



Fact sheet

as of 31.03.2022



The Helvetica Swiss Living Fund invests in Swiss residential properties in good locations. The fund shares are traded over the counter. Only admitted for qualified investors.

Highlights

Review	The integration of the 6 properties in Zweidlen and Wattwil added 170 apartments to the portfolio. In addition, a refurbished and fully rented property with 45 apartments was acquired in a central location in Basel as per the end of September. The occupancy rate remained stable at a high level of 95.1%. Furthermore, structural potential analyses were carried out for all properties in German-speaking Switzerland in order to realize this potential with future investments in the portfolio.
Outlook	The fully let new construction project in Höri with 14 apartments was integrated into the portfolio as of April. The capital increase of around CHF 125 million in April was successfully completed. The proceeds from the issue will be used to expand the portfolio. Four attractive properties with 169 apartments are about to be purchased. Furthermore, the feasibility and profitability of photovoltaic systems is being evaluated.

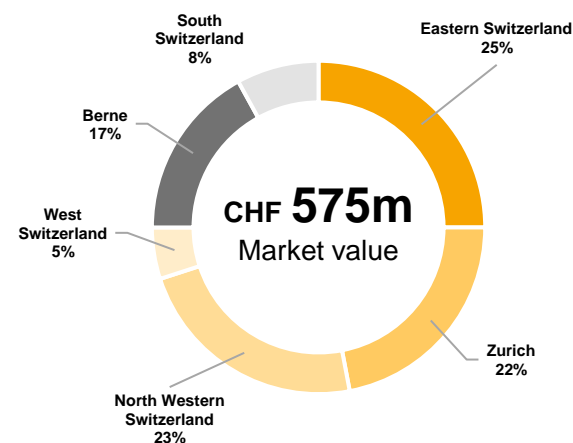
Portfolio Key Figures

As per month end		03.2022	12.2021	09.2021
Properties	Quantity	47	41	35
Appartements	Quantity	1'347	1'176	860
Market value	CHF	575.2m	500.8m	360.4m
Actual rental income p.a.	CHF	20.8m	18.3m	13.8m
Target rental income p.a.	CHF	21.9m	19.2m	14.6m
Gross target return	%	3.8	3.8	4.1
Gross actual return	%	3.6	3.7	3.8
Occupancy rate	%	95.1	95.2	94.8
Rental space	m ²	113'236	99'135	74'452
Rent per square meter	CHF	191	192	200
Discount rate (real)	%	2.7	2.7	2.9

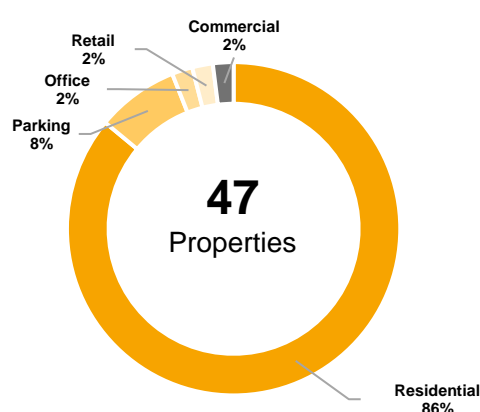
Fund Key Facts

As per month end		12.2021	12.2020	06.2020
Gross asset value (GAV)	CHF	516.3m	225.1m	124.8m
Net asset value (NAV)	CHF	310.7m	148.5m	88.8m
Market value of properties	CHF	500.8m	204.3m	100.8m
Debt financing ratio	%	38.6	35.5	33.9
Rental income	CHF	11.4m	4.6m	1.8m
Occupancy Rate (Default rate)	%	95.2 (7.7)	89.2 (12.2)	86.9 (15.8)
TER _{REF} GAV	%	0.87	1.16	0.87
Distribution yield (-ratio)	%	2.9 (77.8)	2.9 (90.2)	n/a
Return on investment	%	7.7	8.3	4.8
Net asset value per share	CHF	113.31	108.31	104.83
Price per fund unit	CHF	115.50	106.50	106.20

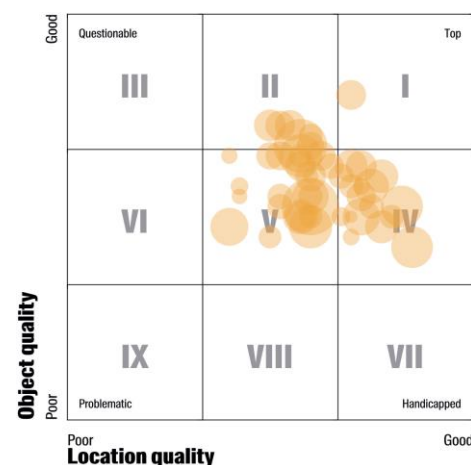
Geographical breakdown (Portfolio)



Rent to primary usage (Target Rent)



Property and Location Quality



Contact

Helvetica Property Investors AG
Brandschenkestrasse 47
CH-8002 Zürich
Helvetica.com



Head Portfolio Management
Lucas Schlageter
T +41 79 722 3231
ls@Helvetica.com



Head Sales and Marketing
Salman Baday
T +41 76 469 5550
sb@Helvetica.com



Other Helvetica
Funds [here](#)



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Fund Description

Investment objective



The investment objective is primarily the long-term preservation of assets and the distribution of appropriate earnings. The fund units are traded over-the-counter.

Investment objective



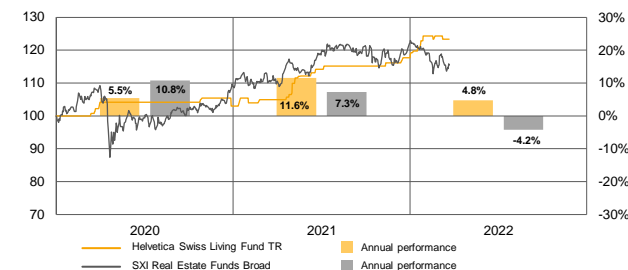
The primary focus of the fund is on residential real estate with stable and sustainable returns. The fund invests in residential real estate throughout Switzerland where regional and national economic centers are easily accessible, and a positive population trend is expected. The fund also focuses on locations with good letting prospects and good public and individual transport connections.

Fund Information

Name	Helvetica Swiss Living Fund (HSL Fund)
Fund Management Company	Helvetica Property Investors AG
Auditors	PricewaterhouseCoopers AG
Fund type	Swiss collective investment scheme
Investors	Qualified only
Launch date	6 November 2019
Custodian Bank	Bank J. Safra Sarasin AG
Market maker	Bank J. Safra Sarasin AG
Valor / ISIN	49527566 / CH0495275668
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
HSL Fund	4.76%	-0.82%	4.76%	17.45%	-	-	23.27%
Benchmark	-4.17%	-0.50%	-4.17%	2.26%	-	-	15.42%

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.

Residential building, Basel, Basel Stadt



Residential building, St. Gallen, St. Gallen



Contact

Helvetica Property Investors AG
Brandschenkestrasse 47
CH-8002 Zürich
Helvetica.com



Head Portfolio Management
Lucas Schlageter
T +41 79 722 3231
ls@helvetica.com



Head Sales and Marketing
Salman Baday
T +41 76 469 5550
sb@helvetica.com



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Investment Arguments

- You invest at net asset value (NAV) - compared to listed residential real estate funds, which are currently trading at high premiums
- You benefit from attractive investment and distribution yields
- You participate in investments in high-quality residential properties in good locations
- Your investment is managed by experienced real estate specialists with a track record of many years
- Your fund shares are tradable over the counter
- A listing on the SIX Swiss Exchange is targeted

What are the long-term goals?

What are the investment objectives of the fund?

The long-term target return should be 3-4% above the 10-year bonds of the Swiss Confederation. Furthermore, the fund management company aims for a long-term attractive and sustainable distribution of around CHF 3 per fund share.

What's the fund's long-term target size?

The fund is aiming for a portfolio size of over CHF 2 billion spread across residential properties in German- and French-speaking Switzerland.

What are the sustainability objectives of the fund?

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.

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

What strategies does the fund pursue?

Where does the fund invest?

The Fund invests in mid-market residential properties in good locations with strong population growth⁽¹⁾.

Why a growth strategy?

The Swiss rental housing market has shown deflationary trends for almost 15 years. This has led to housing appearing cheap in terms of disposable income by European standards. We therefore consider the timing to be ideal for an entry into this segment.

What is the focus of the cost policy

The fund generates above-average investment returns with an above-average TER. Therefore, the Fund Management pursues a disciplined cost management with the long-term goal of keeping the TER_{REF} GAV below 0.80%.

A consistent financing strategy

The fund's low regulatory leverage ratio, allows the strategic focus to be on and profit from rather lower short-term interest rates. Historically, short-term rates have averaged lower than long-term rates, but have been somewhat more volatile.

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

What are the Priorities until 2023?

1. Expansion of the portfolio

A portfolio size of around CHF 800 million is targeted.

2. Achieve a stable return on investment

Ensure growth through attractive purchases in line with strategy and generate additional income by exploiting potential benefits and through rapid re-letting and minor refurbishments.

3. Listing

A listing on the SIX Swiss Exchange is targeted for 2022/2023. Prerequisites are good market conditions and an adequate portfolio size.

4. 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.

Our fund range

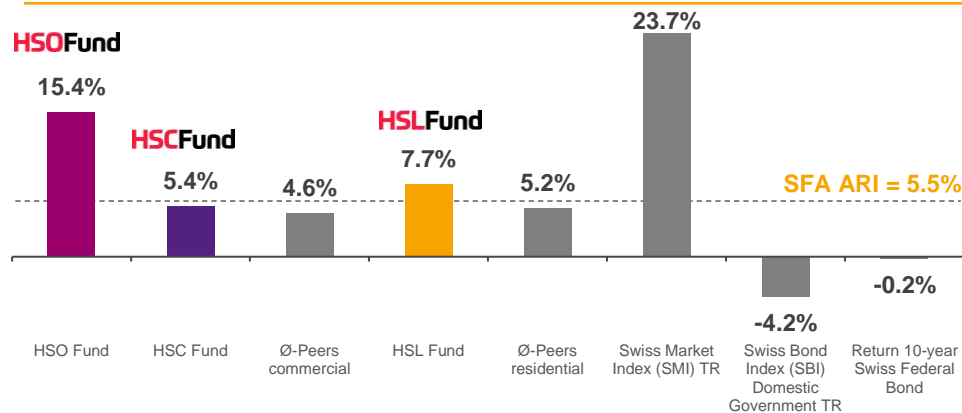
Our funds are designed to preserve value over the long term and are open to both public and qualified investors. You can purchase shares at any Swiss bank. You only need the ISIN. [Here](#) you can find more information about our products.

	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%



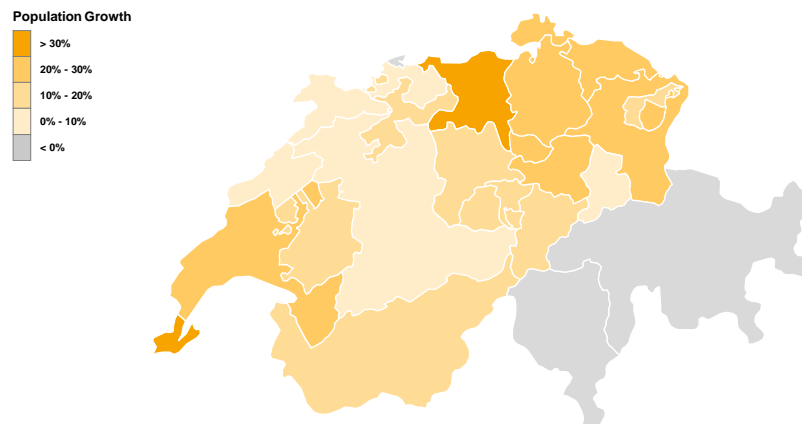


Investment Return 2021



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; Return 10-year Swiss Federal Bond as per 31.12.21 according to SIX Swiss Exchange

Expected population growth until 2045



Source: Federal Office for Statistics



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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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 - and therefore also 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

Helvetica Property Investors AG
Brandschenkestrasse 47, CH-8002 Zurich
T +41 43 544 70 80
Helvetica.com

Authorized and Regulated by the Swiss Financial Market Supervisory Authority FINMA.