



# Fact sheet

per 31.03.2021



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

## Fund Description

<b>Investment objective</b> 	Establishing a portfolio of commercially used special-purpose properties throughout Switzerland. Long-term preservation of substance as well as an appropriate distribution of earnings.
<b>Investment Policy</b> 	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.

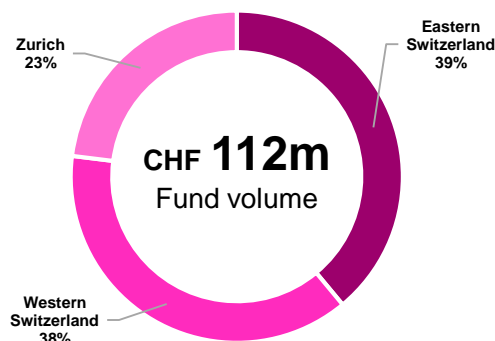
## Fund Information

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

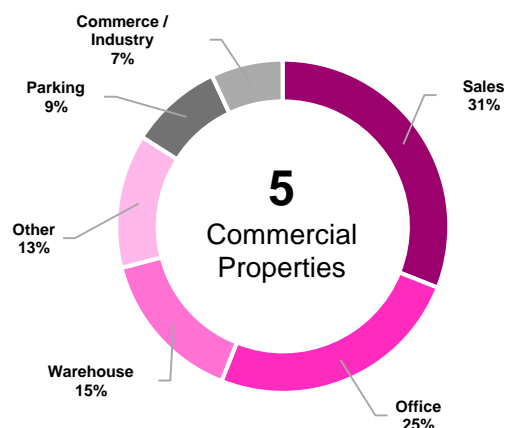
## Fund Key Facts

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 <sub>REF</sub> GAV	%	1.28	1.52
Net asset value per share	CHF	111.82	103.85
Share price (OTC)	CHF	107.00	101.00

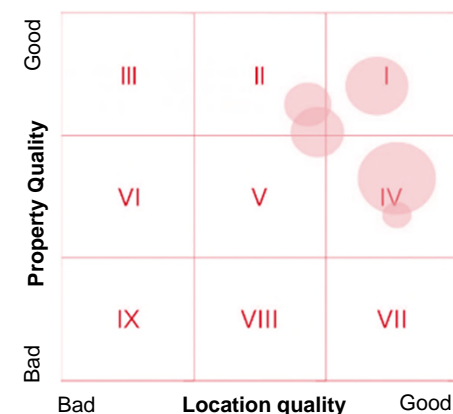
## Geographical breakdown (market value)



## Rent to Primary Usage (Target rent)



## Property and Location Quality







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## Highlights

<b>Review</b>	According to a <a href="#">comparative study</a> , the 2020 financial year was concluded as the best real estate fund in Switzerland. The occupancy rate is at a very high level as a result of long-term leases with tenants with excellent credit ratings. The asset management team is in close contact with these tenants.
<b>Outlook</b>	The fund's successful growth strategy will be continued; a capital increase is planned for the first half of the year. The fund management will use the proceeds to purchase 5 additional attractive, fully leased properties in good locations in order to further improve the fund's diversification and ability to distribute dividends. Thanks to the existing long-term leases, the occupancy rate will continue to be kept high and further early rental contract extensions will be targeted. In addition, a possible future listing on the SIX Swiss Exchange is being reviewed.

## Portfolio Key Figures

Market value	CHF	110.3m
Number of properties	Amount	5
Rental space	m <sup>2</sup>	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	171
Lease term to maturity	Years	8.1
Discount rate	%	3.6
Usage	%	Retail 31%, Office 25%, Warehouse 15%

## 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

## Cantonal school, Wädenswil, Zurich



## Shopping Center, Sion, Valais



## Retail Center, Schaffhausen, Schaffhausen



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**Fund Management**

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