



# Fact sheet

as of 31.12.2021

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 occupancy rate declined by 1.1% to 93.1%. In contrast, 1,340 m <sup>2</sup> were newly leased in Schindellegi and Chiasso. In order to enhance the quality of the portfolio and drive internal growth, a project was launched to analyze utilization potential. Due to contract extensions, investments in the portfolio and a reduction of 0.14% in the discount rate, there was an appreciation in the portfolio.
<b>Outlook</b>	The focus of the asset management team is on new leases and value-creating measures. On the one hand, talks are underway to extend leases and reduce vacancies. On the other hand, in line with the sustainability strategy, several preliminary projects will be launched to examine the feasibility and profitability of generating electricity through photovoltaic systems for 5 properties. Furthermore, growth steps are in examination in order to improve diversification.

## Portfolio Key Figures

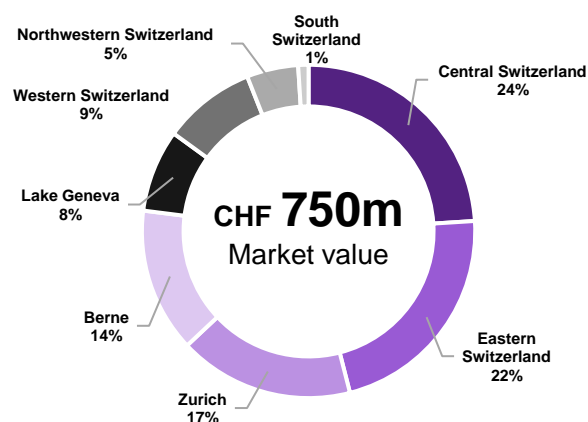
As per month end		12.2021	09.2021	06.2021
Market value	CHF	749.8m	745.3m	745.3m
Properties	Quantity	35	35	35
Rental space	m <sup>2</sup>	308'203	310'387	310'442
Actual rental income p.a.	CHF	42.3m	43.3m	43.3m
Target rental income p.a.	CHF	45.4m	45.6m	45.7m
Occupancy rate	%	93.1	94.2	94.8
Gross target return	%	6.1	6.1	6.1
Gross actual return	%	5.7	5.8	5.8
Rent per square meter	CHF	149	149	148
Unexpired lease term	Years	3.9	3.9	4.1
Discount rate (real)	%	3.7	3.8	3.8

## Fund Key Facts

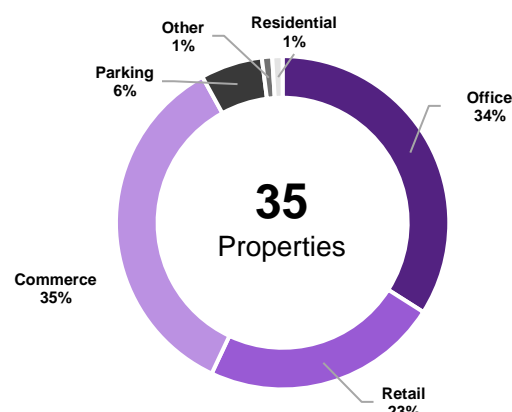
As per month end		12.2021*	12.2020	12.2019
Gross asset value (GAV)	CHF	781.3m	770.1m	654.7m
Net asset value (NAV)	CHF	503.9m	500.2m	489.5m
Debt financing ratio	%	31.0	30.5	20.9
Rental income	CHF	42.0m	38.7m	29.2m
Unexpired lease term	Year	3.9	4.5	4.4
Occupancy rate (Default rate)	%	92.1 (8.5)	94.6 (7.8)	94.1 (8.1)
Distribution yield (-quote)	%	n/a	4.7 (83.2)	4.1 (87.6)
Return on investment	%	5.4	6.9	6.3
TER <sub>REF</sub> GAV	%	0.95	0.99	1.04
Net asset value per share	CHF	116.04	115.17	112.71
Price per fund unit	CHF	115.00	109.00	123.30

\*unaudited figures

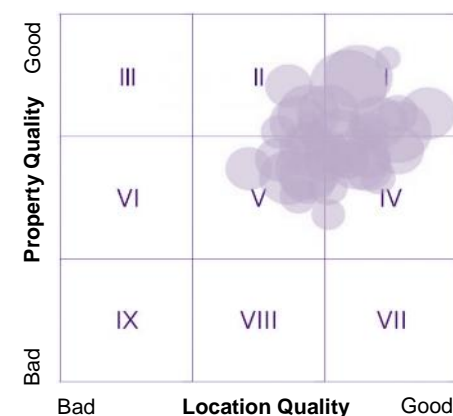
## Geographical breakdown (Portfolio)



## Rent to primary usage (Target rent)



## Property and Location Quality



# HSCFund

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.

## Fund Description

### Investment objective



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

### Investment objective



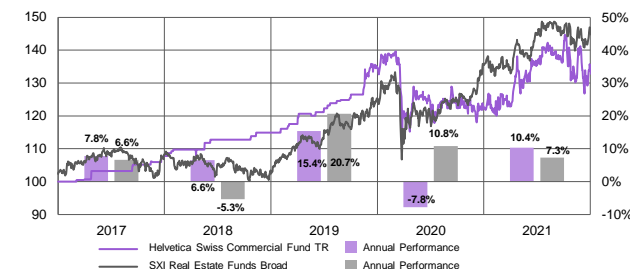
The fund invests in high-quality income-producing commercial properties in Swiss economic areas in good locations with good public and private transportation links. Sector wise, the focus is on office and commercial properties with multiple tenants and mixed uses. The primary focus is on properties with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

## Performance

Performance in CHF (reset to base 100) and annual performance



Performance in %

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSC Fund	10.38%	4.45%	-3.36%	10.38%	17.54%	35.02%	35.02%
Benchmark	7.32%	3.87%	0.83%	7.32%	43.50%	44.84%	46.98%

## Do you have any questions?

### Are my fund units tradeable?

Fund units can be purchased and sold through your house bank. Just provide the ISIN number, securities number or ticker symbol of the fund you wish to trade.

### Get in touch with us

Would you like to invest in our funds or have more information? Please contact us. Mr. Salman Baday is pleased to be at your disposal at +41 76 469 5550 or email [sb@helvetica.com](mailto:sb@helvetica.com).

## Commercial property, Ittingen, Bern



## Commercial property, Winterthur, Zürich



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**DGNB**

Deutsche Gesellschaft für Nachhaltiges Bauen  
German Sustainable Building Council



Other Helvetica  
Funds [here](#)



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.

## 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.

(1) See map chart on page 5, according to the Federal Office for Statistics

## 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. Next growth steps are being evaluated for 2022.

## 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 initiative will:

- be about doing what's right
- be smart and make sense
- 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 for the financial year 2020 from PwC [here](#).

	HSC Fund	HSL Fund	HSO Fund
Investors	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 distribution	Yes	Yes	Yes
ISIN	CH0335507932	CH0495275668	CH0434725054
Investment Return 2020	6.9%	8.3%	11.8%

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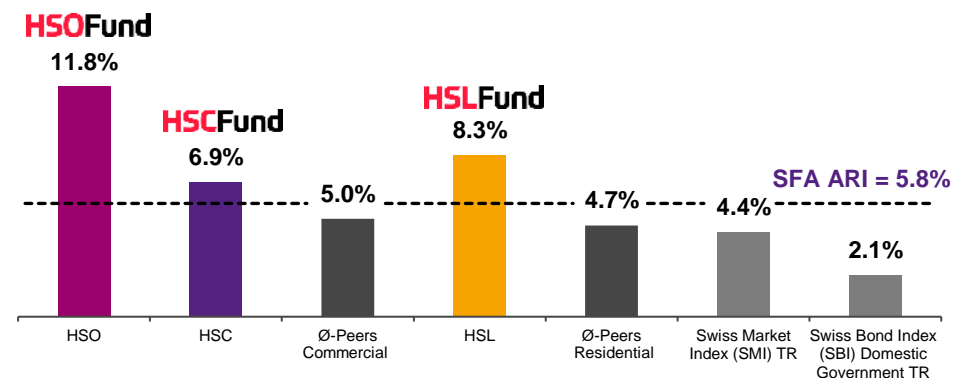


Other Helvetica  
Funds [here](#)

# HSCFund

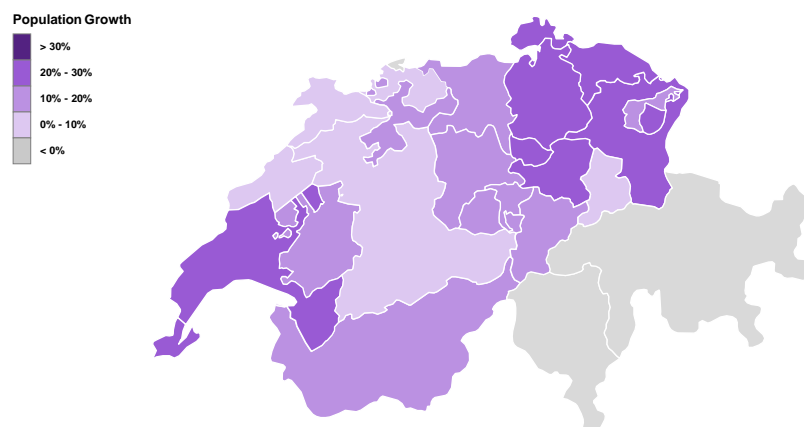
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## Investment Return 2020 compared



\* 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

## 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.



Historical performance is not an indicator of current or future performance. The performance data do not take into account commissions and costs charged on the issue and redemption of units.

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