

SF Urban Properties Ltd

Share Price CHF 93.00

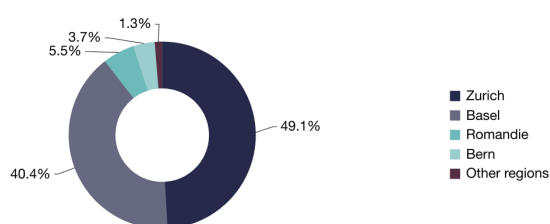
Description

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.

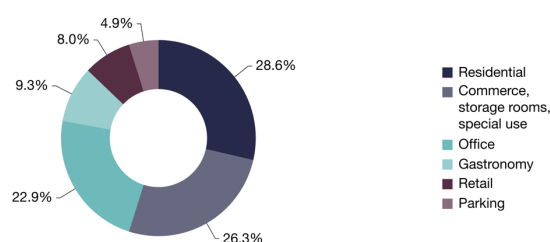
Company Data

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%

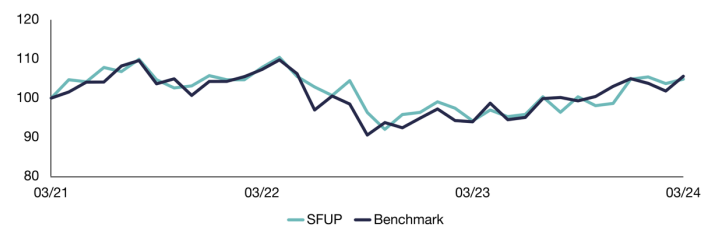
Market Value by Region (as at 31 Decembre 2023)



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	0.00%	1.09%	0.00%	11.32%	4.83%	23.36%	124.58%
Benchmark	0.58%	3.70%	0.58%	12.39%	5.57%	23.88%	191.14%

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.

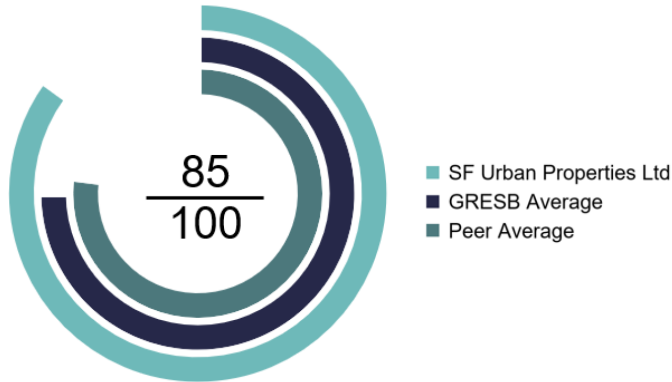
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Sustainability

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



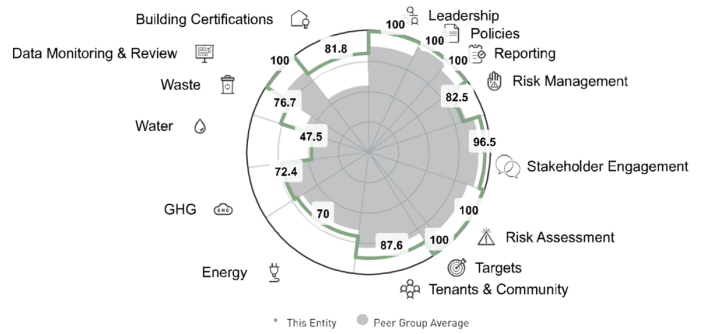
GRESB Rating Standing Investment	4 out of 5
GRESB Score Standing Investment	85 out of 100
GRESB Average	75 out of 100
GRESB Peer Average	77 out of 100

GRESB ESG Breakdown



Source: GRESB

GRESB Portfolio Summary



Source: GRESB

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