

Media release

Helvetica Property real estate fund records 24.3% return in 2008 - Exclusive focus on Swiss property

Zurich, 24 March 2009 – Focusing exclusively on properties in Switzerland, the Helvetica Property real estate fund recorded a very high return by international standards of 24.3% in 2008.

The Helvetica Property real estate fund has been investing exclusively in Swiss property since October 2007. Its current portfolio consists of 12 properties, representing a volume of some CHF 280 million. In 2008 the Helvetica Property real estate fund recorded a return of 24.3%, an above-average performance in international terms. According to Morningstar, a leading provider of independent investment analyses, the average return achieved by 133 direct property funds in 2008 was -7.3%. The Helvetica Property portfolio IRR alone grew 4.73% in the reporting period.

The key factors behind the above-average performance of the Helvetica Property real estate fund were on the one hand the strength of the Swiss franc, which significantly increased in value against the fund's reference currency, the Norwegian krone, in 2008, and on the other favourable conditions for the purchase of property, low financing costs and efficient asset management with respect to the properties concerned.

Hans R. Holdener, managing partner of Helvetica Property Investors AG said: "The Swiss property market has demonstrated its political, economic and currency-related stability in the current turmoil of the global financial markets. We have registered increased levels of interest from many domestic and international investors in the Swiss property market, which is seen as a safe haven."

The high liquidity of available capital, the sensible evolution of property prices in real terms in Switzerland during the last few years, the conservative financing policies of the banks and the extremely stable development of rents have also contributed to this positive trend. Other factors are Switzerland's stable political system, its excellent infrastructure and attractive tax conditions.

In addition, more and more international companies are moving their headquarters to Switzerland. The latest example is Transocean, one of the world's largest offshore drilling companies, which recently set up its headquarters in the 4 Towers building in Zug, which is managed by Helvetica Property Investors AG.

Even though currency conditions cannot be expected to be so favourable every year, Helvetica Property is firmly committed to its strategy of investing in select Swiss properties and will continue to focus on Swiss property in the next few years, with the aim of expanding its market share whilst consolidating the brand amongst Switzerland's leading property funds.



Fund Advisor – Helvetica Property Investors AG

Helvetica Property Investors AG is a Swiss fund advisor that was founded by Hans R. Holdener and Thomas C. Holst in October 2007. The company acts as advisor and manager to Swiss Real Estate Danmark ApS, a property fund incorporated under Danish law that operates in Switzerland with its own subsidiaries under the Helvetica Property brand.

Property fund – Swiss Real Estate Danmark ApS

Swiss Real Estate Danmark ApS invests exclusively in Swiss property according to clearly defined criteria, focusing on the Zurich, Basel, Berne, Geneva and Lausanne markets. The investors are made up of 2,500 companies and private and institutional entities.

Please direct any requests for information or interviews to Mr

Hans R. Holdener:

Telephone: + 41 79 700 78 78

E-mail: hrh@helveticaproperty.com

www.helveticaproperty.com

Media enquiries

Hans R. Holdener

Mobile: + 41 79 700 78 78

hrh@helveticaproperty.com

Siro Barino

Barino Consulting

Mobile: + 41 79 335 24 24

E-mail: info@barino.ch