



Swiss Finance & Property Funds Ltd

SF Retail Properties Fund

Information on the capital increase

2 October 2024



Key data of the capital increase



Target volume: CHF 56.2 million



Subscription ratio: 12:1



Issue price per unit: CHF 104.00 net

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An aerial photograph of a large, rectangular building with a green roof. The roof is covered with numerous dark blue solar panels arranged in several large rectangular sections. The green roof also features patches of low-lying vegetation and small white structures. The building is surrounded by a paved parking lot with several cars parked. To the left, there is a road with a white arrow pointing down and a white arrow pointing up. In the background, there are more buildings and greenery.

Information on the SF Retail Properties Fund

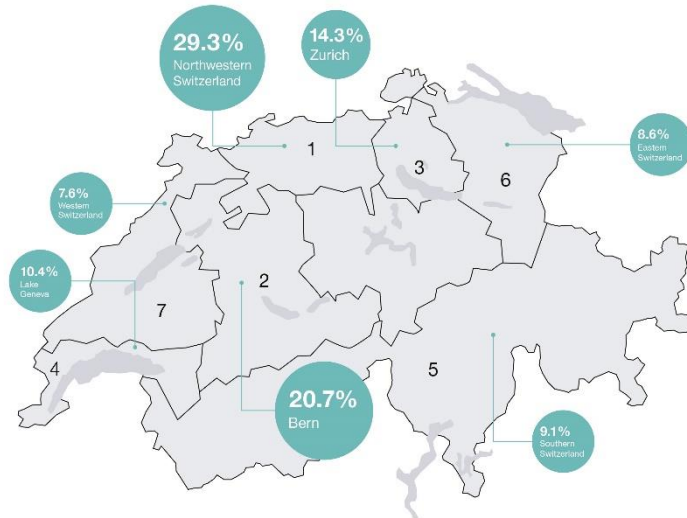
Key Events in First Half of 2024



Portfolio Overview

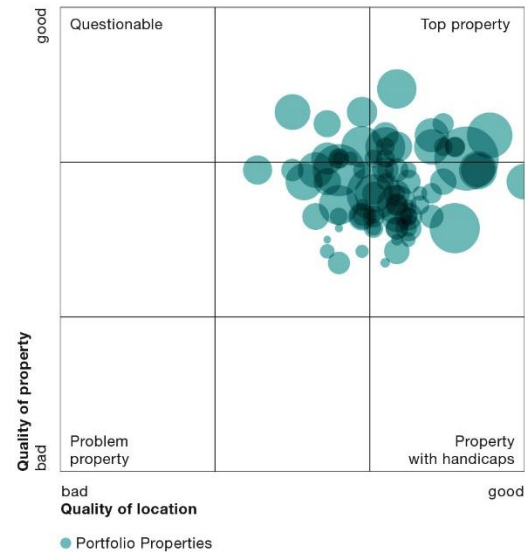
as at 30 June 2024

Market regions



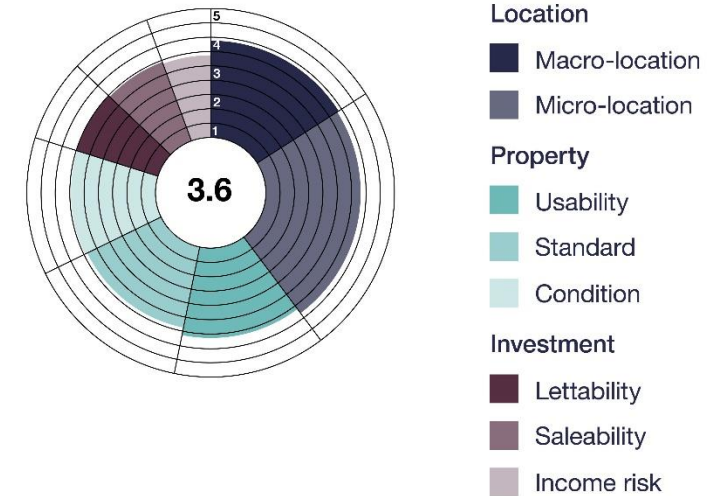
- Mix of all market regions in accordance with the strategy
- Properties with excellent transport connections

Quality of property and location



- Good to excellent quality of location, excellent micro locations
- Quality of properties is improving due to ongoing renovations

Quality profile



- Wüest Partner assigns the quality of the portfolio's properties and locations 3.6 out of 5.0 points

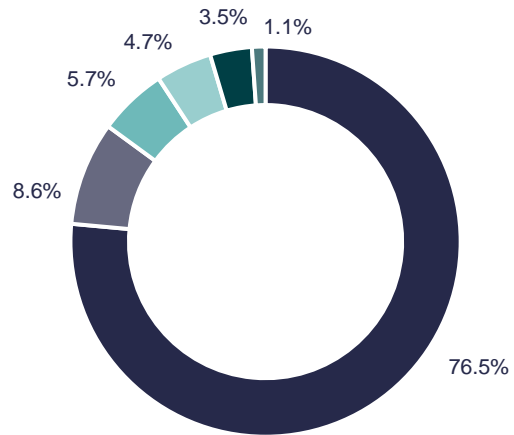
Potential

The balanced mix of regions and use, combined with the good quality of the properties, the low risk associated with tenant creditworthiness and the high WAULT of 6.03 years guarantees a high level of stability.

Portfolio Overview

as at 30 June 2024

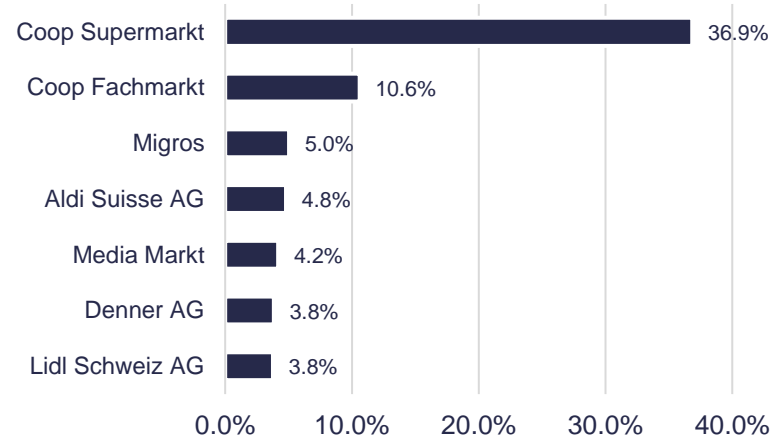
Types of usage



- Retail / catering
- Office
- Warehouse / adjoining rooms
- Parking spaces
- Residential
- Other

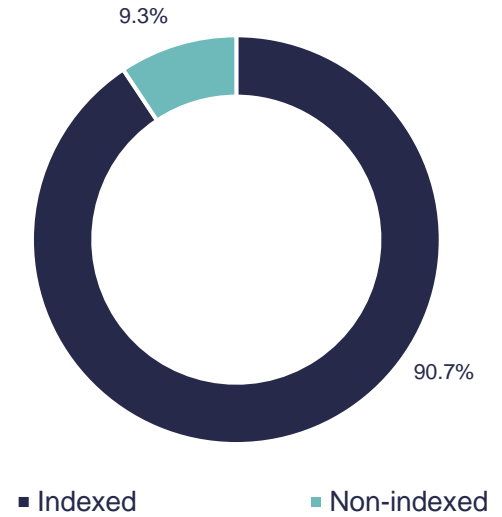
– Usage type focus falls on retail space selling everyday consumer goods

Largest tenants



- AAA tenants from Swiss retail segment with a clear focus on food
- Long-standing partnership with common development goals

Indexation



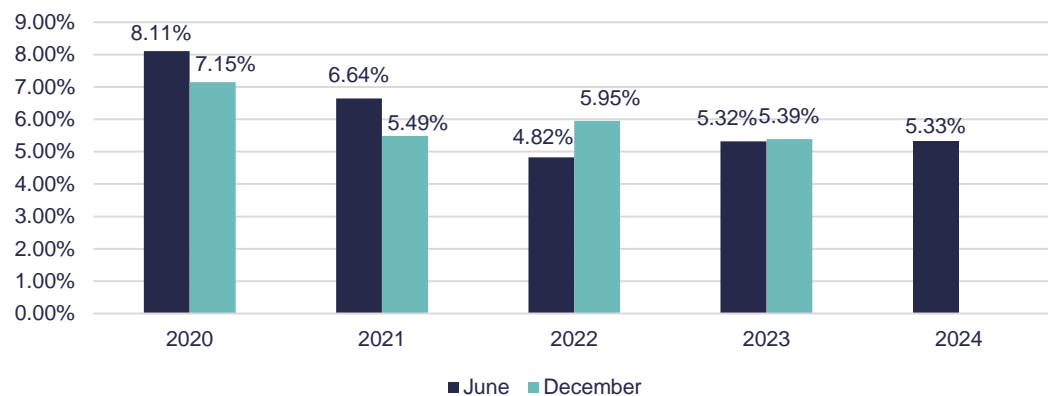
- Indexation weighted by rental income for all rental contracts is 75.7%
- Rent adjustments from 2024 of TCHF 591

Focus

Clear focus on space for everyday consumer goods such as food, health and beauty products and services.

Changes in Vacancy Rates 2020 - 2024

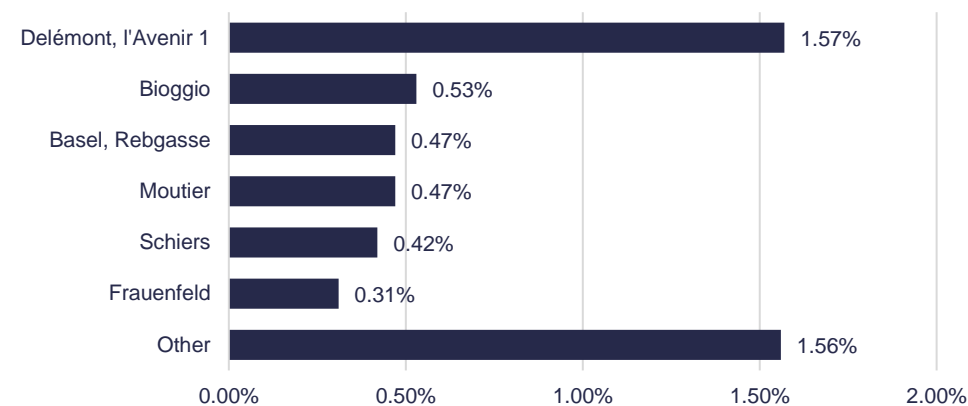
Changes in vacancy rates as at 30 June 2024



- Positive trend in reduction of vacancy rate
- Vacancy rate down slightly compared to the end of 2023

Property vacancy rates

in relation to expected net rents for the portfolio



- Letting of available space:
 - Delémont: Prospective customers are verifying the feasibility of the location
 - Bioggio: A prospective tenant is looking at 1 000 m²
 - Basel: Contracts signed; fully occupied from Q4 2024
 - Moutier: In addition to the Coop extension, remaining space is being marketed
 - Schiers: Project studies and marketing still under review

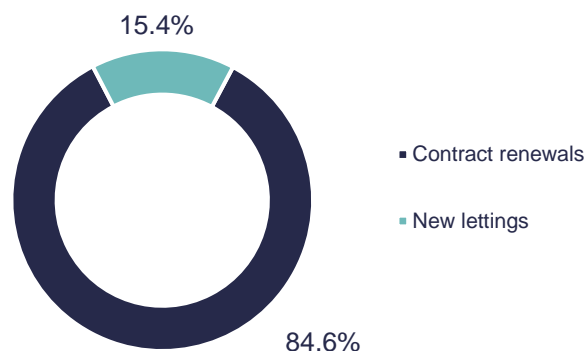
Changes in vacancy rates

The vacancy rate as at 30 June 2024 was 5.33% lower than at the end of 2023. For the strategic vacancy in Delémont, several prospective tenants have been working on a location check and feasibility study.

New Lettings and Contract Renewals

New lettings

Location	Floor area	Term
Sierre	1 522 m ²	12 years
Bioggio	487 m ²	17 years
Bioggio	160 m ²	8 years
Unterseen	1 802 m ²	15 years
Grellingen	985 m ²	15 years
Total	4 956 m²	



Contract renewals

Location	Floor area	Term
Langenthal	5 844 m ²	5 years
Münsingen	4 861 m ²	5 years
Trimbach	4 487 m ²	5 years
Oberriet	2 774 m ²	5 years
Sant' Antonino	2 664 m ²	5 years
Moutier	2 343 m ²	5 years
Geneva	1 966 m ²	14 years
St. Gallen	1 375 m ²	5 years
Busswil	785 m ²	5 years
Basel	126 m ²	5 years
Total	27 225 m²	

Letting activities

In the past six months, new contracts and contract renewals were signed for a floor area of 32 181 m² (13.89% of the rentable space), generating rental income of CHF 5.54 million p.a. (11.59% of rental income).

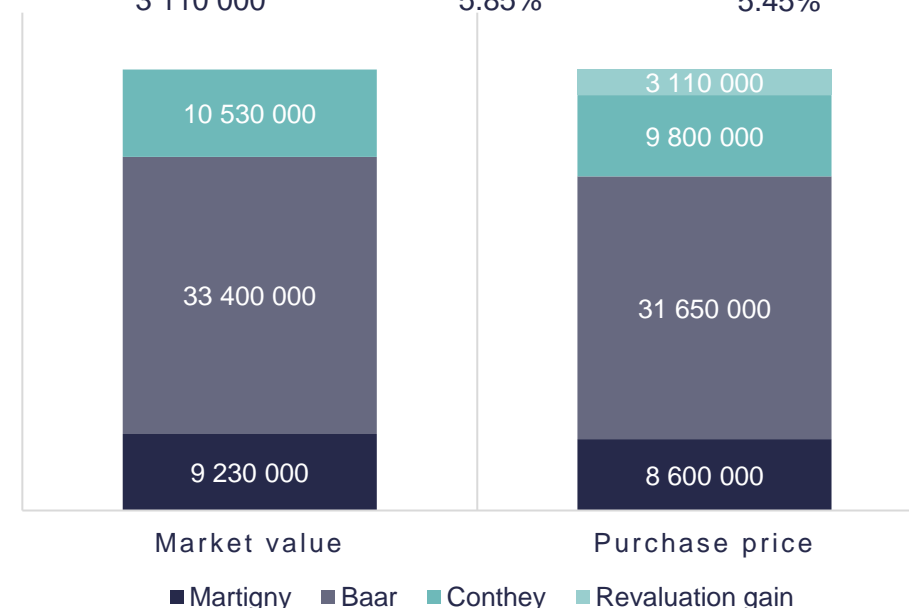
Transactions 2024

Acquisitions after June 30, 2024

Property	Purchase as at	Market value in CHF	Purchase price in CHF	Difference in CHF	Difference at market value	Gross yield at market value	Gross yield at purchase price
Martigny, Rue du Simplon 37	01.07.2024	9 230 000	8 600 000	630 000	6.83%	6.25%	6.70%
Baar, Sihlbruggstr. 107	30.09.2024	33 400 000	31 650 000	1 750 000	5.24%	5.20%	5.49%
Conthey, Rue des Rottes 34	01.10.2024	10 530 000	9 800 000	730 000	6.93%	5.48%	5.89%
Total		53 160 000	50 050 000	3 110 000	5.85%	5.45%	5.78%

Transaction secured / linked properties

In 2024, three properties were linked for a purchase price of CHF 50.05 million, with rental income of CHF 2.89 million. The primary use is focused on goods of daily needs, such as food retail and pet supplies.

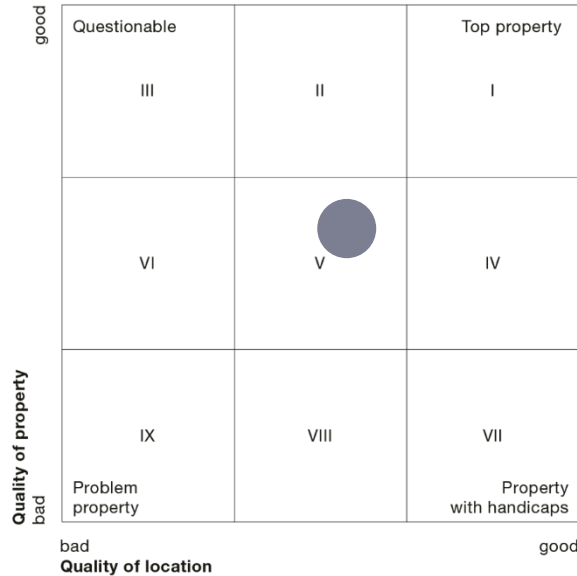


Investment Project

Martigny, Rue du Simplon 37

Motivation

- Addition of food and pet food
- Main access road
- Denner lease extension
- Upside rental potential
- Revaluation gain of CHF 630 000



New rentable floor space in m²

6 722

Purchase price in mn CHF

8.6

New target rent in TCHF

576

Gross yield on purchase price in %

6.70%

Year of construction

2007

Vacancy rate in %

0.00%

Sustainability

PV system

WAULT in years

3.4

Investment Project

Baar, Sihlbruggstr. 107

Motivation

- Expansion of tenant base (Top CC, Bianchi)
- Good location (motorway exit/main traffic route)
- High yield
- High WAULT
- Flexible use possible
- Revaluation gain of CHF 1 750 000

Quality of property bad good	Questionable III	II	Top property I
	VI	V	IV
	IX Problem property	VIII	VII Property with handicaps
	bad Quality of location		good



New rentable floor space in m²

11 234

Purchase price in mn CHF

31.65

New target rent in TCHF

1 740

Gross yield on purchase price in %

5.49%

Year of construction / last renovation

1964/2017

Vacancy rate in %

6.28%

Sustainability

PV system / Heat pump

WAULT in years

8.4

Investment Project

Conthey, Rue de Rottes 34

Motivation

- Expansion with food and pet food
- Main shopping zone in the Sion region
- Jysk, Denner, and Qualipet as long-term tenants
- Very good location
- Revaluation gain of CHF 730 000

Quality of property bad	Questionable		Top property
	III	II	I
	VI	V	IV
IX	VIII	VII	
Problem property		Property with handicaps	
	bad		good
	Quality of location		



New rentable floor space in m²

2 505

Purchase price in mn CHF

9.8

New target rent in TCHF

578

Gross yield on purchase price in %

5.90%

Year of construction / last renovation

2007/2024

Vacancy rate in %

0.00%

Sustainability

PV system

WAULT in years

4.7

Investments

Ongoing projects	Total in CHF	Cost			
		until 2023	2024	2025	2026
Delémont, Rue de l'Avenir 3/5	17 100 000	12 600 000	1 500 000	3 000 000	
Aigle, Rue du Rhône 28	4 250 000	3 550 000	700 000		
Flawil, Wilerstrasse 111-117	14 100 000	9 500 000	4 600 000		
Basel, Untere Rebgrasse 17	16 500 000	3 300 000	11 700 000	1 500 000	
Marly, Route de Fribourg 15	2 500 000		400 000	2 100 000	
Sierre, Route de Sion 81-85	810 000	140 000	670 000		
Schöftland, Dorfstrasse 31/33	31 500 000	1 400 000	5 700 000	10 500 000	8 400 000
Sant' Antonino, Via Serrai 10	15 450 000	250 000	200 000	6 500 000	8 500 000
Regensdorf, Adlikerstrasse 285/295/297	800 000		800 000		
Grellingen, Delsbergstrasse 1	600 000		300 000	300 000	
Murten, Bubenbergstrasse 1	1 800 000				1 800 000
Trimbach, Winznauerstrasse 5	1 800 000				1 800 000
Photovoltaic projects			2 423 000	1 500 000	1 500 000
Various maintenance projects			2 500 000	4 500 000	6 500 000
Total projects			31 493 000	29 900 000	28 500 000

Ongoing Investment Project

Basel Clarahuus, Untere Rebgasse 17

Motivation

- Conversion of offices to business apartments
- Modernisation of mall, vertical development and rental of ground floor areas

Quality of property bad	Questionable		Top property
	III	II	I
	VI	V	IV
IX	VIII	VII	
Problem property		Property with handicaps	
	bad		good
	Quality of location		



Rendering of mall

New rentable floor space in m²

9 948 (+ 600 m²)

Investment volume in CHF mn

~15.5

New target rent in TCHF

3 144 (+ 450)

Gross yield in %

~4.59

Market value (new) in CHF million

68.4 (+ 17 mn)

Vacancy rate in %

0 (- 6.8)

Sustainability

**PV system /
district heating**

WAULT in years

9.9 (+ 3.6)

Ongoing Investment Project

Schöffland, Dorfstrasse 31

Motivation

- Development of unused potential
- Enlargement and optimization of Coop space
- Sustainable construction in Minergie P-Eco standard

Quality of property bad	Questionable		Top property
	III	II	I
	VI	V	IV
good	IX	VIII	VII
	Problem property		Property with handicaps
	bad		good
	Quality of location		



Rendering new construction

New rentable floor space in m²

5 264 (+3 292 m²)

Investment volume in CHF mn

~31.5

New target rent in TCHF

1 492 (+1 151)

Gross yield in %

~3.67

Market value (new) in CHF million

40.6 (+32.7 Mio.)

Construction time

2024 - 2027

Sustainability

PV system / timber construction / rainwater utilisation

WAULT in years

15 (+9.0)



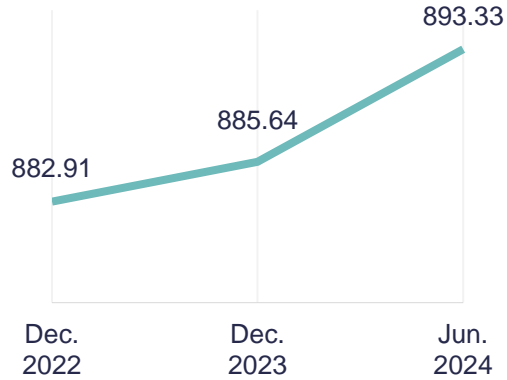
Financials as at June, 30 2024

Aktuell
3.50

Aktuell

Balance Sheet Key Figures

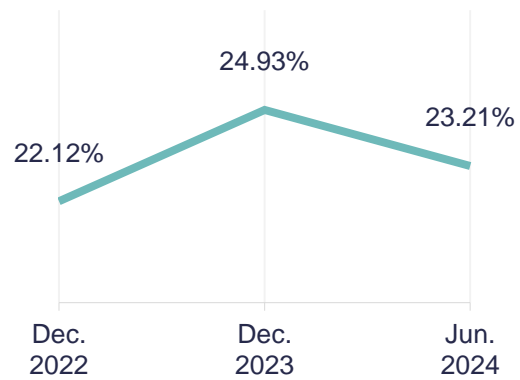
as at 30 June 2024



Market value

CHF 893.33 mn

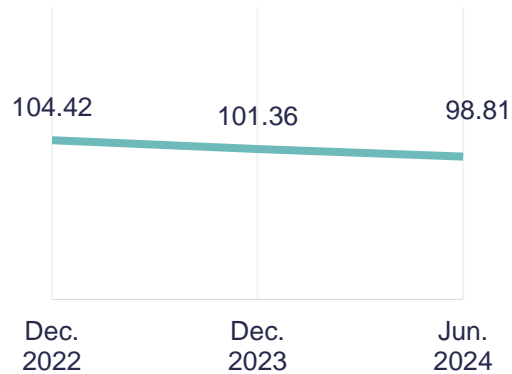
CHF 885.64 mn / + 0.87%



Loan-to-value

23.21%

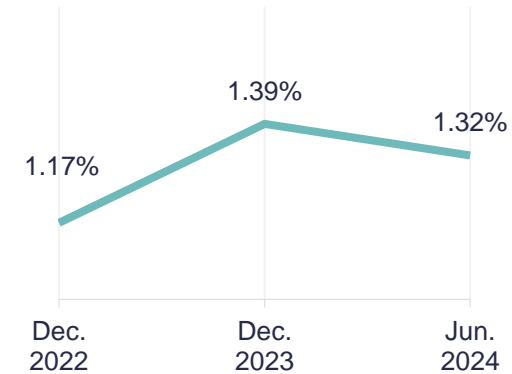
24.93% / - 6.90%



NAV per unit

CHF 98.81

CHF 101.36 / - 2.52%



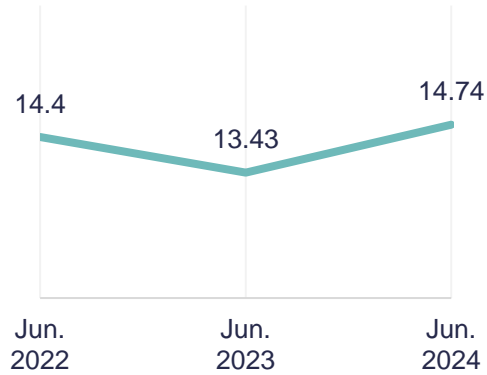
Borrowing rate

1.32%

1.39% / - 5.04%

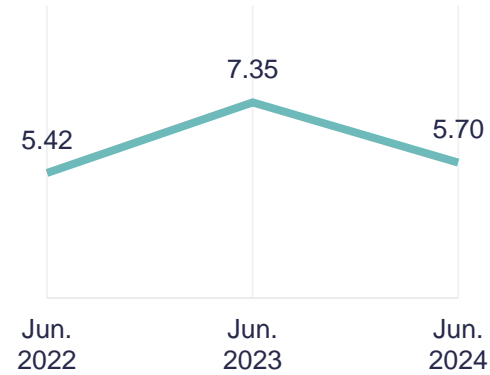
Income Statement Key Figures

as at 30 June 2024



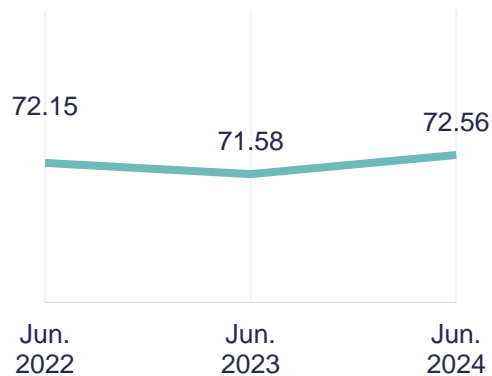
Net income

CHF 14.74 mn
CHF 13.43 mn / + 9.72%



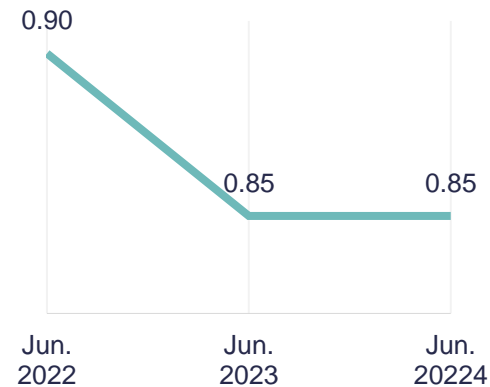
Rent default rate

5.70%
7.35% / - 22.45%



EBIT margin

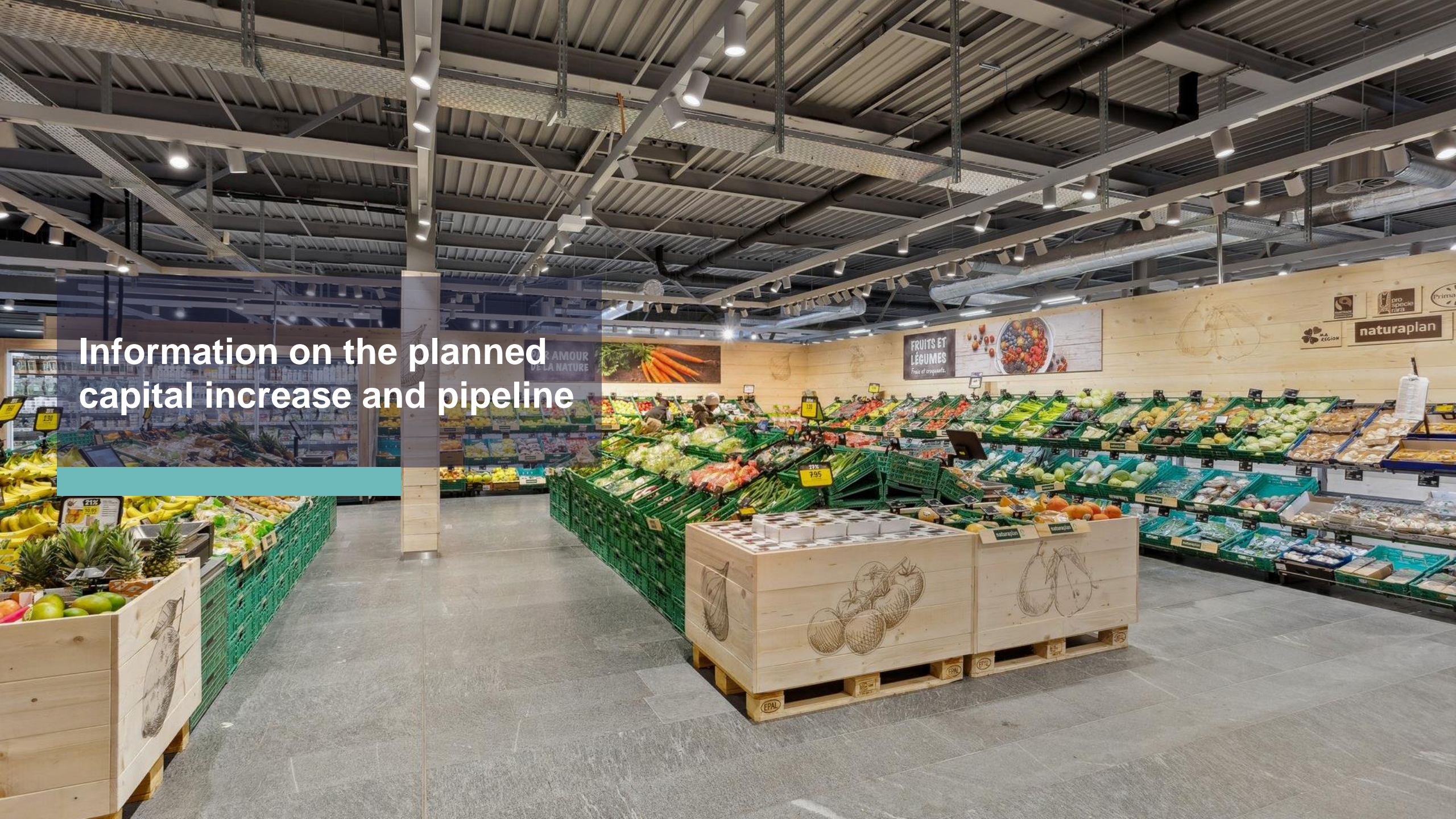
72.56%
71.58% / + 0.49%



Fund total expense ratio TER

0.85%
0.85% / - 0.00%

Information on the planned capital increase and pipeline



Key points of the planned transaction

Funds	SF Retail Properties Fund
Fund management	Swiss Finance & Property Funds AG
Planned volume	CHF 56.2 million
Issue price	CHF 104.00
Subscription ratio	12:1 - twelve (12) existing units entitle the holder to purchase one (1) new unit
Subscription period	from 2 October 2024 to 11 October 2024, 12:00 noon CEST
Subscription rights trading	The official trading of subscription rights will take place on the SIX Swiss Exchange between 2 will take place on the SIX Swiss Exchange between 2 October 2024 and 9 October 2024
Use of the proceeds from the issuance	<ul style="list-style-type: none">– Acquisition of additional properties– Further development of existing properties– Financing of development projects– Repayment of interest-bearing debt
Listing	SIX Swiss Exchange (SWIT Index)
Subscription paid –up date	18 October 2024
Anteil Bezugsrechte	Valor 28508745 / ISIN CH0285087455 / Ticker SFR Valor 50686239 / ISIN CH0506862397/ Ticker SFR1
Custodian bank	Zurich Cantonal Bank

Pipeline

Property	Market value in TCHF	Usage share in % rent	Occupancy rate	Gross yield	Probability
Canton of Aargau	~ 31 000	75% Retail 25% Warehouse	100.00%	~ 5.50%	> 80%
Cantn of Valais	~ 35 300	75% Retail 25% Warehouse	92.50%	~ 5.50%	ca. 50%
Canton of Vaud	~ 21 000	84% Retail 15% Warehouse	100.00%	~ 6.00%	ca. 50%
Total	~ 87 300	100% Commerce	97.01%	~ 5.66%	

Potential Investment Project

Canton of Aargau

Motivation

- Retail park with food retail, gastronomy, and fitness
- Convenient location / Good visibility
- Attractive yield
- Long-term rental agreements

Quality of property bad	Questionable		Top property
	III	II	I
	VI	V	IV
IX	VIII	VII	
Problem property		Property with handicaps	
	bad		good
	Quality of location		



Symbolic image

New rentable floor space in m²

6 707

Purchase price in mn CHF

~ 31.0

New target rent in TCHF

1 705

Gross yield on purchase price in %

5.50%

Year of construction / last renovation

2007/2016

Vacancy rate in %

0.90%

Sustainability

District heating

WAULT in years

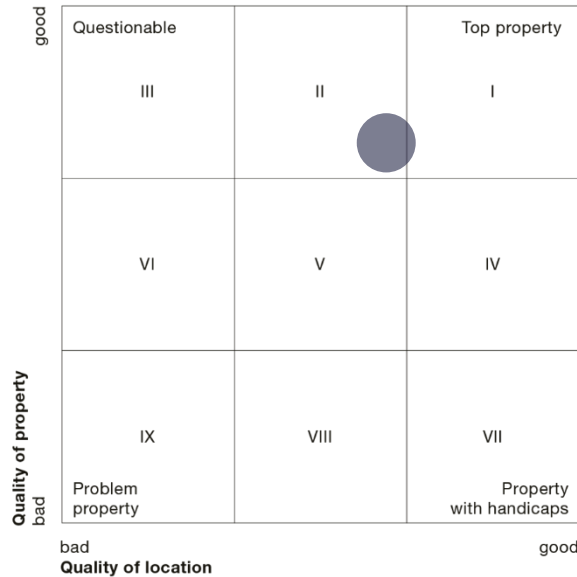
5.3

Potential Investment Project

Canton of Valais

Motivation

- Local shopping market
- Food retailer (approx. 15 mn in revenue)
- Services and pharmacy as a complement
- Modern construction
- Long-term rental agreements



Symbolic image

New rentable floor space in m²

9 265

Purchase price in mn CHF

~ 35.3

New target rent in TCHF

1 977

Gross yield on purchase price in %

5.60%

Year of construction / last renovation

1972/2015

Vacancy rate in %

7.5%

Sustainability

District heating

WAULT in years

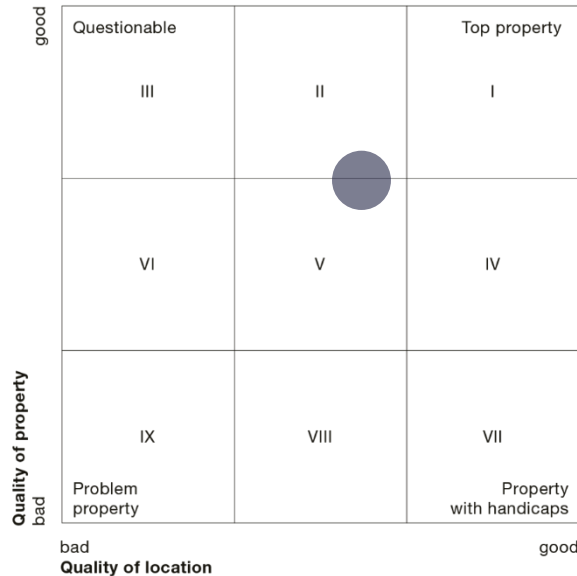
~ 8.9

Potential Investment Project

Canton of Vaud

Motivation

- Retail market
- Single tenant
- Modern construction
- BREEAM label
- Optimal access
- Long-term rental agreements



Symbolic image

New rentable floor space in m²

5 439

Purchase price in mn CHF

~ 21.0

New target rent in TCHF

1 260

Gross yield on purchase price in %

6.00%

Year of construction / last renovation

2006

Vacancy rate in %

0.0%

Sustainability

BREEAM label

WAULT in years

~ 6.0

Timetable of the capital increase



Start of subscription period: today, 2 October 2024



End of subscription period : 11 October 2024



Payment: 18 October 2024

Appendix



Financials

Key Figures

Balance sheet		30 Jun. 2024	31 Dec. 2023	Δ
Market value of properties	CHF	893 329 800	885 635 800	7 694 000
Total fund assets	CHF	913 450 107	904 146 773	9 303 334
Borrowing ratio	%	23.21	24.93	- 1.72
Net fund assets	CHF	640 274 529	615 744 099	24 530 430
NAV per unit	CHF	98.81	101.36	- 2.55
Stock market price	CHF	108.5	107.00	1.5
Premium/discount	%	9.69	5.57	4.12
Income statement		30 Jun. 2024	30 Jun. 2023	Δ
Rental income	CHF	22 409 511	21 609 282	800 229
Rent default rate	%	5.7	7.35	- 1.65
Maintenance ratio	%	4.54	5.47	- 0.93
Operating cost ratio	%	10.52	10.85	- 0.33
EBIT margin	%	72.56	71.58	0.98
Mortgage interest	CHF	1 473 510	1 294 006	179 504
Net income	CHF	14 735 179	13 429 503	1 305 676
Realised capital gains and losses	CHF	8 000	0	8 000
Unrealised capital gains and losses	CHF	- 3 440 649	- 10 950 354	7 509 705
Total income	CHF	11 302 530	2 479 149	8 823 381
TER (GAV)	%	0.85	0.85	0
Investment yield	%	1.86	0.41	1.45

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