

Fact sheet

Per 31.12.2020



The Helvetica Swiss Opportunity Fund invests primarily in Swiss logistics properties, data centers and Retail parks. The shares are traded over-the-counter. Admitted for qualified investors only.

Fund Description

Investment objective 	Establishing a portfolio of commercially used special-purpose properties throughout Switzerland. Long-term preservation of substance as well as an appropriate distribution of earnings.
Investment Policy 	The fund invests in commercial real estate throughout Switzerland. The focus is on logistics properties, data centers and retail stores in locations with good access for public and private transport that offer stable revenues due to high rental occupancy and long-term leases with few tenants. In order to achieve a risk-appropriate, long-term increase in value and income, the aim is to achieve a broad diversification of types of use and locations.

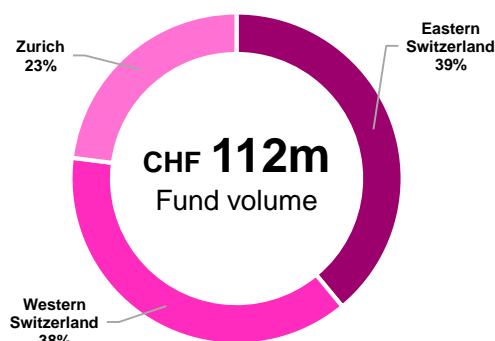
Fund Information

Fund name	Helvetica Swiss Opportunity (HSO Fund)
Fund type	Swiss Real Estate Fund
Investors	Qualified Investors
Initiation date	29 November 2019
Fund Management	Helvetica Property Investors AG, Zürich
Auditors	PwC AG, Zürich
Custodian bank	Bank J. Safra Sarasin AG, Basel
Trade	Bank J. Safra Sarasin AG, Basel
ISIN	CH0434725054
Valuation experts	Wüest Partner AG, Zürich
Benchmark	SXI Real Estate Funds Broad TR
Minimum investment	CHF 100'000

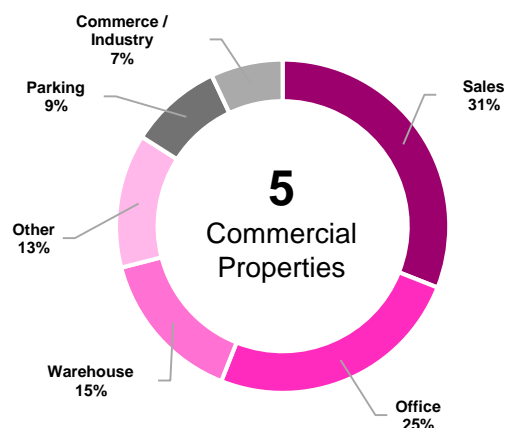
Fund Key Facts

As per month end		12.2020	06.2020
Gross asset value (GAV)	CHF	111.6m	67.0m
Net asset value (NAV)	CHF	83.9m	51.9m
Debit financing ratio	%	21.3	22.7
Rental income	CHF	5.7m	1.6m
Lease terms to maturity	Years	8.3	6.9
Occupancy rate (Default rate)	%	99.0 (7.4)	98.2 (19.6)
Distribution yield (-quote)	%	5.4 (87.7)	n/a
Return on investment	%	11.8	3.9
TER _{REF} GAV	%	1.28	1.52
Net asset value per share	CHF	111.82	103.85
Share price (OTC)	CHF	107.00	101.00

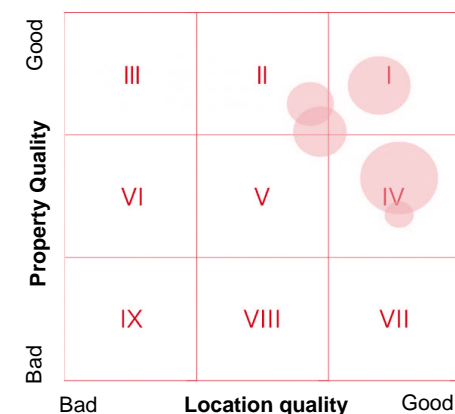
Geographical breakdown (market value)



Rent to Primary Usage (Target rent)



Property and Location Quality





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Highlights

Review	The fund achieved a good result in its first, slightly extended financial year and is proving to be very robust in the current COVID-19 situation. The fund has acquired a total of 5 properties since launch in November 2019.
Outlook	The investment pipeline is strong, and the fund management is examining the further expansion of the fund. Another capital increase is planned for the first half of the year in order to further expand the portfolio in line with the investment strategy. The fund management is confident that stable distributions can be expected for the HSO Fund in the long term. The distribution for the 2020 financial year is CHF 6.00 per share.

Portfolio Key Figures

Market value	CHF	110.3m
Number of properties	Amount	5
Rental space	m²	34'298
Actual rental income p.a.	CHF	6.0m
Target rental income p.a.	CHF	6.1m
Occupancy rate	%	99
Gross target return	%	5.6
Gross actual return	%	5.5
Rent per square meter	CHF	178
Lease term to maturity	Years	8.3
Discount rate	%	3.6
Usage	%	Retail 31%, Office 25%, Warehouse 15%

Do you have any questions?

Contact	If you have any questions or need further information, please contact our Relationship Department.
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Cantonal school (Wädenswil, ZH)



Shopping Center (Sion, VS)



Logistics (Schaffhausen, SH)



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Fund Management

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