

Media release

Zurich, 16 December 2024

SFP AST Swiss Real Estate: announcement of a capital raise

The SFP Investment Foundation plans a capital raise for the SFP AST Swiss Real Estate investment group at the end of the first quarter of 2025.

The investment group has successfully continued its growth strategy in the current financial year. The portfolio was expanded with seven high-quality properties with an acquisition value of CHF 159.6 million, and the portfolio performance was again significantly increased. The core/core+ strategy was consistently implemented – over 85% of the portfolio properties are invested in major cities and their agglomerations (KGAST mixed approx. 65%). As of 6 December 2024, the leverage ratio is 20.5%.

In order to expand the portfolio in line with its strategy with high-quality properties, to tap into potential by investing in existing properties and to maintain the strategic debt financing ratio of 20%, the investment group plans to raise capital by the end of the first quarter of 2025.

The details of the capital raise will be communicated with the unaudited financial statements at the beginning of the new financial year.

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SFP Investment Foundation

The SFP Investment Foundation has three investment groups. Management is delegated to Swiss Finance & Property Group AG and asset management to Swiss Finance & Property Funds Ltd as well as Swiss Finance & Property Ltd. The prospectus with integrated investment guidelines, statutes and regulations as well as the latest annual report and fact sheets can be obtained from SFP Investment Foundation. Admitted as direct investors are tax-exempt pension funds domiciled in Switzerland and legal entities that manage collective investments of tax-exempt pension funds, are supervised by the Swiss Financial Market Supervisory Authority (FINMA) and invest funds exclusively for these institutions with the Investment Foundation. Further information can be found at www.sfp-ast.ch

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