

SF Urban Properties Ltd

Share Price CHF 98.40

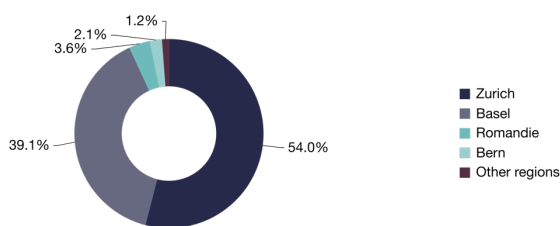
Description

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.

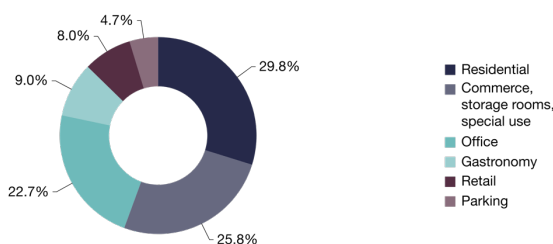
Company Data

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	0.71% (NAV); 0.5% > 250 Mio.
Auditors	PricewaterhouseCoopers
SIX Swiss Exchange listing	17 April 2012
Portfolio value investment properties	CHF 765.5 mn (as at 30 June 2024)
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%

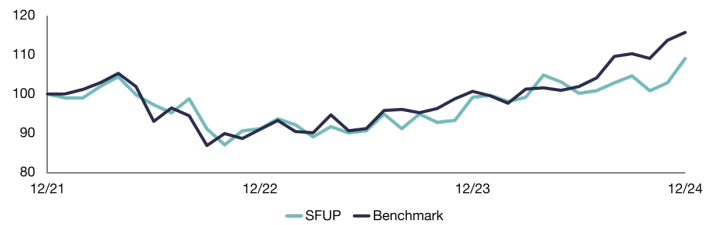
Market Value by Region (as at 30 June 2024)



Type of Usage (as at 30 June 2024)



Performance (reset on base 100)



Cumulative Performance (in %)

	YTD	1 mt	3 mts	1 year	3 years	5 years	Since Inception
SFUP	9.99%	6.03%	4.24%	9.99%	9.05%	20.40%	147.02%
Benchmark	14.95%	1.78%	4.93%	14.95%	15.73%	12.70%	232.75%

Ratios on return and performance	Unit	30 Jun. 2024	31 Dec. 2023
Investment yield	%	2.08	(3.07)
EBIT margin investment properties excl. revaluation	%	63.63	61.90
Return on equity (ROE) excl. Revaluation	%	3.40	3.81
Distribution yield	%	n/a	3.87

Ratios on the financial markets	Unit	30 Jun. 2024	31 Dec. 2023
Premium	%	(18.34)	(17.82)
Share price	CHF	90.40	93.00

Ratios on the balance sheet	Unit	30 Jun. 2024	31 Dec. 2023
Market value of properties	CHF	765 548 588	745 645 483
Gross asset value	CHF	825 453 677	836 463 615
Net fund assets	CHF	371 924 764	379 966 710
Borrowing ratio	%	44.21	44.30
LTV (Loan-to-Value)	%	45.34	45.94

Ratios on the income statement	Unit	30 Jun. 2024	30 Jun. 2023
Rental income	CHF	15 570 233	14 725 040
Total operating income before revaluations	CHF	23 988 992	23 765 860

Ratios on the units	Unit	30 Jun. 2024	31 Dec. 2023
Net asset value	CHF	110.71	113.17
Distribution per unit	CHF	3.60	3.60
– of which free of withholding tax	CHF	2.90	2.90
Units at end of reporting period	pc.	3 351 930	3 351 930

Ratios on the portfolio	Unit	30 Jun. 2024	31 Dec. 2023
Number of investment properties	pc.	49	47
Number of development properties	pc.	4	6
Gross yield	%	4.26	4.20
Real discount rate	%	2.79	2.76
Nominal discount rate	%	4.07	4.05
Vacancy rate as at reporting date	%	1.76	1.26
WAULT in years	years	3.70	3.70

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

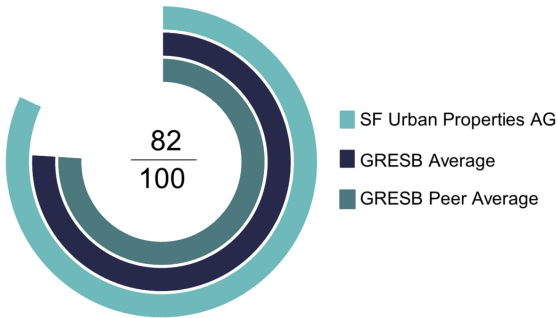
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Sustainability

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 2023. Further information on sustainability can be found at www.sfurban.ch/en/about-us/sustainability.

GRESB Rating



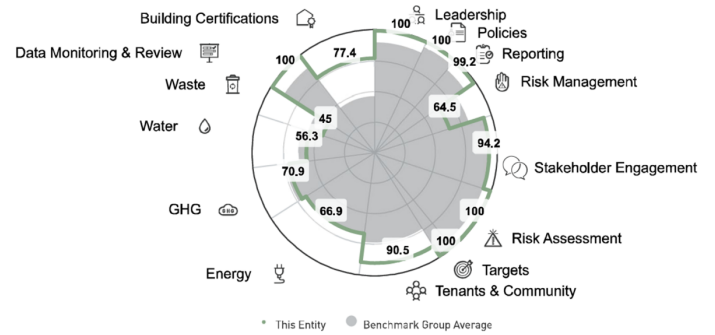
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	82 out of 100
GRESB Average	76 out of 100
GRESB Peer Average	76 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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