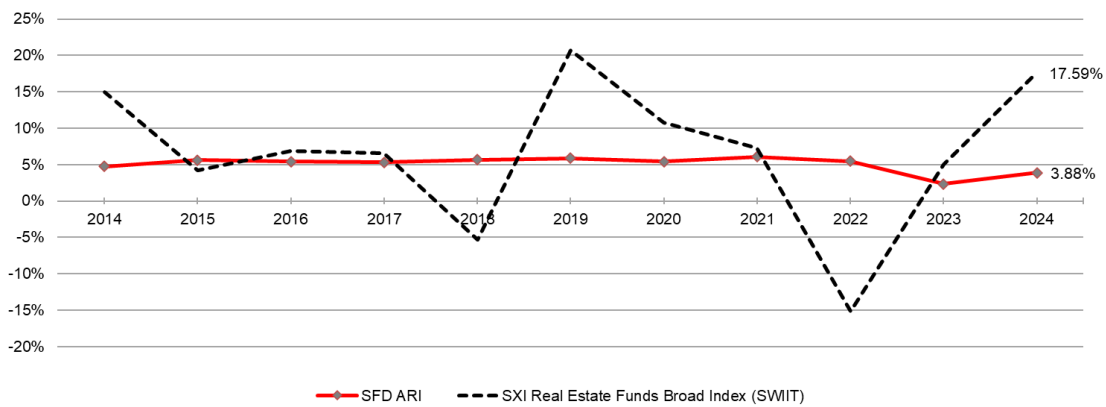


Environment-related key figures

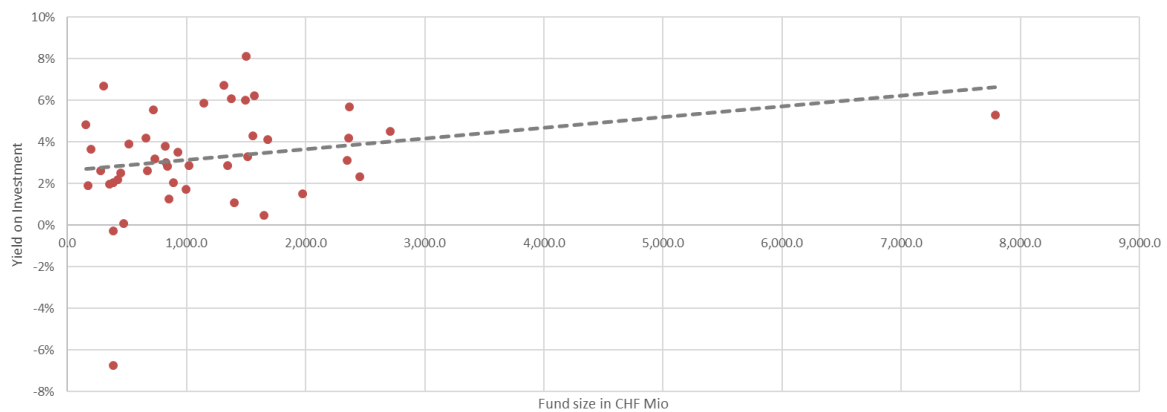
Name	Coverage ratio ¹	Energy intensity ²	Greenhouse gas intensity ³	Fossil energy ⁴	Renewable energy ⁵
Baloise Swiss Property Fund	94.8	106.7	18.3	72.5	-
Bonhôte-Immobilier	85.0	107.3	19.6	-	11.0
Cronos Immo Fund	89.6	113.5	25.2	80.0	-
Dominicé Swiss Property Fund	94.7	105.8	25.7	81.9	8.1
Edmond de Rothschild Real Estate Swiss	93.9	124.6	19.3	60.7	-
Fonds Immobilier Romand FIR	95.9	108.4	19.2	76.5	23.5
Good Buildings	100.0	99.2	12.1	24.4	76.0
Helvetia Swiss Property Fund	95.6	101.0	15.0	-	23.1
Helvetica Swiss Commercial Fund	93.1	-	8.0	32.3	59.2
Helvetica Swiss Living Fund	90.2	-	16.1	75.9	21.9
Immo Helvetic	100.0	111.7	15.9	31.4	69.0
Immofonds	93.3	115.5	17.4	72.2	27.8
La Foncière	100.0	108.9	25.6	77.0	-
Patrimonium Swiss Real Estate Fund	77.6	108.8	19.7	39.2	-
Procimmo Real Estate SICAV – Industrial	54.0	75.0	10.7	-	-
Procimmo Real Estate SICAV – Residential	97.1	-	28.8	-	19.3
Realstone Swiss Property Fund	88.8	109.9	13.4	46.9	-
Residentia	93.7	116.2	20.7	65.6	21.7
Schroder ImmoPLUS	80.4	150.1	10.4	26.0	-
SF Commercial Properties Fund	77.1	57.8	9.1	72.7	20.7
SF Retail Properties Fund	77.0	78.8	10.7	53.0	35.0
SF Sustainable Property Fund	88.0	103.7	17.1	75.0	21.0
Solvalor 61	99.5	103.1	21.5	71.7	-
Streetbox Real Estate Fund	86.0	0.5	0.3	-	-
Suisse Romande Property Fund	97.3	103.6	19.1	89.6	-
Sustainable RE Switzerland	100.0	76.9	11.5	67.7	32.3
Swiss Life REF (CH) Swiss Properties	97.5	99.3	15.9	78.6	19.0
Swisscanto (CH) Real Estate Fund Swiss Commercial	92.5	63.7	7.2	57.7	36.1
Swisscanto Ifca	98.6	104.1	16.2	77.1	20.8
SwissCentralCity Real Estate Fund	81.2	101.5	15.9	-	31.3
Swissinvest Real Estate Investment Fund (SREIF)	94.6	116.3	18.2	68.0	-
UBS Anfos	97.4	93.3	12.7	-	31.6
UBS Direct Residential	95.5	115.2	17.8	-	25.8
UBS Direct Urban	91.8	78.3	6.7	-	54.7
UBS Foncipars	93.6	108.6	18.0	-	20.7
UBS Green Property	93.5	73.3	6.5	-	54.8
UBS Hospitality	97.1	137.2	16.6	-	39.0
UBS Interswiss	95.7	76.9	7.7	37.3	45.2
UBS LivingPlus	91.7	95.9	12.1	-	33.9
UBS LogisticsPlus	77.1	43.1	5.5	42.5	38.4
UBS Siat	89.3	95.2	12.7	51.7	31.5
UBS SIMA	99.4	98.7	14.4	-	28.0
UBS Swissreal	98.5	78.2	11.0	-	28.3
ARI average (equally weighted)	91.3	96.6	15.0	60.9	32.5

¹ The coverage ratio refers to the gross floor area of the portfolio and depends on the availability of energy data for which the energy consumption is measured (in %).² Energy consumption in relation to the relevant area according to coverage ratio (in kWh/m²).³ Greenhouse gas emissions in relation to the relevant area according to the coverage ratio (in kg CO₂/m²).⁴ Share of fossil energy in portfolios energy consumption (in %).⁵ Share of renewable energy in portfolios energy consumption (in %).

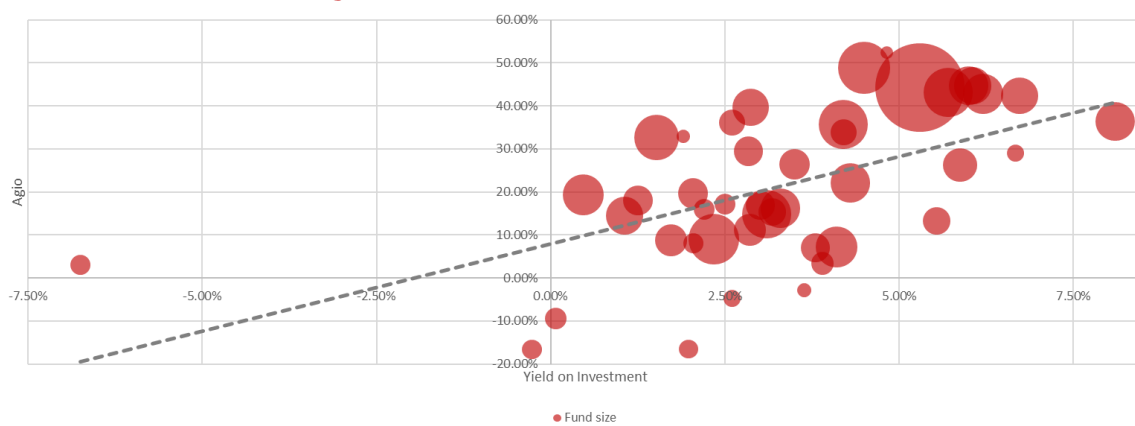
Annual Returns ARI vs SWIIT

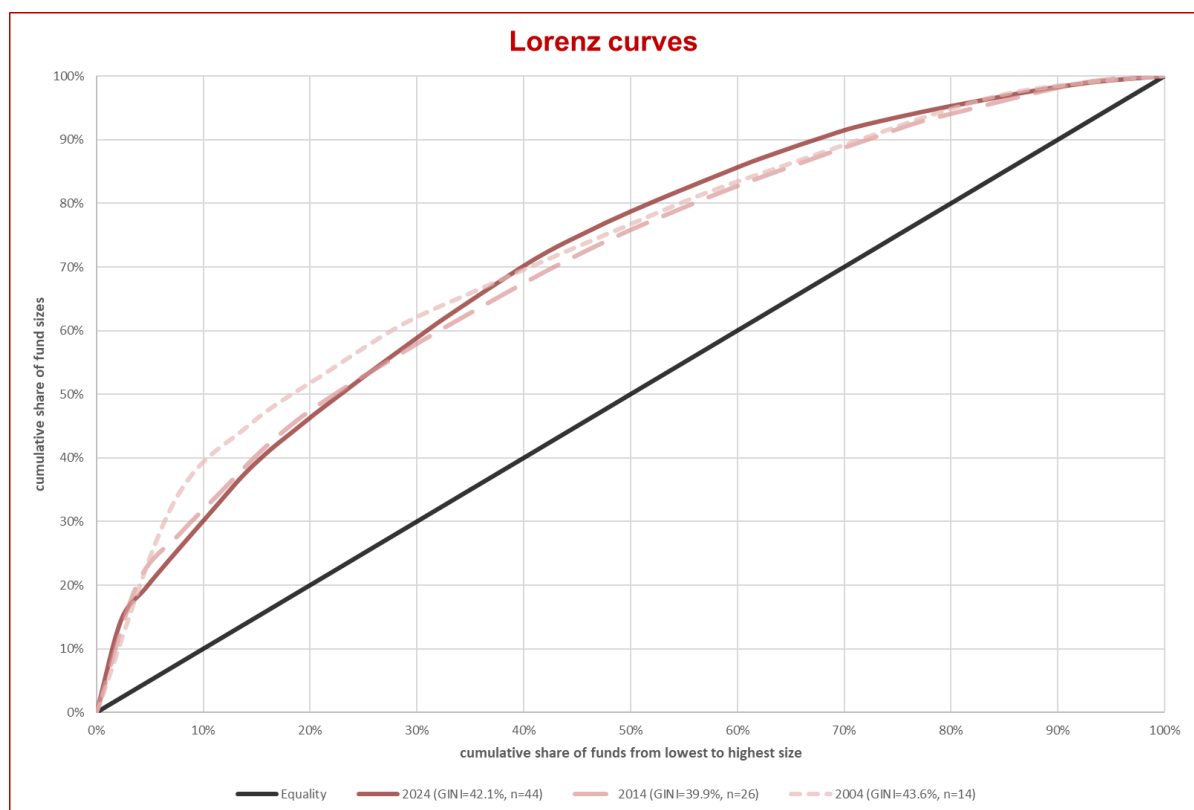
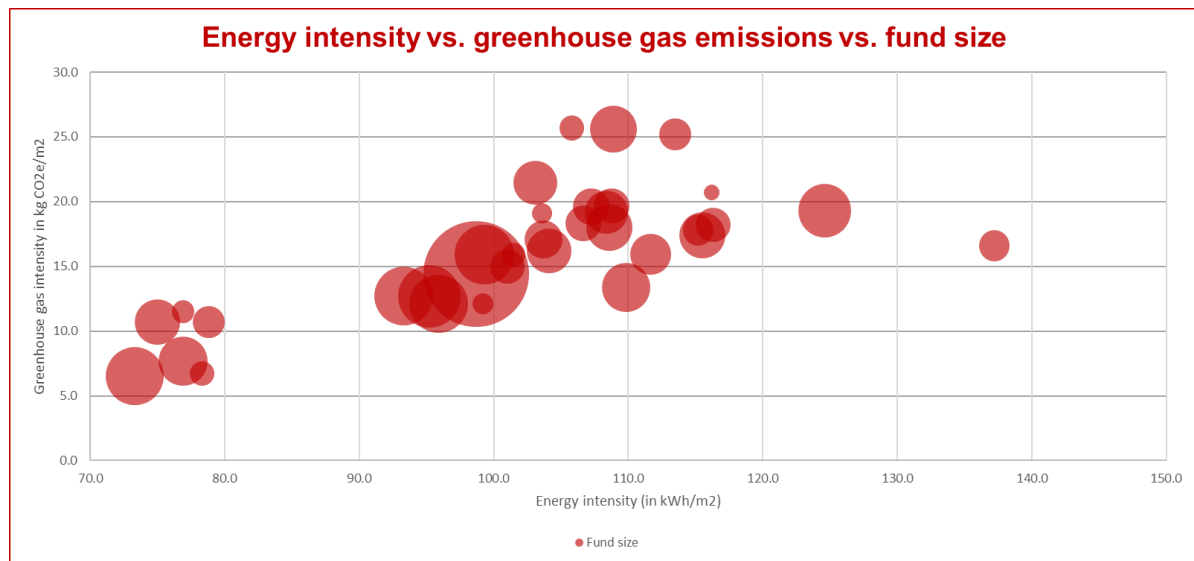


Yield on Investment by Fund size



Agio vs Yield on Investment vs Fund size





DISCLAIMER

The SFA ARI® reflects the average yield on investment weighted by net fund assets. The calculation is made quarterly based on the published annual reports of the real estate funds. Any commercial use, reproduction or redistribution of the content is prohibited without prior written consent.