

The HSC Fund acquires a modern multi-tenant property in the heart of Fribourg

Zurich, 5 October 2020 – The Helvetica Swiss Commercial Fund (HSC Fund) acquires a modern and versatile property in the city of Fribourg. The rental income from the property is well diversified and comes in part from well-known tenants.

The HSC Fund has signed a purchase agreement for a modern commercial property in the city of Fribourg. The property is situated in a well-developed and economically intensive location in the heart of Fribourg and has its own underground garage with 140 parking spaces. The property has a rentable area of over 9,500 square meters and generates a target rental income of almost CHF 2.2 million per year with 15 rental agreements.

Attractive multi-tenant property in the heart of the city

The property was built quality consciously in 1994 with above average construction quality. The acquired, inner-city property site measures over 3,500 square meters. The property is well diversified at market-based rents and is leased to about 90% to partly well-known international companies.

Additional potential purchased with good current yield

In addition to the high occupancy rate, the HSC Fund benefits from additional, marketable letting potential and can further increase the already extremely attractive actual return. To this end, the fund management company intends to quickly place the currently unleased reserve space on the market. Due to the high quality of the property, the well-connected location and the fair price/performance ratio of the potential spaces a rental in the coming months seems realistic.

The purchase agreement has already been notarized. The transfer of benefits and risks took place on 1 October 2020. The parties agreed not to disclose details of the transaction.

"With the acquisition of this property in Fribourg, we are expanding the HSC Fund portfolio and further improving the already good diversification of the fund," explains Frederic Königsegg, Chief Investment Officer.

Value of real estate portfolio increased to well over CHF 700 million - Planned capital increase postponed

On 19 August 2020, the fund management company informed that it was planning a further capital increase for the HSC Fund in September. With the acquisition announced today, the value of the entire real estate portfolio is well over CHF 700 million with a target annual rental income of just over CHF 45 million. The fund management company has decided to postpone the capital increase planned for September 2020 and is currently not issuing any additional fund units.

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About Helvetica

Helvetica Property Investors AG is a leading real estate fund and asset management firm. We deliver sustainable value to our clients through active, long-term ownership of safe and stable real estate investments. With a fully integrated real estate investment platform, we are able to provide both standardized investment products and customized investment plans. We are proud of our longstanding reputation for outstanding client service and dedication to responsible ownership. Our firm is approved and regulated by the Swiss Financial Market Supervisory Authority FINMA.

About Helvetica Swiss Commercial Fund

The HSC Fund is a Swiss real estate fund listed on the SIX Swiss Exchange and open to all investors. The HSC Fund invests in commercial and industrial properties in the major economic areas of Switzerland. The fund's portfolio is geared towards long-term value preservation and features high location and property quality as well as broad diversification. The investment objective is mainly the long-term preservation of value and the distribution of reasonable profits. The HSC Fund is approved by the Swiss Financial Market Supervisory Authority, FINMA.

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