



# Fact sheet

as of 30.09.2021

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.

## Highlights

<b>Review</b>	The main focus was on letting activities and tenant support. As a result, the high occupancy rate remained stable. In the property in Winterthur, the first sustainable heating system replacement (wood pellets) was completed, thus achieving another sustainability milestone.
<b>Outlook</b>	The focus is on establishing the new Construction & Development department, which was created in October. This will enable the targeted establishment of an attractive investment and development pipeline for the portfolio properties in order to ensure internal growth of the portfolio as well as to further increase its quality.

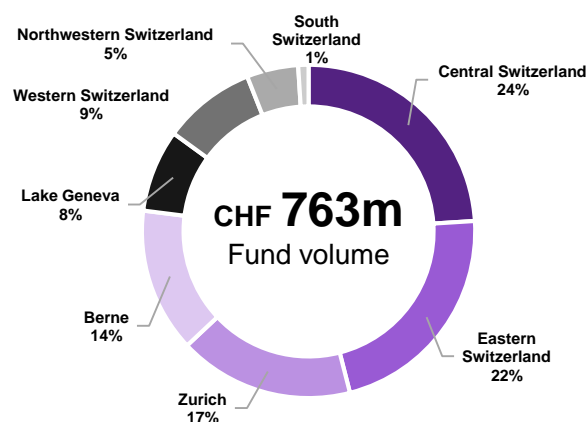
## Portfolio Key Figures

As per month end		09.2021	06.2021
Market value	CHF	745.3m	745.3m
Properties	Quantity	35	35
Rental space	m <sup>2</sup>	310'387	310'442
Actual rental income p.a.	CHF	43.3m	43.3m
Target rental income p.a.	CHF	45.6m	45.7m
Occupancy rate	%	94.2	94.8
Gross target return	%	6.1	6.1
Gross actual return	%	5.8	5.8
Rent per square meter	CHF	149	148
Lease term to maturity	Years	3.9	4.1
Discount rate (real)	%	3.8	3.8

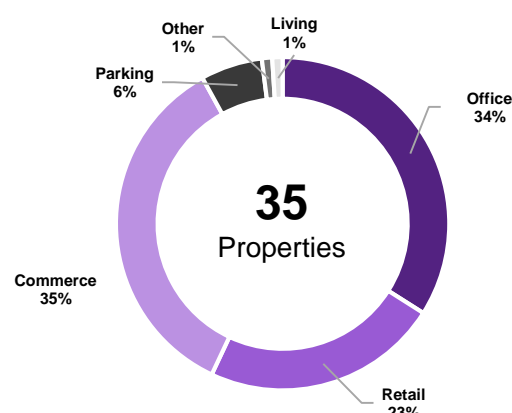
## Fund Key Facts

As per month end		06.2021	12.2020	12.2019
Gross asset value (GAV)	CHF	763.4m	770.1m	654.7m
Net asset value (NAV)	CHF	490.7m	500.2m	489.5m
Debt financing ratio	%	31.3	30.5	20.9
Rental income	CHF	20.7m	38.7m	29.2m
Lease terms to maturity	Year	4.1	4.5	4.4
Occupancy rate (Default rate)	%	94.8 (7.2)	94.6 (7.8)	94.1 (8.1)
Distribution yield (-quote)	%	n/a	4.7 (83.2)	4.1 (87.6)
Return on investment	%	2.7	6.9	6.3
TER <sub>REF</sub> GAV	%	0.99	0.99	1.04
Net asset value per share	CHF	112.99	115.17	112.71
Share price	CHF	117.50	109.00	123.30

## Geographical breakdown (Market value)



## Rent to primary usage (Target Rent)



## Property and Location Quality



## Contact

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**DGNB**  
Deutsche Gesellschaft für Nachhaltiges Bauen  
German Sustainable Building Council



Other Helvetica  
Funds [here](#)



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## Fund Description

### Investment objective



The long-term investment objective is mainly the preservation of value and the distribution of adequate dividends.

### Investment objective



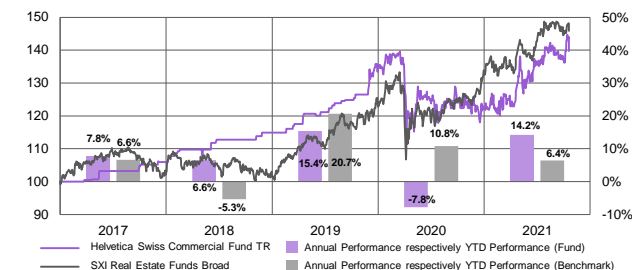
The fund invests in high-quality income-producing commercial properties in Swiss economic areas in good locations with good public and private transportation links. Sector wise, the focus is on office and commercial properties with multiple tenants and mixed uses. The primary focus is on properties with stable and sustainable income and potential appreciation.

## Fund Information

Name	Helvetica Swiss Living Fund (HSL Fund)
Asset Manager	Helvetica Property Investors AG
Auditors	PricewaterhouseCoopers AG
Fund type	Swiss collective investment scheme
Investors	Public investors
Launch date	9 December 2016
Custodian Bank	Bank J. Safra Sarasin AG
Stock exchange	SIX Swiss Exchange
Valor / ISIN	33550793 / CH0335507932
Valuation experts	Wüest Partner AG
Benchmark	SXI Real Estate Funds Broad TR
Management Fee	0.70% p.a.

## Net Performance<sup>(1)</sup>

Net performance in CHF (reset to base 100) and Annual Performance



Net Performance in %

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
Fund	14.22%	1.36%	1.28%	11.16%	23.90%	-	39.72%
Benchmark	6.44%	-0.28%	-0.27%	15.30%	40.93%	-	45.78%

## Do you have any questions?

### Tradability

The fund is listed on the SIX Swiss Exchange. Fund shares can be traded at any time through your bank.

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## Commercial property, Triengen, Lucerne



## Commercial property, Gwatt (Thun, Berne)



(1) Historical returns are no guarantee of current and future results. The performance figures do not take into account the commissions and costs charged at the time of issue and redemption.

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## Investment Arguments

- You benefit from above-average investment and distribution yields.
- You participate in investments in attractive commercial properties in economically strong locations with a stable cash flow return as well as appreciation potential.
- Your investment will be overseen and managed by experienced real estate specialists with a proven track record.
- Your fund units are tradable on the Swiss stock exchange.

## What strategies does the fund pursue?

### In what does the HSC Fund invest?

The fund invests in commercial properties in easily accessible locations in Switzerland with a focus on office and commercial use. It also invests in mixed-use properties with residential and commercial components.<sup>(1)</sup>

### Why a growth strategy?

We expect strong economic growth and an increase in demand for space. Commercial property in economically strong locations is undervalued in our view. Compared to prime locations, the yield differential is too high. We are therefore pursuing a value-oriented growth strategy with a clear focus on optimizing the existing portfolio and diversifying by acquiring high-quality individual properties. Here we see potential for earnings and value growth in the long term.

### A consistent financing strategy

The fund's regulatory low debt financing ratio allows it to strategically focus on and benefit from lower short-term interest rates. Historically, short-term interest rates have been lower on average than long-term rates, but slightly more volatile.

## What are the long-term goals?

### What are the investment goals?

The long-term target return should be around 5-6% above the 10-year bonds of the Swiss Confederation. Furthermore, the fund management company aims for a sustainable distribution of profits of around CHF 5 per fund share.

### What are the fund's sustainability goals?

All properties are to be certified based on the established DGNB System Switzerland. Where economically viable, sustainable renovation measures are implemented. The fund portfolio will be climate neutral by 2050.

### Which cost policy is in focus?

The fund generates attractive returns on investment with an above-average TER. For this very reason, the fund management company applies disciplined cost management with the aim of keeping the TER REF GAV in the range of 0.85% to 0.90%.

### What is the target fund volume in the long term?

The ideal portfolio size is around CHF 1.5 billion, mainly distributed between properties in German- and French-speaking Switzerland, with the primary focus on German-speaking Switzerland.

## What are the key priorities?

### 1. Ensuring a sustainable return on investment

The main focus is on realizing potential in existing properties by letting, revitalizing, refurbishing and extending existing leases. Additionally, by acquiring well-rented and maintained properties with affordable rents.

### 2. Ensuring sustainability

Development and implementation of a sustainability strategy for the portfolio and certification of all properties based on the DGNB System Switzerland.

### 3. Portfolio expansion

With a view to the capital market and in the event of attractive purchase opportunities, the portfolio will be expanded with high-quality properties. Usages such as office and commercial, as well as mixed-use properties are in the foreground. We expect the next growth steps to take place by means of acquisitions at the end of 2021

## Our sustainability commitment

### E - Environment



We take care of our environment in a responsible and exemplary manner.

### S - Social



We treat our customers and employees with respect and responsibility and are committed to lasting good relationships.

### G - Governance



With transparency, we create trust, and with our long-term thinking and actions, we safeguard assets for future generations.

### Our ESG initiatives:

- Individual actions must be smart and make sense.
- Doing the right thing even when no one is watching.
- Our actions must stand the test of time.

## Our Helvetica fund range

Our funds are designed to preserve value over the long-term and are open to both public and qualified investors. You can purchase shares at any Swiss bank. You only need the ISIN. Download a comparative study [here](#).

	HSC Fund	HSL Fund	HSO Fund
Investor	All	Only Qualified	Only Qualified
Focus	Office, Commercial, Warehouse	Residential properties	Logistics, Data Center, Specialist Retailers
Property and Location Quality	★★★★★	★★★★★	★★★★★
Trading	All Banks	All Banks	All Banks
Supervision	FINMA	FINMA	FINMA
Annual distributions	Yes	Yes	Yes
ISIN	CH0335507932	CH0495275668	CH0434725054
Investment Return 2020	6.9%	8.3%	11.8%

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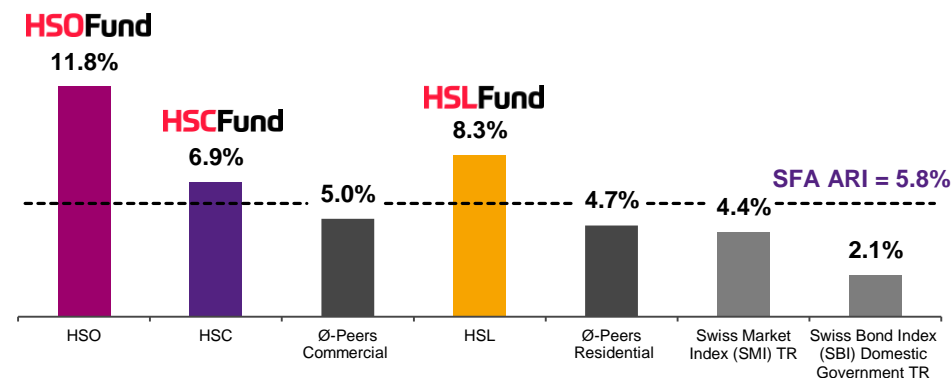
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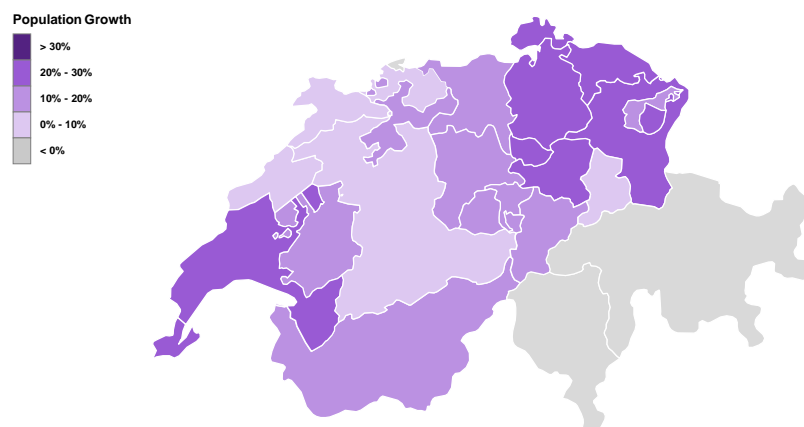
# HSCFund

## Investment Return Last Year



\* For Helvetica funds based on annual reports as of 31.12.2020; For comparable peers in each case as of the last published annual report in 2020; SFA investment return indicator (SFA-ARI) for real estate funds as of 30.09.2020 according to Asset Management Association; SMI and SBI total return for the period 30.12.2019 to 30.12.2020 according to SIX Swiss Exchange

## Expected population growth until 2045



Source: Federal Office for Statistics

# Helvetica

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## Reasons for Real Estate Funds

### Predictable and safe Returns

Real estate funds generate attractive long-term investment and distribution yields that are above the average of other asset classes. A profitable investment opportunity - especially in times of low interest rates.

### Stable Swiss Real Assets

Real estate funds invest in properties. They often provide the necessary stability to a balanced and diversified asset portfolio. The correlation to other asset classes is low, as is the volatility.

### High stability

Broadly diversified thanks to distribution across a large number of properties. Stable and secure revenues due to conservative leverage and low vacancy rates.

### Inflation protection

Real estate funds largely protect against inflation. If interest rates rise, rental income tends to rise as well.

### Investor-friendly and tradable

Real estate funds are transparent and open to public investors as well as qualified investors. You can purchase shares at all Swiss banks. The funds are subject to the strict supervision of FINMA.

## Reasons for Helvetica



### Successful expertise

Helvetica has 15 years of experience in real estate funds and convinces with a solid track record.



### Entrepreneurial and hands-on

Through careful investment management as well as consistent management, Helvetica generates attractive investment and distribution yields and stands for solid earnings development.



### Stable investment performance

Helvetica achieves attractive returns. This is ensured by its excellent market knowledge and sound investment concept.



### Independent and customer-friendly

Helvetica is independent in every respect and committed to its customers with meaningful, detailed and comprehensive reporting.

**Fund Management**

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