

Media Release

Zurich, 8 July 2022

Ad hoc announcement pursuant to Art. 53 LR

Increase in value of real estate portfolio and interest rate hedging transactions as at 30 June 2022

- Like-for-like change in value of investment portfolio of CHF 17.8 million (+2.5%) before investments
- Positive adjustment of CHF 27.7 million in interest rate hedging transaction portfolio

SF Urban Properties Ltd saw an increase in NAV due to the increased value of the real estate portfolio and interest rate hedging transactions as at 30 June 2022.

Based on provisional, unaudited figures, the value of the investment portfolio of SF Urban Properties Ltd (SIX Swiss Exchange: SFPN) increased by CHF 17.8 million (before investments) in the semi-annual financial statements as at 30 June 2022 on a like-for-like basis. This is an increase of 2.5% in comparison to 31 December 2021.

The portfolio of interest rate hedging transactions also underwent a positive adjustment of CHF 27.7 million based on a provisional valuation, from CHF -24.3 million to CHF 3.4 million, on account of the interest rate trends in the first half of 2022. This impact of this effect on net profit is only marginal, but it does increase the figure for equity in the income statement. Given the current developments with respect to interest rates, SF Urban Properties Ltd has recently also benefited from its relatively long average fixed interest period of 6.9 years.

SF Urban Properties Ltd will publish its semi-annual financial statements for 2022 on 24 August 2022.

Further information

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SF Urban Properties Ltd

SF Urban Properties Ltd (SFUP) is a Swiss real estate company that is headquartered in Zurich. It is active in the development and management of an existing real estate portfolio and in the acquisition of property. Within the scope of its operations, SF Urban Properties Ltd invests in commercial and residential property with potential for development. The company is especially looking for investment property that can be effectively optimised through cost management, repositioning, further development, restructuring of tenant relationships and other measures. SF Urban Properties Ltd has been listed at the SIX Swiss Exchange since 17 April 2012 (Symbol: SFPN, Valor: 003281613, ISIN: CH0032816131). Further information: www.sfurban.ch/en

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