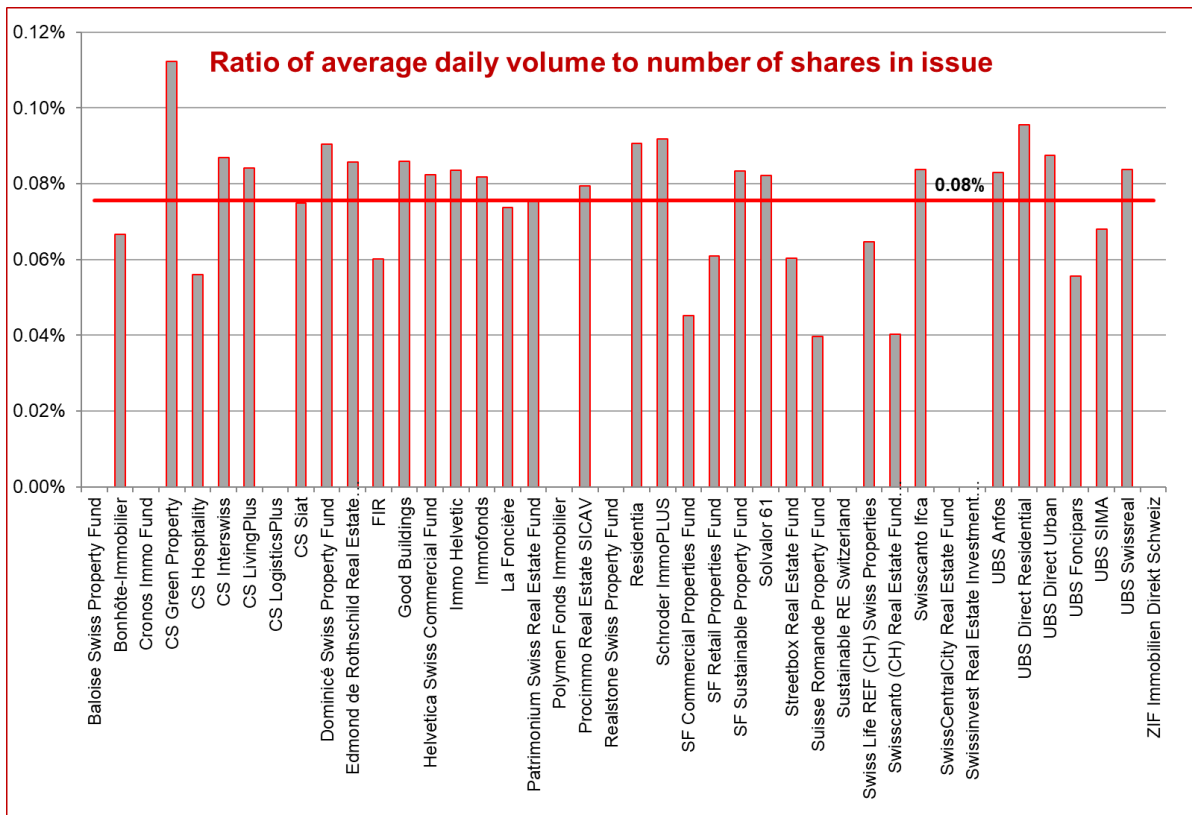
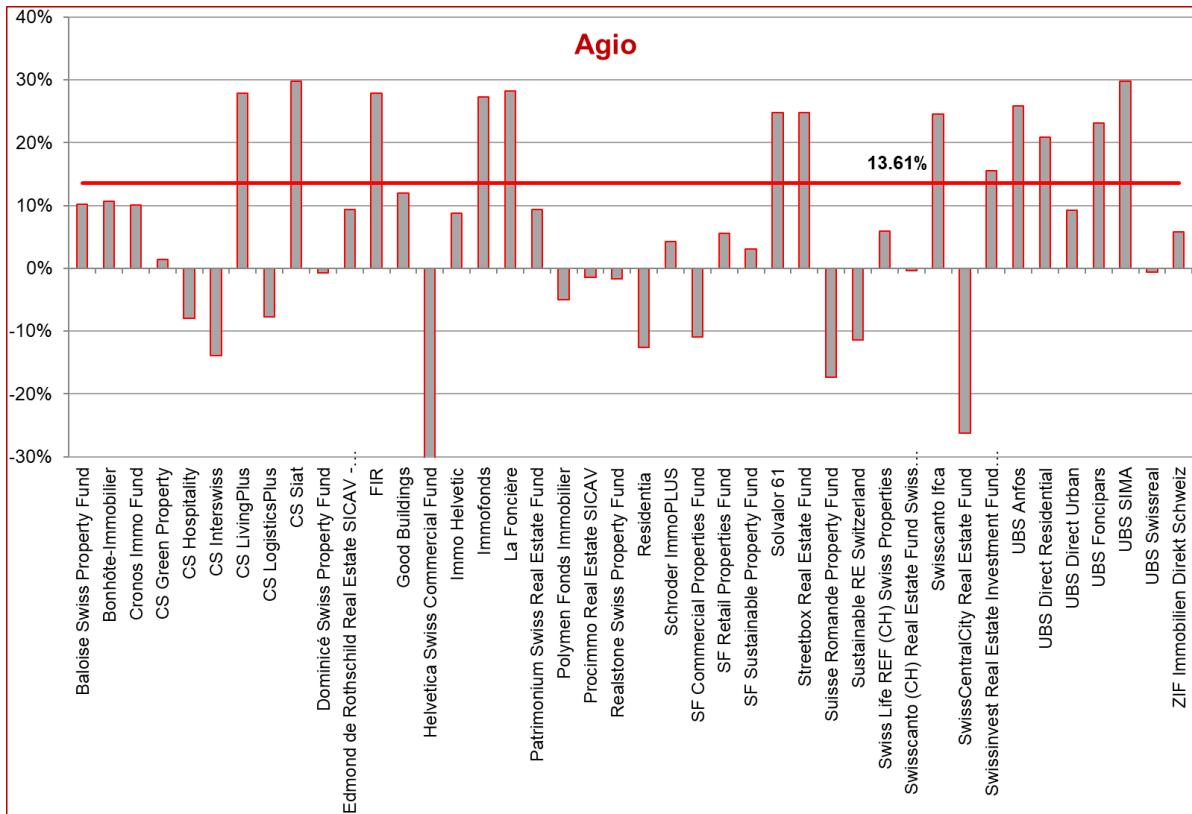


## SFA ARI® Composition as of 31.12.2023

Name	ISIN	SIX Ticker	Weight	NFV
Baloise Swiss Property Fund	CH0414551033	BALSP	1.53%	768,378,674.00
Bonhôte-Immobilier	CH0026725611	BIM	1.81%	909,440,457.09
Cronos Immo Fund	CH0324608568	CIF	1.32%	663,126,731.94
CS Green Property	CH0100778445	GREEN	4.67%	2,342,807,695.00
CS Hospitality	CH0118768057	HOSP	1.31%	658,385,265.00
CS Interswiss	CH0002769351	INT	3.38%	1,699,966,783.00
CS LivingPlus	CH0031069328	CSLP	4.66%	2,339,540,983.00
CS LogisticsPlus	CH0245633950	CSLOG	1.63%	819,948,332.00
CS Siat	CH0012913700	SIAT	5.33%	2,678,524,278.00
Dominicé Swiss Property Fund	CH0215751527	DSPF	0.74%	370,360,774.69
Edmond de Rothschild Real Estate SICAV - Swiss FIR	CH0124238004	ERRES	3.99%	2,001,784,815.96
FIR	CH0014586710	FIR	2.52%	1,263,454,000.00
Good Buildings	CH0142902003	GOOD	0.52%	259,401,555.00
Helvetica Swiss Commercial Fund	CH0335507932	HSC	0.99%	498,565,182.00
Immo Helvetic	CH0002770102	IMHE	2.08%	1,045,226,212.00
Immofonds	CH0009778769	IM	2.86%	1,433,950,830.00
La Foncière	CH0002782263	FOC	2.80%	1,405,462,722.97
Patrimonium Swiss Real Estate Fund	CH0034995214	PSREF	1.72%	865,762,595.00
Polymen Fonds Immobilier	CH0107006550	PFI	0.71%	355,823,916.09
Procimmo Real Estate SICAV	CH0033624211	PSCF	1.75%	877,385,606.61
Realstone Swiss Property Fund	CH0039415010	RSF	3.37%	1,691,741,094.86
Residentia	CH0100612339	STA	0.35%	177,205,797.29
Schroder ImmoPLUS	CH0395718866	SRI	3.08%	1,546,758,450.00
SF Commercial Properties Fund	CH0344799694	SFC	0.42%	211,213,800.00
SF Retail Properties Fund	CH0285087455	SFR	1.23%	615,744,099.00
SF Sustainable Property Fund	CH0120791253	SFPF	2.01%	1,008,402,386.00
Solvalor 61	CH0002785456	SOL	2.33%	1,168,470,291.51
Streetbox Real Estate Fund	CH0037237630	STBX	0.31%	153,842,747.19
Suisse Romande Property Fund	CH0258245064	SRPF	0.56%	282,647,142.00
Sustainable RE Switzerland	CH0267501291	SRES	0.71%	356,930,121.99
Swiss Life REF (CH) Swiss Properties	CH0293784861	SLREFS	3.67%	1,842,464,034.74
Swisscanto (CH) Real Estate Fund Swiss Commercial	CH0111959190	SWRESC	1.03%	517,840,445.44
Swisscanto Ifca	CH0037430946	SIC	2.66%	1,336,631,760.36
SwissCentralCity Real Estate Fund	CH0444142555	CITY	0.78%	392,138,023.00
Swissinvest Real Estate Investment Fund (SREIF)	CH0026168846	SREF	1.68%	841,695,446.00
UBS Anfos	CH0014420829	ANFO	4.59%	2,303,357,536.62
UBS Direct Residential	CH0026465366	DRPF	1.35%	676,482,082.07
UBS Direct Urban	CH0192940390	DUPF	0.84%	421,803,680.30
UBS Foncipars	CH0014420852	FONC	2.88%	1,446,516,984.52
UBS SIMA	CH0014420878	SIMA	14.78%	7,423,190,544.83
UBS Swissreal	CH0014420886	SREA	3.05%	1,531,660,527.73
ZIF Immobilien Direkt Schweiz	CH0433089270	ZIFIDS	2.02%	1,016,729,493.00
			<b>100.00%</b>	<b>50,220,763,897.80</b>



## Environment-related key figures

Name	Coverage ratio <sup>1</sup>	Energy intensity <sup>2</sup>	Greenhouse gas intensity <sup>3</sup>	Fossile energy <sup>4</sup>	Renewable energy <sup>5</sup>
Baloise Swiss Property Fund	89.0	100.8	23.2	71.0	-
Bonhôte-Immobilier	87.0	113.4	27.0	-	6.0
Cronos Immo Fund	76.9	114.2	26.2	86.0	-
CS Green Property	89.4	121.9	4.9	13.8	63.5
CS Hospitality	79.9	252.4	3.1	18.4	55.1
CS Interswiss	75.0	120.3	8.2	26.7	53.0
CS LivingPlus	85.9	119.9	8.5	34.4	43.0
CS LogisticsPlus	74.5	133.8	4.2	26.9	53.8
CS Siat	91.9	140.5	15.7	48.1	36.5
Dominicé Swiss Property Fund	96.4	110.7	26.0	81.8	6.0
Edmond de Rothschild Real Estate SICAV - Swiss FIR	83.0	112.0	24.3	35.0	-
FIR	99.7	116.5	26.3	71.2	-
Good Buildings	100.0	106.1	12.6	33.0	67.0
Helvetica Swiss Commercial Fund	68.4	104.3	7.4	33.3	-
Immo Helvetic	100.0	115.2	16.8	36.0	64.0
Immofonds	97.3	127.2	15.7	70.0	30.0
La Foncière	100.0	125.6	29.5	78.7	-
Patrimonium Swiss Real Estate Fund	63.2	125.0	26.5	49.7	-
Polymen Fonds Immobilier	97.1	-	28.8	-	19.3
Procimmo Real Estate SICAV***	-	-	-	-	-
Realstone Swiss Property Fund	96.8	119.4	21.3	-	-
Residentia	94.2	122.2	23.0	68.7	17.8
Schroder ImmoPLUS	78.9	137.4	4.9	27.5	-
SF Commercial Properties Fund	100.0	86.3	14.9	81.2	-
SF Retail Properties Fund	100.0	61.6	9.5	-	-
SF Sustainable Property Fund	100.0	101.5	19.7	49.0	51.0
Solvalor 61	99.3	122.3	25.6	72.0	-
Streetbox Real Estate Fund***	-	-	-	-	-
Suisse Romande Property Fund	97.0	129.7	24.2	86.0	-
Sustainable RE Switzerland	90.2	90.0	19.6	67.0	-
Swiss Life REF (CH) Swiss Properties	87.0	103.5	16.9	80.9	17.1
Swisscanto (CH) Real Estate Fund Swiss Commercial	96.2	68.5	7.4	53.5	39.9
Swisscanto Ifca	96.6	107.5	17.0	79.0	19.2
SwissCentralCity Real Estate Fund	80.0	128.9	17.1	-	28.0
Swissinvest Real Estate Investment Fund (SREIF)	93.9	106.5	17.2	-	-
UBS Anfos	98.1	97.3	13.9	-	28.2
UBS Direct Residential	95.4	129.6	22.8	-	17.8
UBS Direct Urban	100.0	82.4	7.0	-	55.7
UBS Foncipars	95.2	122.4	21.3	-	17.0
UBS SIMA	94.9	96.4	15.3	-	22.3
UBS Swissreal	92.8	84.8	12.0	-	27.6
ZIF Immobilien Direkt Schweiz	-	116.1	26.2	79.7	20.3
<i>ARI average (equally weighted)</i>	<i>90.8</i>	<i>114.7</i>	<i>17.3</i>	<i>55.7</i>	<i>34.4</i>

<sup>1</sup> 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 %).

<sup>2</sup> Energy consumption in relation to the relevant area according to coverage ratio (in kWh/m<sup>2</sup>).

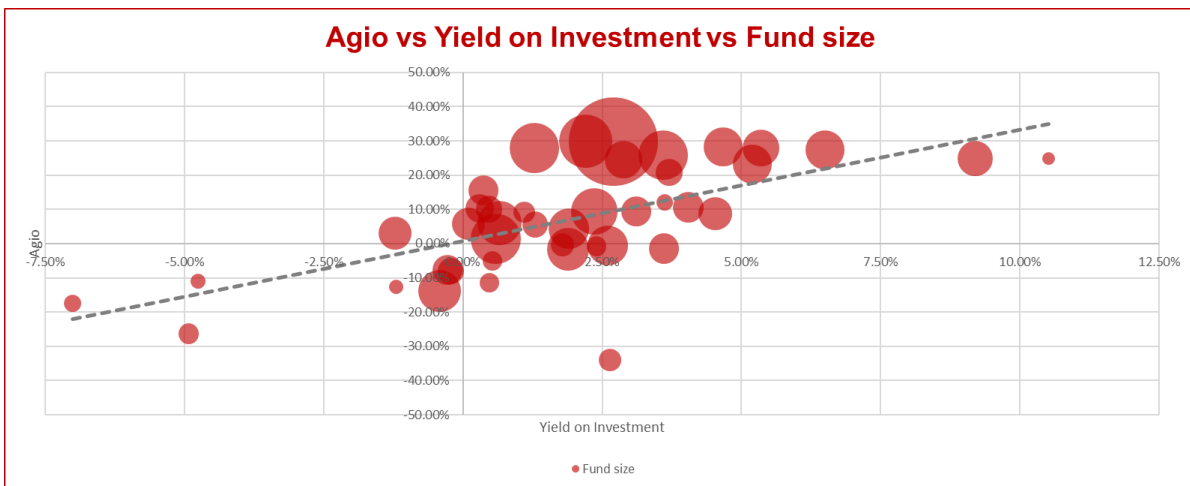
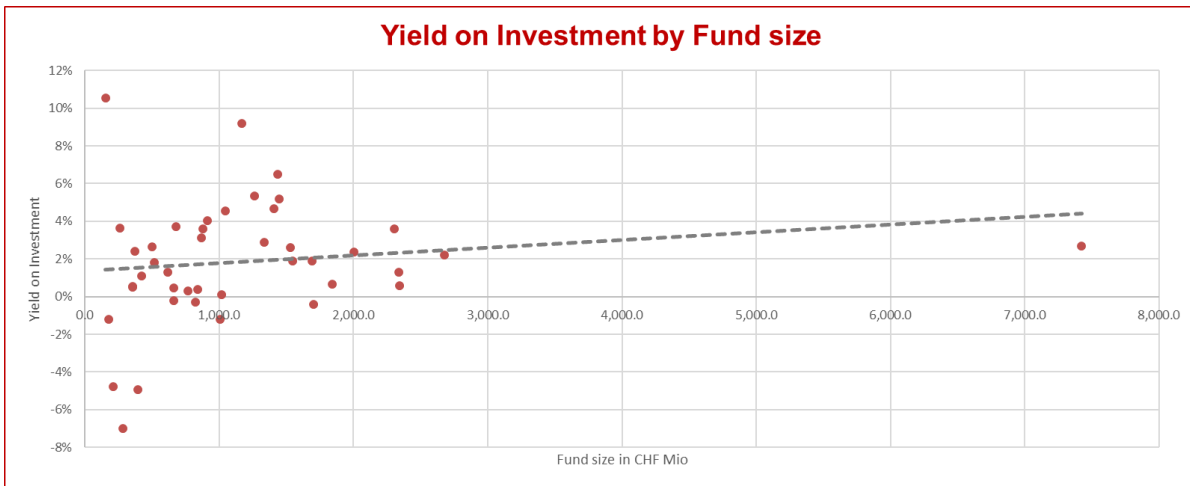
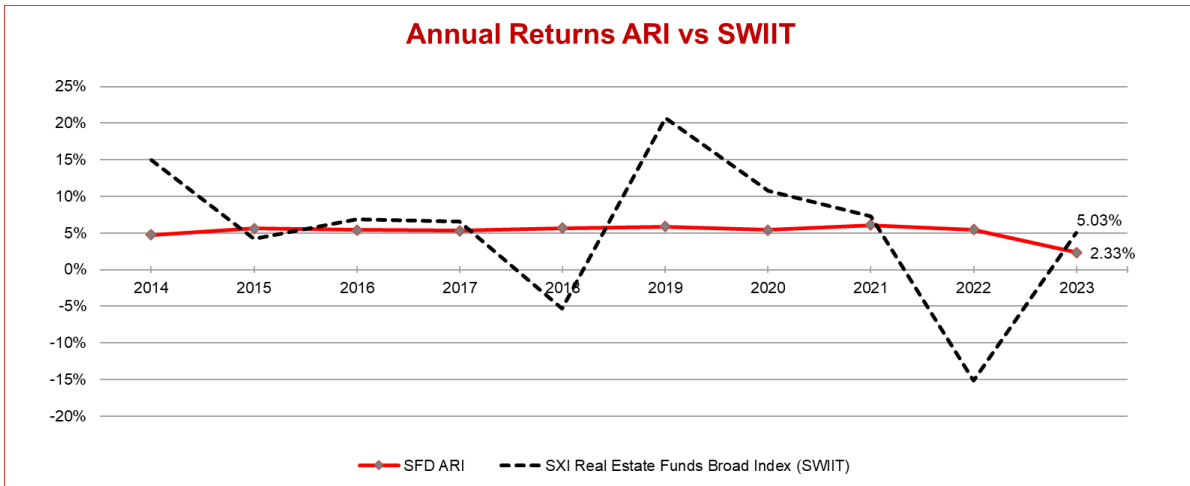
<sup>3</sup> Greenhouse gas emissions in relation to the relevant area according to the coverage ratio (in kg CO<sub>2</sub>/m<sup>2</sup>).

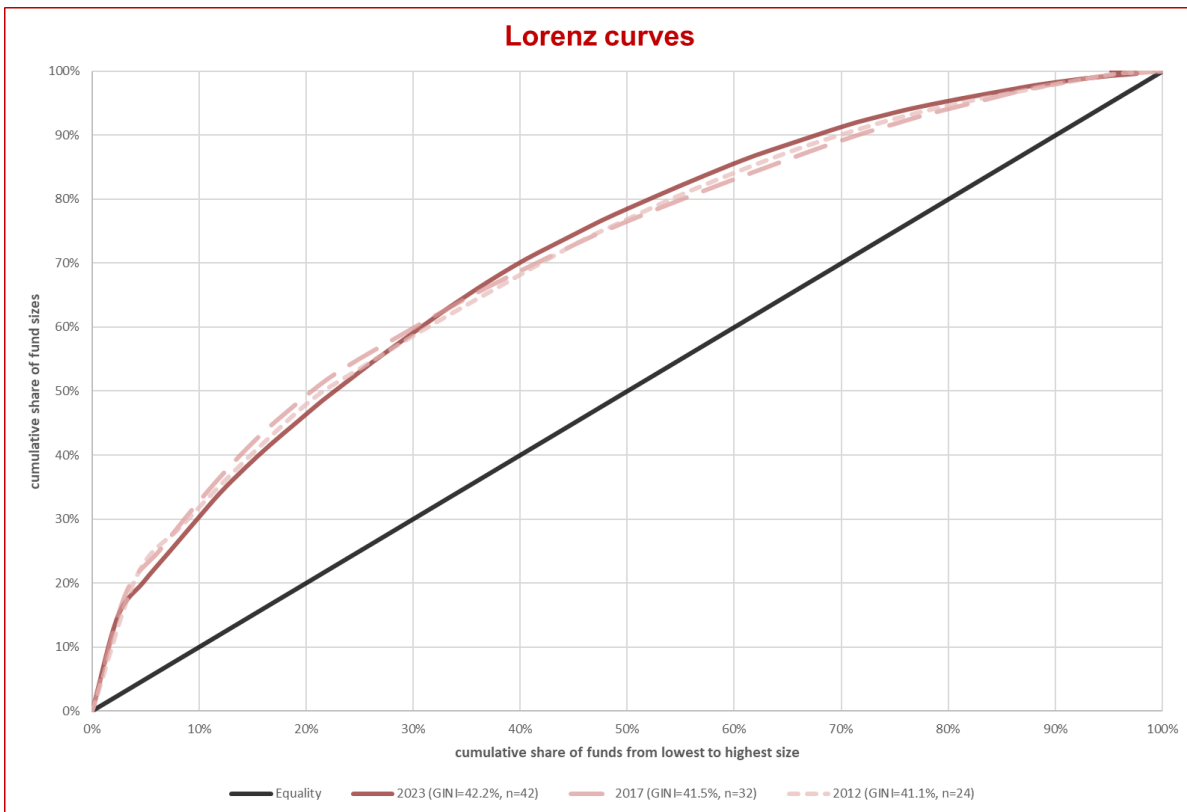
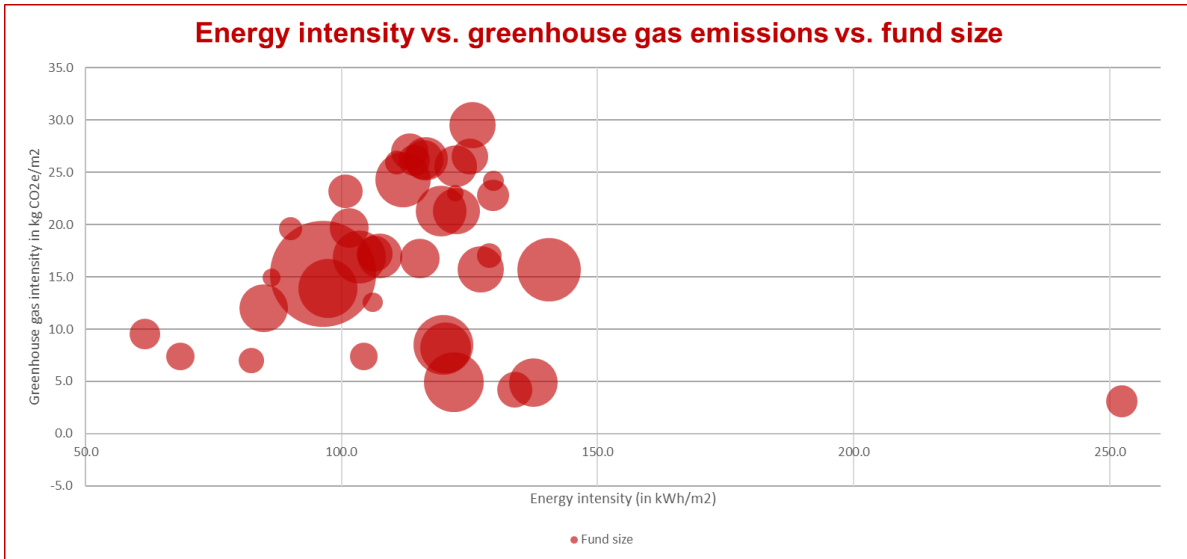
<sup>4</sup> Share of fossil energy in portfolios energy consumption (in %).

<sup>5</sup> Share of renewable energy in portfolios energy consumption (in %).

# SFA ARI – ANNUAL CHARTS

2023





**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.