

SF Urban Properties Ltd

Share Price CHF 100.50

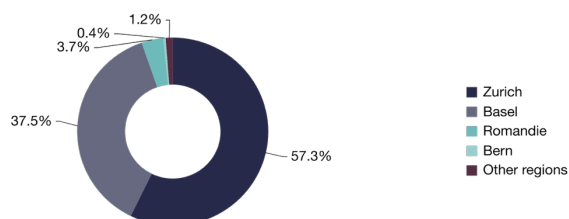
Description

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.

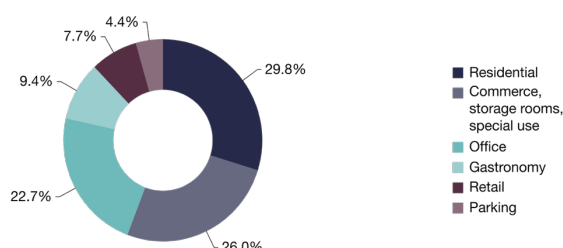
Company Data

Company	SF Urban Properties Ltd
Legal form	Swiss Corporation (AG)
CEO	Bruno Kurz
CFO	Sascha Küng
Asset manager	Swiss Finance & Property Funds Ltd
Auditors	PricewaterhouseCoopers AG
Valuation expert	Wüest Partner AG
Market Maker	Swiss Finance & Property Ltd
Holding structure real estate	Direct property
Benchmark	REAL Index
Management fee	0.71% (NAV); 0.5% > CHF 250 mn
SIX Swiss Exchange listing	17 April 2012
Portfolio value investment properties as at 30 June 2025	CHF 800.7 mn
Security / ISIN number	3281613 / CH0032816131
Bloomberg code	SFPN SW Equity
Distribution for 2024	CHF 3.65
Distribution yield as at 31 December 2024	3.71%
Final distribution for the financial year 2024	16 April 2025

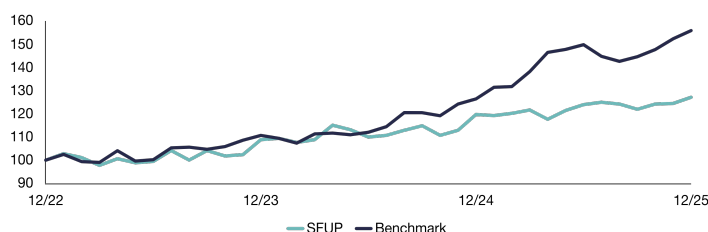
Market Value by Region (as at 30 June 2025)



Type of Usage (as at 30 June 2025)



Performance (reset on base 100)



Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
SFUP	6.20%	2.13%	4.25%	6.20%	27.11%	24.97%	104.88%
Benchmark	23.31%	2.32%	7.80%	23.31%	55.86%	47.96%	174.89%

Ratios on return and performance	Unit	30 Jun. 2025	31 Dec. 2024
Investment yield	%	6.17	1.73
EBIT margin investment properties excl. revaluation	%	69.02	65.83
Return on equity (ROE) excl. Revaluation	%	3.84	3.32
Distribution yield	%	n.a	3.71

Ratios on the financial markets	Unit	30 Jun. 2025	31 Dec. 2024
Premium	%	-14.39	-11.72
Share price	CHF	98.00	98.40

Ratios on the balance sheet	Unit	30 Jun. 2025	31 Dec. 2024
Market value of properties	CHF	800 742 000	786 834 000
Gross asset value	CHF	893 999 000	873 207 000
Net fund assets	CHF	385 851 000	374 828 000
Borrowing ratio	%	56.84	57.07
LTV (Loan-to-Value)	%	47.37	47.39

Ratios on the income statement	Unit	30 Jun. 2025	30 Jun. 2024
Rental income	CHF	15 928 000	15 570 000
Total operating income before revaluations	CHF	31 969 000	23 988 000

Ratios on the units	Unit	30 Jun. 2025	31 Dec. 2024
Net asset value	CHF	114.47	111.47
Distribution per unit	CHF	n.a	3.65
– of which free of withholding tax	CHF	n.a	3.65
Units at end of reporting period	pc.	3 351 930	3 351 930

Ratios on the portfolio	Unit	30 Jun. 2025	31 Dec. 2024
Number of investment properties	pc.	49	50
Number of development properties	pc.	6	5
Gross yield	%	4.03	4.15
Real discount rate	%	2.72	2.78
Nominal discount rate	%	3.75	4.06
Vacancy rate as at reporting date	%	1.98	1.36
WAULT in years	years	4.30	4.00

Les données de performance historiques ne garantissent pas les rendements futurs.

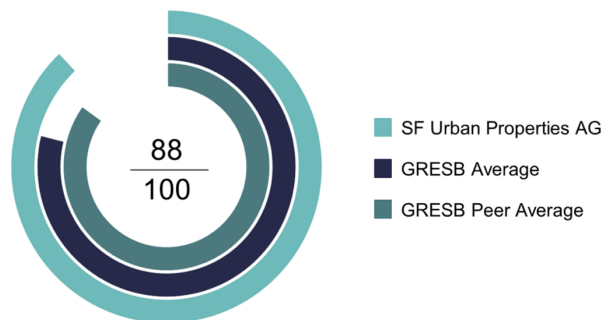
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Sustainability

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 2024. Further information on sustainability can be found at www.sfurban.ch/en/about-us/sustainability.

GRESB Rating



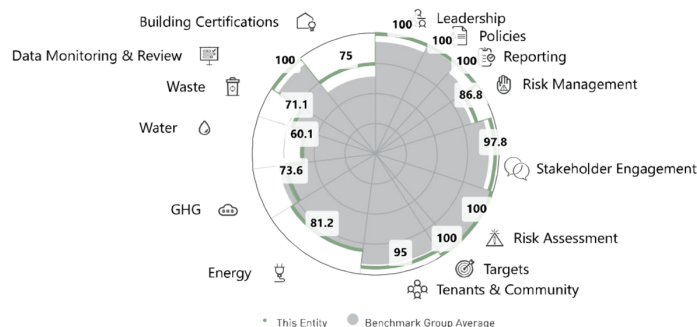
GRESB Rating Standing Investment	★★★★
GRESB Score Standing Investment	88 out of 100
GRESB Average	79 out of 100
GRESB Peer Average	85 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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Head Client Relationship Management & Marketing

Dr. Patrick Sege | Seefeldstrasse 275 | 8008 Zurich | sege@sfp.ch | +41 43 344 74 78 | www.sfp.ch

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