

Helvetica Swiss Commercial Fund: Year-end update confirms high earnings and attractive distribution prospects for 2025

Zurich, December 2, 2025 – The listed Helvetica Swiss Commercial Fund (HSC Fund) is performing robustly in the current year. The fund is on track to achieve its investment return target for the 2025 financial year. Operating profitability remains strong, pointing to a constant distribution at the level of previous years.

- **Investment return** of over 6% expected, of which over 5% from net income
- Targeted **distribution for 2025 of CHF 5.35 per share** on track
- **Debt financing** within target range and remaining term extended to 2.5 years
- **Two acquisitions** in the second half of 2025 with a total value of approximately CHF 15 million and net yield of over 5%

In the second half of 2025, the fund was able to further develop its portfolio in a targeted manner. Two fully let properties with a total value of CHF 15 million were acquired in eastern Switzerland and the Zurich area. These are a consolidation property with additional utilization potential in Zuzwil (SG) and a commercial property in Wil (ZH) used for production, storage, and logistics. Thanks to a net yield of over 5% on the acquisition costs and a WAULT of 15 and 5 years, respectively, both properties contribute above average to the stability of the portfolio. The acquisition was made thanks to the established off-market network and on attractive terms.

The annual gross rental income will increase by around CHF 1 million as a result of the acquisitions. Thanks to active management and various multi-year extensions with major tenants, the WAULT of the overall portfolio has been increased to over 4.5 years (December 31, 2024: 4.1 years). The vacancy rate remains low at around 5%. Stable results with constant discount rates are expected for the year-end valuation.

Even after the acquisitions, the debt ratio remains within the target range of 25 to 28%. By securing additional long-term mortgages with terms of approximately 10 years, the financing structure has been made more robust and the average remaining term of debt financing has been extended to over 2.5 years (December 31, 2024: 1.37 years) with favorable financing interest rates.

With its expected net income, the HSC Fund is once again demonstrating its high earning power. The investment return target of 6% for this year is on track. Accordingly, 2025 promises a distribution of CHF 5.35 per share, in line with previous years.

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About Helvetica

Helvetica Property Investors AG, founded in 2006, is an independent real estate investment manager and FINMA-regulated fund management company. We offer institutional and private investors stable real estate investments with solid returns or develop customized solutions that we manage through our fully integrated value chain. Our listed investment vehicles – the HSC Fund with a focus on commercial properties and the HSL Fund with a focus on residential properties – invest in high-growth suburban locations throughout Switzerland. Sustainability is an integral part of our approach and is formally anchored at fund level throughout the entire real estate cycle. [Helvetica.com](https://www.helvetica.com)

Helvetica Swiss Commercial Fund

The HSC Fund is a Swiss real estate fund for retail investors listed on the SIX Swiss Exchange. It invests throughout Switzerland in commercial properties with a focus on retail, production, light industrial, office, and retail properties in predominantly suburban, high-growth, and well-connected locations. The investment horizon is geared toward long-term preservation of value and distribution of constant income. The HSC Fund is authorized by the Swiss Financial Market Supervisory Authority FINMA. Listing: SIX Swiss Exchange; ticker symbol: HSC; security number: 33 550 793; ISIN: CH0335507932

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