



# Fact sheet

Per 31.12.2020



The Helvetica Swiss Living Fund invests in Swiss residential properties in good locations. The shares are traded over the counter. Only admitted for qualified investors.

## Fund Description

<b>Investment objective</b> 	The investment objective is primarily the long-term preservation of assets and the distribution of appropriate earnings. The fund shares are traded over-the-counter.
<b>Investment policy</b> 	The primary focus of the fund is on residential real estate with stable and sustainable returns. The fund invests in residential real estate throughout Switzerland where regional and national economic centers are easily accessible, and a positive population trend is expected. The fund also focuses on locations with good letting prospects and good public and individual transport connections.

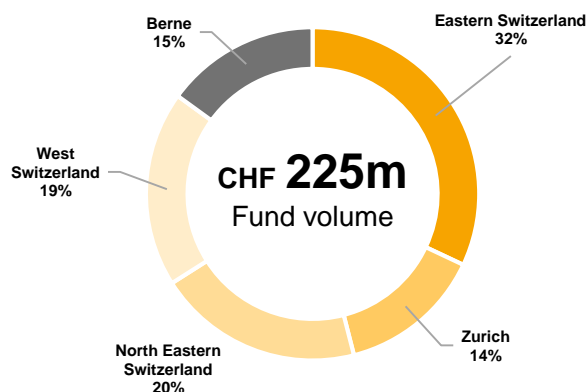
## Fund Information

Fund Name	Helvetica Swiss Living Fund (HSL Fund)
Fund type	Swiss Real Estate Fund
Investors	Qualified Investors
Initiation date	November 2019
Fund management	Helvetica Property Investors AG, Zurich
Auditors	PwC AG, Zurich
Custodian Bank	Bank J. Safra Sarasin AG, Basel
Trade	Bank J. Safra Sarasin AG, Basel
ISIN	CH0495275668
Valuation experts	Wüest Partner AG, Zürich
Benchmark	SXI Real Estate Funds Broad TR
Minimum investment	CHF 100'000

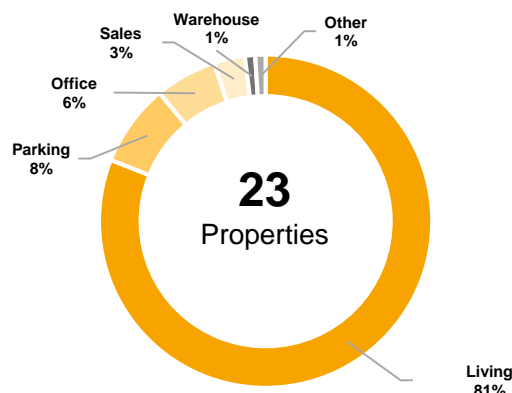
## Fund Key Facts

As per month end		12.2020	06.2020
Gross asset value (GAV)	CHF	225.1m	124.8m
Net asset value (NAV)	CHF	148.5m	88.8m
Market value of properties	CHF	204.3m	100.8m
Debit financing ratio	%	35.5	33.9
Rental income	CHF	4.6m	1.8m
Occupancy Rate (Default rate)	%	89.2 (12.3)	86.9 (15.8)
TER <sub>REF</sub> GAV	%	1.16	0.87
Distribution yield (-quote)	%	2.9 (90.2)	-
Return on investment	%	8.3	4.8
Net asset value per share	CHF	108.31	104.83
Share price	CHF	106.50	106.20

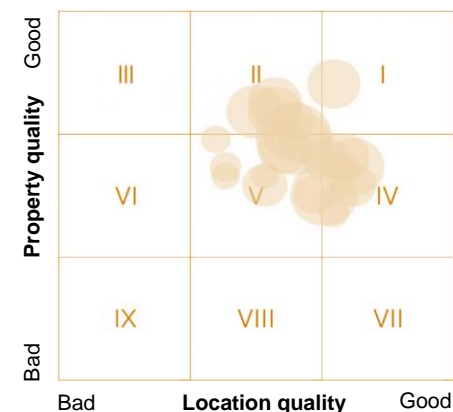
## Geographical breakdown (Market Value)



## Rent to primary usage (Target Rent)



## Property and Location Quality





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## Highlights

<b>Review</b>	In the first, slightly extended reporting year 2020, the Fund Management company was able to build up an attractive residential property portfolio consisting of 463 apartments and a market value of around CHF 204 million at the end of 2020.
<b>Outlook</b>	As of January 2021, a property with 54 apartments in Gerlafingen was added to the portfolio. This increases it to 517 apartments. The investment pipeline is well filled, and the Fund Management Company plans to expand the portfolio. In order to continue the expansion of the fund, the fund management company is considering a capital increase during the year. In addition, a listing of the fund on the SIX Swiss Exchange is under consideration for the current year or 2022. The distribution for the financial year 2020 is CHF 3.10 per share.

## Portfolio Key Figures

Properties	Quantity	23
Appartements	Quantity	463
Rental space	m <sup>2</sup>	44'874
Actual rental income p.a.	CHF	8.0m
Target rental income p.a.	CHF	8.9m
Gross target return	%	4.4
Gross actual return	%	3.9
Occupancy rate	%	89.2
Discount rate (real)	%	3.0
Rent per square meter	CHF	199
Usage	%	Residential 81%, Parking 8%, Office 6%
Operating profit margin	%	59.7

## Do you have any 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

## Residential Property (Fribourg, FR)



## Residential Property (Rohrschach, SG)



## Residential Property (Erlen, TG)



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**Fund Management**

Helvetica Property Investors AG  
Brandschenkestrasse 47, CH-8002 Zurich  
T +41 43 544 70 80  
[Helvetica.com](http://Helvetica.com)

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