

# Fact sheet

Per 31.12.2020



Helvetica Swiss Commercial Fund invests in Swiss office buildings and commercial properties. The fund is listed on the SIX Swiss Exchange and can be traded regularly.

## Fund Description

<b>Investment objective</b> 	The long-term investment objective is mainly the preservation of value and the distribution of adequate dividends.
<b>Investment policy</b> 	The fund invests in high-quality income-producing commercial properties in Swiss economic areas in good locations with good public and private transportation links. Sector wise, the focus is on office and commercial properties with multiple tenants and mixed uses. The primary focus is on properties with stable and sustainable income and potential appreciation.

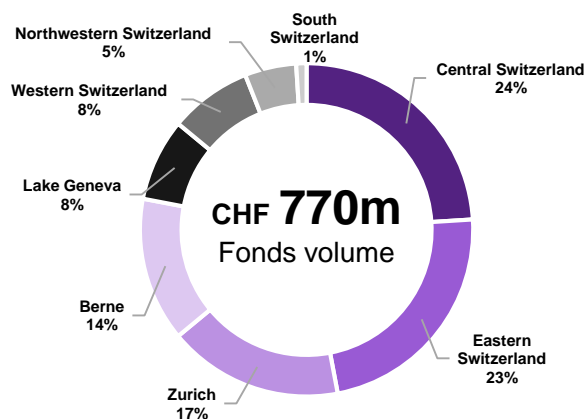
## Fund Information

Fund name	Helvetica Swiss Commercial Fund (HSC Fund)
Fund type	Swiss Real Estate Fund
Investors	Public Investors
Initiation date	09 December 2016
Fund Management	Helvetica Property Investors AG, Zurich
Auditors	PwC AG, Zurich
Custodian bank	Bank J. Safra Sarasin AG, Basel
Stock exchange	SIX Swiss Exchange
ISIN	CH0335507932
Valuation experts	Wüest Partner AG, Zurich
Benchmark	SXI Real Estate Funds Broad TR
Minimum investment	1 share

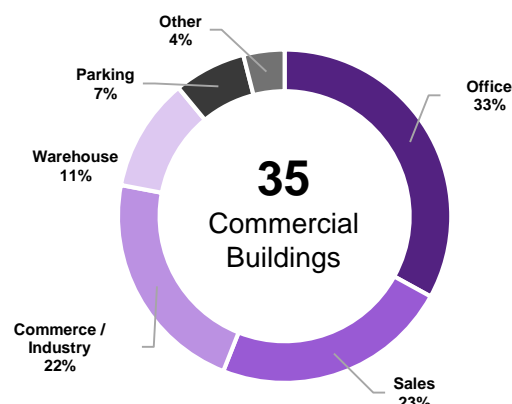
## Fund Key Facts

As per month end		12.2020	12.2019	12.2018
Gross asset value (GAV)	CHF	770.1m	654.7m	444.9m
Net asset value (NAV)	CHF	500.2m	489.5m	305.7m
Debt financing ratio	%	30.5	20.9	28.3
Rental income	CHF	38.7m	29.2m	18.5m
Lease terms to maturity	Year	4.5	4.4	4.0
Occupancy rate (Default rate)	%	94.6 (7.8)	94.1 (8.1)	94.2 (7.8)
Distribution yield (-quote)	%	4.7 (83.2)	4.1 (87.6)	3.6 (77.6)
Return on investment	%	6.9	6.3	5.7
TER <sub>REF</sub> GAV	%	0.99	1.04	0.98
Net asset value per share	CHF	115.17	112.71	110.00
Share price	CHF	109.00	123.30	-

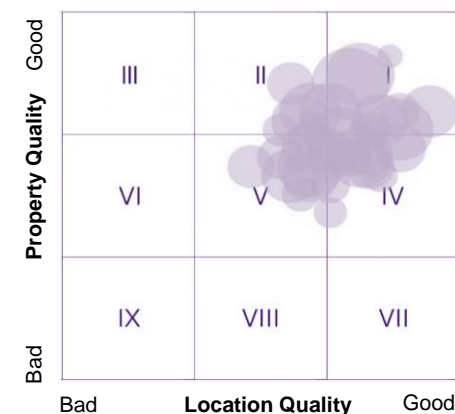
## Geographical breakdown (Market value)



## Rent to primary usage (Target Rent)



## Property and Location Quality





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## Highlights

<b>Review</b>	5 new properties were acquired in the financial year 2020. The focus was on asset management and the careful optimization and development of the portfolio.
<b>Outlook</b>	The fund invests in high-quality commercial properties in Swiss growth regions and is focused on long-term value preservation. Our purpose is to increase the occupancy rate and to enhance the attractiveness of the portfolio through cost-conscious investments. No capital increase is planned for the current year. The distribution for the financial year 2020 is CHF 5.10 per share.

## Portfolio Key Figures

Market value	CHF	743.9m
Number of properties	Quantity	35
Rental space	m <sup>2</sup>	308'923
Actual rental income p.a.	CHF	42.9m
Target rental income p.a.	CHF	45.4m
Occupancy rate	%	94.6
Gross target return	%	6.1
Gross actual return	%	5.8
Rent per square meter	CHF	147
Lease term to maturity	Years	4.5
Discount rate (real)	%	3.8
Usage	%	33% Office, 23 % Sales, 22% Commerce / Industry

## Do you have questions?

<b>Contact</b>	If you have any questions or need further information, please contact our Relationship Department.
<b>Contact point</b>	Salman Baday Head Sales (Switzerland) T: +41 43 544 70 80 E: sb@helvetica.com

## Office and Retail Building (Altendorf, SZ)



## Office and Retail Building (Dietikon, ZH)



## Office Building (Zurich, ZH)



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**Fund Management**

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