



# Fact sheet

per 31.03.2021



The Helvetica Swiss Living Fund invests in Swiss residential properties in good locations. The fund 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.

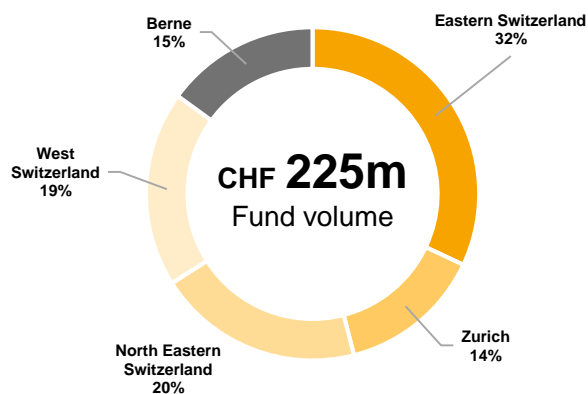
## Fund Information

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

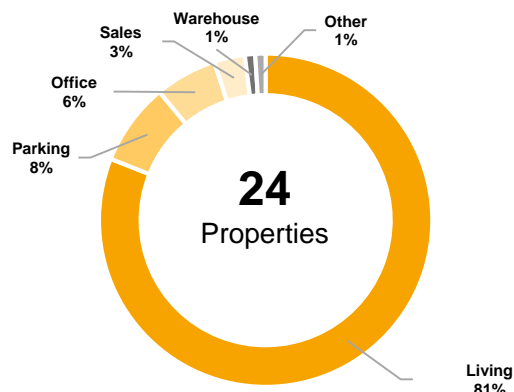
## Fund Key Facts

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

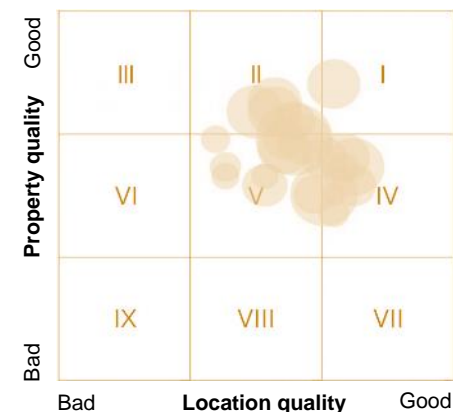
## Geographical breakdown (Market Value)



## Rent to primary usage (Target Rent)



## Property and Location Quality





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## Highlights

<b>Review</b>	According to <a href="#">a comparative study</a> , the HSL Fund generated the highest investment return in the Swiss residential fund segment. The portfolio was expanded by 54 new attractive apartments. The focus was on rental activities which increased the occupancy rate further.
<b>Outlook</b>	The growth strategy will be continued, and a capital increase is expected in the first half of the year. The fund management plans to purchase more than 300 apartments in good locations in order to further improve the fund's diversification and ability to distribute dividends. The focused leasing activities should also lead to a further increase in the occupancy rate. Compared to the COVID-19 situation, the fund has proven to be absolutely robust, with no rental defaults expected. In addition, a listing on the SIX Swiss Exchange until the end of 2022 is under consideration.

## Portfolio Key Figures

Properties	Quantity	24
Appartements	Quantity	517
Marktwert	CHF	221.5m
Actual rental income p.a.	CHF	8.9m
Target rental income p.a.	CHF	9.7m
Gross target return	%	4.4
Gross actual return	%	4.0
Occupancy rate	%	91.7
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, Fribourg



## Residential Property, Therwil, Baselland



## Residential Property, Granges, Valais



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**Fund Management**

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