



Fact sheet

as of 30.09.2021

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.

Highlights

Review	Asset Management achieved leasing successes in the newly acquired property in Pratteln. Contracts for a total of 5,400 m2 were renewed ahead of time for a further 5 years in each case, and vacant rental space of 1,800 m2 was let to a tenant with a high credit rating for 10 years starting in October. Also, the first sustainable heating system replacement (wood pellets) was completed in the school building in Wädenswil.
Outlook	Among other things, the pipeline includes an opportunity to extend and develop an office property. In asset management, the focus continues to lie on increasing the occupancy rate and renewing leases ahead of schedule. In October, a capital increase of CHF 30m will be carried out to further support growth.

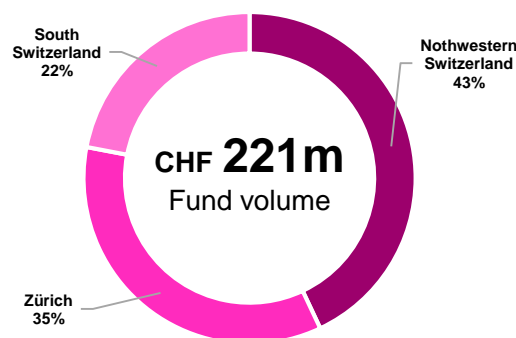
Portfolio Key Figures

As per month end		09.2021	06.2021
Market value	CHF	194.2m	194.2m
Properties	Quantity	10	10
Rental space	m ²	68'839	68'839
Actual rental income p.a.	CHF	11.0m	11.0m
Target rental income p.a.	CHF	11.4m	11.4m
Occupancy rate	%	95.9	95.9
Gross target return	%	5.9	5.9
Gross actual return	%	5.7	5.7
Rent per square meter	CHF	148	148
Lease term to maturity	Years	7.2	7.7
Discount rate (real)	%	3.7	3.7

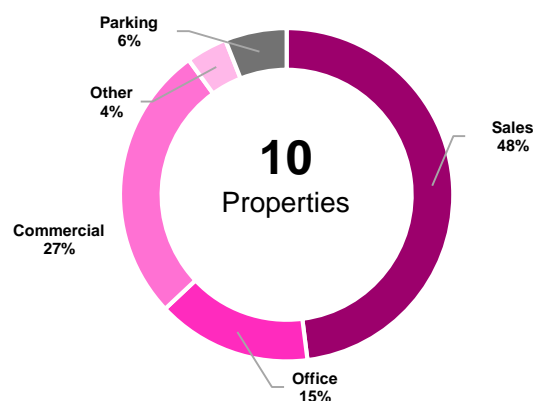
Fund Key Facts

As per month end		06.2021	12.2020	06.2020
Gross asset value (GAV)	CHF	220.7m	111.6m	67.0m
Net asset value (NAV)	CHF	115.5m	83.9m	51.9m
Debt financing ratio	%	45.1	21.3	22.7
Rental income	CHF	3.3m	5.7m	1.6m
Lease terms to maturity	Years	7.7	8.3	6.9
Occupancy rate (Default rate)	%	95.9 (9.0)	99.0 (7.4)	98.2 (19.6)
Distribution yield (-quote)	%	n/a	5.4 (87.7)	n/a
Return on investment	%	9.2	11.8	3.9
TER _{REF} GAV	%	0.89	1.28	1.52
Net asset value per share	CHF	115.52	111.82	103.85
Share price	CHF	111.00	107.00	101.00

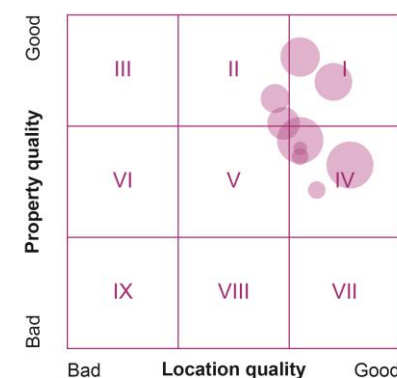
Geographical breakdown (market value)



Rent to Primary Usage (Target rent)



Property and Location Quality



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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 objective



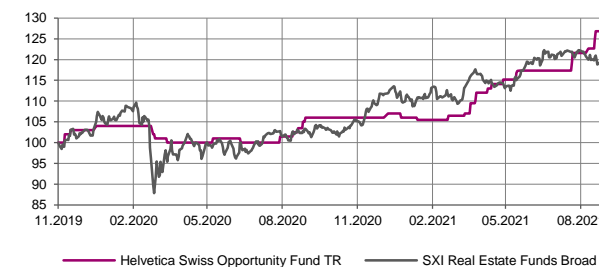
The fund invests in commercial real estate throughout Switzerland. The focus is on logistics properties, data centers and retail stores in locations with good access for public and private transport that offer stable revenues due to high rental occupancy and long-term leases with few tenants. In order 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

Name	Helvetica Swiss Opportunity (HSO Fund)
Asset Manager	Helvetica Property Investors AG
Auditors	PricewaterhouseCoopers AG
Fund type	Swiss collective investment scheme
Investors	Qualified only
Launch date	29 November 2019
Custodian Bank	Bank J. Safra Sarasin AG
Market maker	Bank J. Safra Sarasin AG
Valor / ISIN	43472505 / CH0434725054
Valuation experts	Wüest Partner AG
Benchmark	SXI Real Estate Funds Broad TR
Management Fee	0.70% p.a.

Net Performance⁽¹⁾

Net performance in CHF (reset to base 100)



Net Performance in %

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
Fund	18.57%	3.45%	8.11%	19.69%	-	-	26.87%
Benchmark	6.44%	-0.28%	-0.27%	15.30%	-	-	19.93%

Do you have any questions?

Tradability

Fund Shares can be traded at any time via Bank J. Safra Sarasin, your principal bank or the fund management company.

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DGNB
Deutsche Gesellschaft für Nachhaltiges Bauen
German Sustainable Building Council



Other Helvetica Funds [here](#)

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Investment Arguments

- You benefit from above-average investment and distribution yields
- You invest in an unlisted fund with stable value.
- You participate in investments in attractive special properties with a stable cash flow return and appreciation potential.
- Your property is managed by experienced real estate specialists with a proven track record.
- Your fund shares are tradable over-the-counter
- A listing is being reviewed

What are the long-term goals?

What are the investment objectives?

The long-term target return should be around 6-8% above the 10-year bonds of the Swiss Confederation. Furthermore, the fund aims to achieve a long-term, attractive and sustainable profit distribution of around CHF 5-6 per Fund share.

What are the fund's sustainability goals?

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

Which fund volume is in focus?

The fund is aiming for a size of over CHF 1 billion, spread over properties throughout Switzerland. The focus is on high-quality properties in line with the strategy. Investments are only made if the general conditions such as price, use, property and tenant quality are right.

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.

What strategies does the fund pursue?

In what does the HSO Fund invest?

The fund invests in special properties throughout Switzerland. The focus is on Usages such as logistics, data centers and retail warehouses, but also production and industry.⁽¹⁾

Why a growth strategy?

Because special-purpose properties have not been in the investors focus in recent years, we consider the timing for investments in these usages to be ideal - also because demand has changed structurally.

What is the fund's cost policy?

The fund generates attractive returns on investment with an above-average TER. Therefore, the fund performance pursues a disciplined cost management with the long-term goal of a TER_{REF} GAV of around 0.90%.

A consistent financing strategy

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

Where are the priorities until 2023?

1. Expansion of the portfolio

The portfolio will be expanded. A portfolio size of around CHF 400 million is targeted.

2. Achieving a sustainable return of investment

Establishment of a medium-sized portfolio with broadly diversified special uses and moderate long-term leases in sectors with above-average demand for rental space.

3. Ensuring sustainability

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

4. Consideration of a listing

Listing on the SIX Swiss Exchange to increase liquidity and transparency as well as to broaden the circle of investors.

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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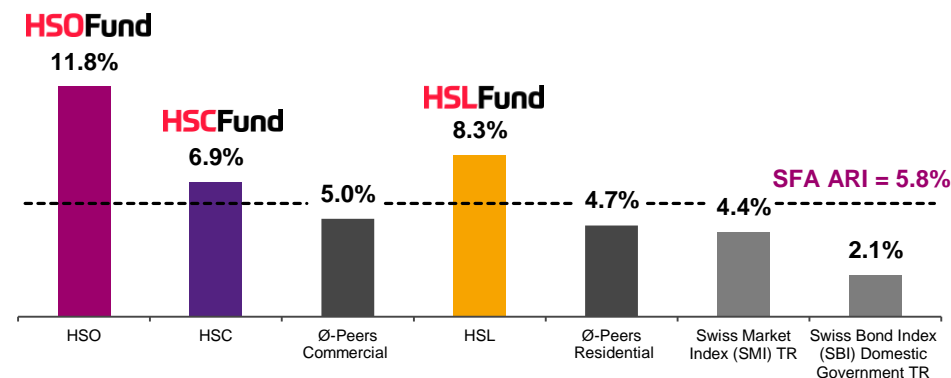


Other Helvetica Funds [here](#)

HSOFund

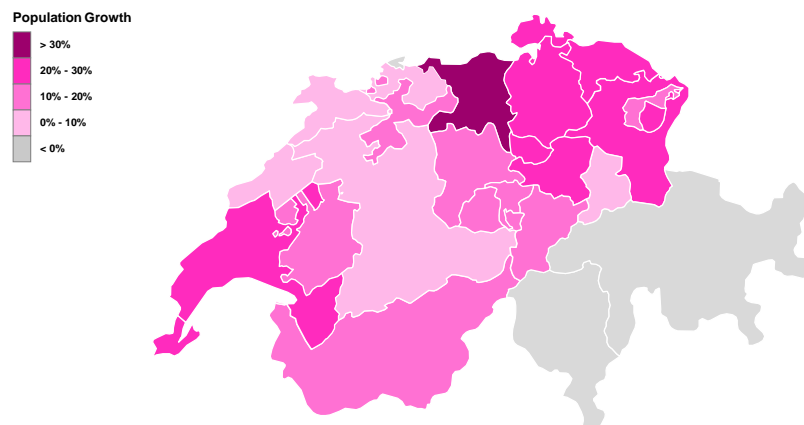
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Investment Return Last Year



* 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

Population Growth until 2045



Source: Federal Office for Statistics

Reasons for Real Estate Funds

Predictable and safe Returns

Real estate funds generate attractive long-term investment and distribution yields that are remarkably 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.



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