

SF Urban Properties Ltd

Share Price CHF 93.50

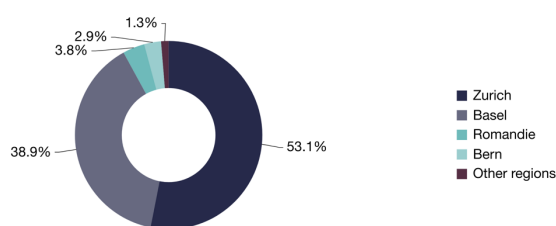
Description

SF Urban Properties Ltd (SFUP) is a Swiss real estate company based in Zurich. It invests in residential, commercial and development properties with a focus on the cities of Zurich and Basel. Its strategy is geared towards economic areas and locations that show more potential than others due to demographic, legal or economic conditions or their changes.

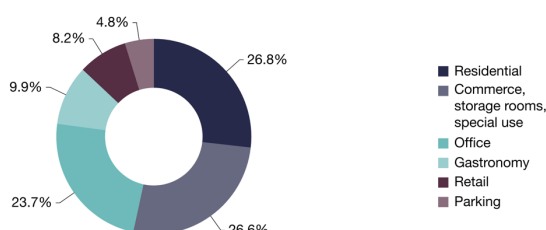
Company Data

Company	SF Urban Properties Ltd
Legal form	Swiss Corporation (AG)
CEO	Bruno Kurz
CFO	Sascha Küng
Asset manager	Swiss Finance & Property Funds Ltd
Valuation expert	Wüest Partner AG
Market Maker	Swiss Finance & Property Ltd
Holding structure real estate	Direct property
Benchmark	REAL Index
Management fee	0.75% (NAV); 0.5% > 250 Mio.
Auditors	PricewaterhouseCoopers
SIX Swiss Exchange listing	17 April 2012
Portfolio value investment properties	CHF 754.4 mn (as at 30 June 2023)
Security number	3281613
ISIN number	CH0032816131
Bloomberg code	SFPN SW Equity
Distribution for 2022	CHF3.60
Distribution yield as at 31 December 2022	4.0%

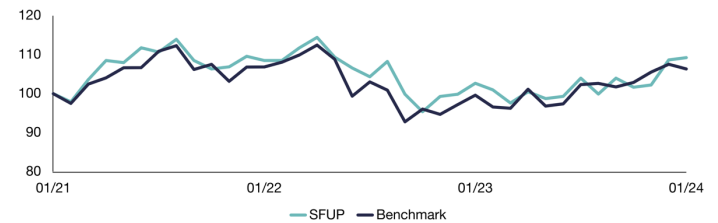
Market Value by Region (as at 30 June 2023)



Type of Usage (as at 30 June 2023)



Performance (reset on base 100)



Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
SFUP	0.54%	0.54%	7.47%	6.41%	9.25%	25.40%	125.78%
Benchmark	-1.13%	-1.13%	3.36%	6.75%	6.35%	26.96%	186.19%

Ratios on return and performance	Unit	30 Jun. 2023	30 Jun. 2022
Investment yield	%	4.02	4.00
Operating profit margin	%	22.24	64.62
Return on equity	%	-0.58	11.23
Distribution yield	%	4.24	3.79

Ratios on the financial markets	Unit	30 Jun. 2023	30 Jun. 2022
Premium	%	-26.38	-19.26
Share price	CHF	85.00	95.00

Ratios on the balance sheet	Unit	30 Jun. 2023	31 Dec. 2022
Market value of properties	CHF	754 396 500	754 465 000
Gross asset value	CHF	852 869 681	861 377 725
Net fund assets	CHF	387 370 132	406 419 831
Borrowing ratio	%	43.53	41.58
LTV (Loan-to-Value)	%	45.94	44.60

Ratios on the income statement	Unit	30 Jun. 2023	30 Jun. 2022
Rental income	CHF	14 725 040	13 783 086
Total operating income before re-valuations	CHF	23 765 860	25 338 415

Ratios on the units	Unit	30 Jun. 2023	30 Jun. 2022
Net asset value	CHF	115.46	117.67
Distribution per unit	CHF	3.60	3.60
– of which free of withholding tax	CHF	3.60	3.60
Units at end of reporting period	pc.	3 351 930	3 351 930

Ratios on the portfolio	Unit	30 Jun. 2023	30 Jun. 2022
Number of investment properties	pc.	48	48
Number of development properties	pc.	6	7
Gross yield	%	4.02	4.00
Real discount rate	%	2.74	2.70
Nominal discount rate	%	4.03	3.73
Vacancy rate as at reporting date	%	1.69	2.40
WAULT in years	years	3.90	4.40

Past performance does not guarantee and is not indicative of current or future performance or returns.

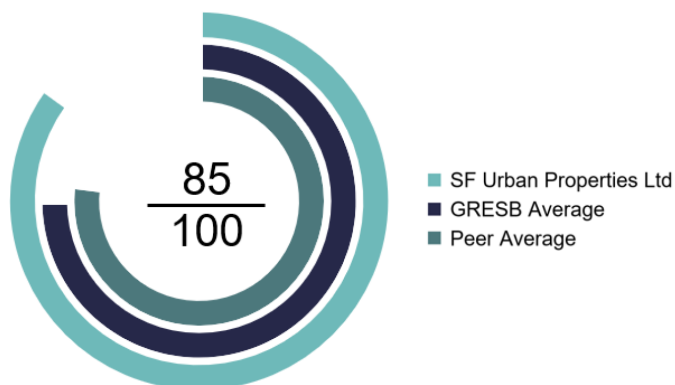
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Sustainability

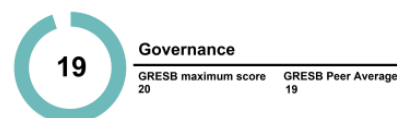
SFUP takes responsibility for its impact on the environment, society and the economy and will continuously reduce its ecological footprint. It received 4 out of 5 stars in the GRESB rating for the year 2022. Further information on sustainability can be found at www.sfurban.ch/en/about-us/sustainability.

GRESB Rating



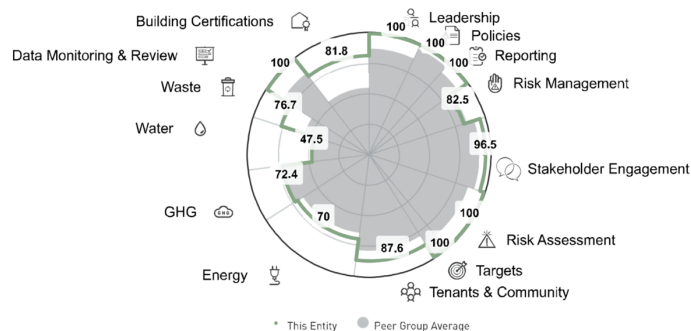
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	85 out of 100
GRESB Average	75 out of 100
GRESB Peer Average	77 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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Head Client Relationship Management & Marketing

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