



Fact sheet

as of 31.03.2022

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	The capital increase was successfully completed with proceeds of CHF 40 million. It was significantly over-subscribed, which broadened the investor base. The growth strategy was thus successfully continued. For the Rütli Center in Pratteln, the preparatory phase for possible project developments was started. The occupancy rate remained stable compared with the end of the year.
Outlook	Two as-new properties in good locations, with creditworthy tenants and long-term rental contracts are about to be signed. The acquisition volume amounts to around CHF 26 million, from which annual rental income of just under CHF 1.2 million will be generated. Further attractive properties are in the negotiation phase. A potential analysis is being carried out for all properties in German-speaking Switzerland to determine the feasibility and profitability of photovoltaic systems.

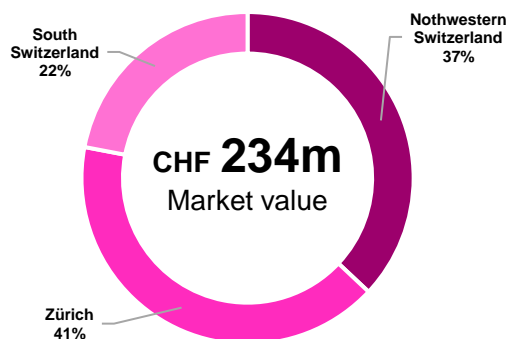
Portfolio Key Figures

As per month end		03.2022	12.2021	09.2021
Market value	CHF	234.0m	234.0m	194.2m
Properties	Quantity	11	11	10
Rental space	m ²	82'083	82'083	68'839
Actual rental income p.a.	CHF	12.4m	12.4m	11.0m
Target rental income p.a.	CHF	12.8m	12.8m	11.4m
Occupancy rate	%	96.7	96.7	95.9
Gross target return	%	5.5	5.5	5.9
Gross actual return	%	5.3	5.3	5.7
Rent per square meter	CHF	155	156	148
Unexpired lease term	Years	6.7	7.0	7.2
Discount rate (real)	%	3.6	3.6	3.7

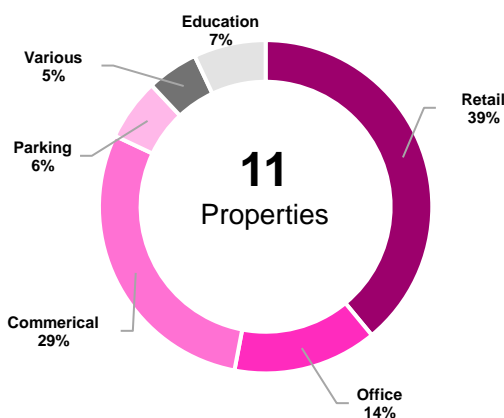
Fund Key Facts

As per month end		12.2021	12.2020	06.2020
Gross asset value (GAV)	CHF	246.1m	111.6m	67.0m
Net asset value (NAV)	CHF	152.6m	83.9m	51.9m
Debt financing ratio	%	31.0	21.3	22.7
Rental income	CHF	8.7m	5.7m	1.6m
Unexpired lease term	Years	7.0	8.3	6.9
Occupancy rate (Default rate)	%	96.7 (4.8)	99.0 (7.4)	98.2 (19.6)
Distribution yield (-quote)	%	n/a	5.4 (87.7)	n/a
Return on investment	%	15.4	11.8	3.9
TER _{REF} GAV	%	1.07	1.28	1.52
Net asset value per share	CHF	122.12	111.82	103.85
Price per fund unit	CHF	123.00	107.00	101.00

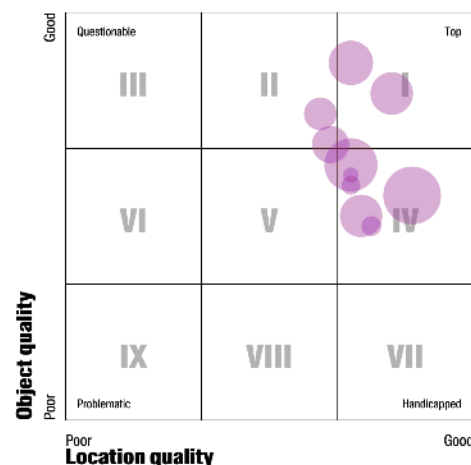
Geographical breakdown (Portfolio)



Rent to Primary Usage (Target rent)



Property and Location Quality



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**Other Helvetica
Funds [here](#)**

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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



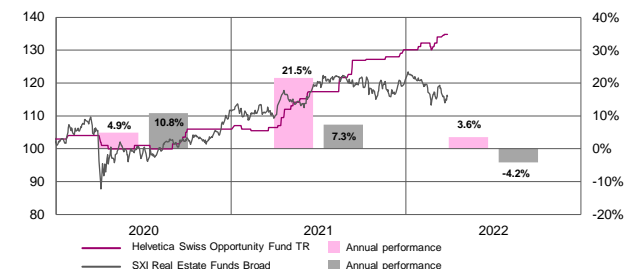
The fund invests in commercial real estate throughout Switzerland. The focus is on logistics properties, data centers and retail stores in locations with good access for public and private transport that offer stable revenues due to high rental occupancy and long-term leases with few tenants. In order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

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
HSO Fund	3.58%	2.75%	3.58%	28.89%	-	-	37.40%
Benchmark	-4.17%	-0.50%	-4.17%	2.26%	-	-	15.88%

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 telephone +41 76 469 5550 or email sb@helvetica.com.

Logistics property, Buchs, Zürich



Retail property, Schaffhausen, Schaffhausen



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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 strategies does the fund pursue?

In what does the HSO Fund invest?

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

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 good - 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.

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

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 until 2032 with a recognized certification system. Where economically viable, sustainable renovation measures are implemented. The fund portfolio will 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.

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

Implementation of the sustainability strategy for the portfolio and certification of all properties, as well as publication of the first GRESB benchmark by 2026 at the latest.

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 Sustainability Commitment

E - Environment



We commit to finding new ways to effect positive, long-lasting change, bringing our passion and our energy to protecting the environment and enriching the lives of future generations.

S - Social



We treat our employees and communities with fairness, equity and respect and are committed to forging long-lasting relationships. We ensure a safe, inclusive work-place and contribute actively to our communities.

G - Governance



We create trust through transparency, are fiercely independent and ensure alignment of stakeholder interests while aiming for the highest ethical reporting standards possible.

Our sustainability initiatives must:

- Be smart
- 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. [Here](#) you can find more information about our products.

	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 distributions	Yes	Yes	Yes
ISIN	CH0335507932	CH0495275668	CH0434725054
Investment Return 2021	5.4%	7.7%	15.4%

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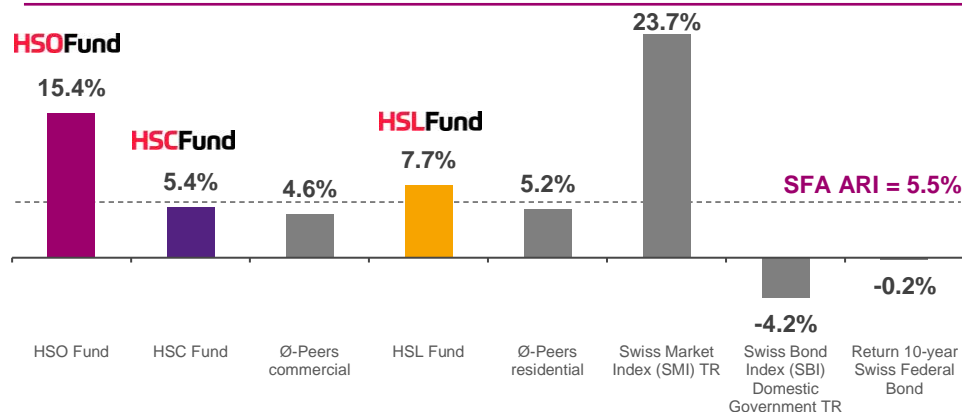


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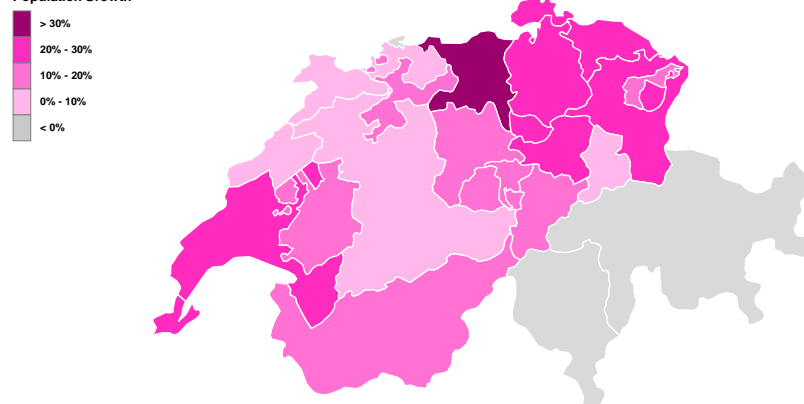
Investment Return 2021



Helvetica funds annual reports as per 31.12.21; For comparable peers most recently published annual or semi-annual report in 2021; SFA investment return indicator (SFA-ARI) for real estate funds as of 30.09.21; SMI and SBI total return for the period 30.12.20 to 30.12.21 according to SIX Swiss Exchange; Retrun 10-year Swiss Federal Bond as per 31.12.21 according to SIX Swiss Exchange

Population Growth until 2045

Population Growth



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.



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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