

SF Urban Properties Ltd

Share Price CHF 92.00

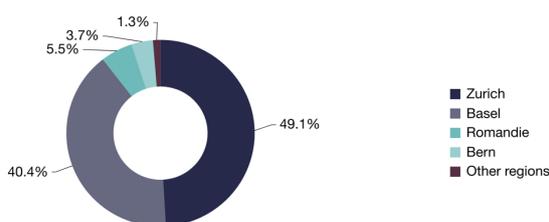
Description

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.

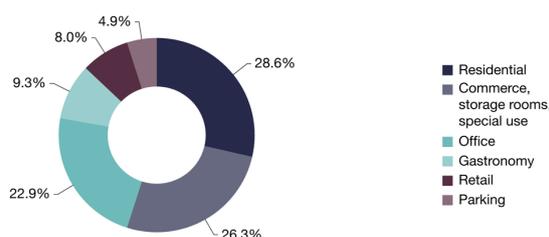
Company Data

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 745.6 mn (as at 31 decembre 2023)
Security number	3281613
ISIN number	CH0032816131
Bloomberg code	SFPN SW Equity
Distribution for 2023	CHF 3.60
Distribution yield as at 31 December 2023	3.87%

Market Value by Region (as at 31 Decembre 2023)



Type of Usage (as at 31 Decembre 2023)



Performance (reset on base 100)



Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
SFUP	-1.08%	-1.60%	5.14%	6.45%	9.80%	24.77%	122.16%
Benchmark	-3.01%	-1.90%	-1.15%	8.00%	7.00%	24.79%	180.76%

Ratios on return and performance

	Unit	31 Dec. 2023	31 Dec. 2022
Investment yield	%	-3.07	14.89
EBIT margin investment properties excl. revaluation	%	61.90	62.72
Return on equity (ROE) excl. revaluation	%	3.81	3.82
Distribution yield	%	3.87	4.04

Ratios on the financial markets

	Unit	31 Dec. 2023	31 Dec. 2022
Premium	%	-17.82	-26.06
Share price	CHF	93.00	89.00

Ratios on the balance sheet

	Unit	31 Dec. 2023	31 Dec. 2022
Market value of properties	CHF	745 645 483	754 465 229
Gross asset value	CHF	836 463 615	861 377 725
Net fund assets	CHF	379 966 710	406 419 725
Borrowing ratio	%	44.30	41.58
LTV (Loan-to-Value)	%	45.94	44.60

Ratios on the income statement

	Unit	31 Dec. 2023	31 Dec. 2022
Rental income	CHF	29 763 440	28 389 853
Total operating income before revaluations	CHF	51 870 062	63 987 180

Ratios on the units

	Unit	31 Dec. 2023	31 Dec. 2022
Net asset value	CHF	113.17	120.36
Distribution per unit	CHF	3.60	3.60
- of which free of withholding tax	CHF	2.90	3.60
Units at end of reporting period	pc.	3 351 930	3 351 930

Ratios on the portfolio

	Unit	31 Dec. 2023	31 Dec. 2022
Number of investment properties	pc.	47	48
Number of development properties	pc.	6	6
Gross yield	%	4.20	3.94
Real discount rate	%	2.76	2.70
Nominal discount rate	%	4.05	3.72
Vacancy rate as at reporting date	%	1.26	1.51
WAULT in years	years	3.70	4.20

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

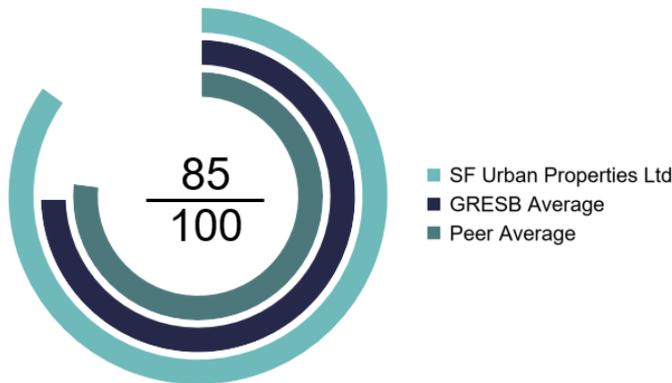
SF Urban Properties Ltd

Share Price CHF 92.00

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



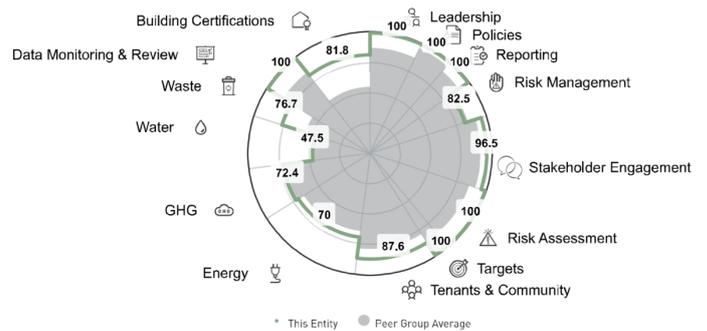
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	85 out of 100
GRESB Average	75 out of 100
GRESB Peer Average	77 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

All intellectual property rights to this data belong exclusively to GRESB B.V. All rights reserved. GRESB B.V. has no liability to any person (including a natural person, corporate or unincorporated body) for any losses, damages, costs, expenses or other liabilities suffered as a result of any use of or reliance on any of the information which may be attributed to it.

Head Client Relationship Management & Marketing

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

Disclaimer

This document is intended for use solely by the person to whom it is conveyed on a confidential basis. By accepting and retaining this material and the information therein, which is intended for marketing purposes, the recipients confirm and agree to uphold the confidentiality of this document. The recipient is not authorised to transmit this document to third parties. This material may not be duplicated or copied, in whole or in part, for any purpose without the written prior consent of Swiss Finance & Property Funds Ltd and Swiss Finance & Property Ltd. This document constitutes neither an offer nor a recommendation to buy or sell securities or financial instruments and should not be interpreted as investment advice or any other type of decision-making tool or suggestion with regard to legal, tax-related or other matters. Neither the present document nor copies thereof may be sent, taken or distributed to the United States of America, or given to US persons (within the meaning of Regulation S of the US Securities Act of 1933 in its current valid version). Past performance is neither a guarantee nor an indicator of current or future performance or returns. The performance does not take into account any commissions and costs for issue or redemption of fund units. The prospectus, the Key Information Document (KID) as well as the annual and semi-annual reports can be obtained free of charge from Swiss Finance & Property Funds Ltd.