

2022 Half-year Report

Helvetica Swiss Opportunity Fund

Real Estate Fund
under Swiss Law



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Helvetica Swiss Opportunity Fund (HSO Fund)

Real Estate Fund under Swiss Law

Unaudited Half-year Report as of June 30, 2022

Valor / ISIN 43472505 / CH0434725054

helvetica.com



Key Figures

Key Data		Notes	as of 6/30/2022	as of 12/31/2021	as of 12/31/2020
Securities number			43472505	43472505	43472505
ISIN number			CH0434725054	CH0434725054	CH0434725054
Initiation date			11/29/2019	11/29/2019	11/29/2019
Issued units	Quantity		312 500	500 000	750 000
Outstanding units	Quantity		1 562 500	1 250 000	750 000
Redeemed units	Quantity		0	0	0
Net asset value per unit	CHF		119.43	122.12	111.82
Discount rate real / nominal	%		3.44 / 4.39	3.59 / 4.10	3.64 / 4.16
Statement of Net Assets			as of 6/30/2022	as of 12/31/2021	as of 12/31/2020
Market value of the properties	CHF	1	283 849 000	234 036 000	110 262 000
Gross asset value (GAV)	CHF		309 054 121	246 077 911	111 559 116
Debt ratio ¹⁾	%		39.62	37.97	24.82
Residual term of borrowing ¹⁾	Years	8	0.15	0.21	0.54
Interest rate of borrowing ¹⁾	%	8	0.66	0.35	0.50
Net asset value (NAV)	CHF		186 612 384	152 648 197	83 863 093
Profit and Loss Account			as of 6/30/2022	as of 6/30/2021	as of 6/30/2020
Rental income and ground rent for development rights	CHF		6 425 261	3 257 778	1 612 583
Net income	CHF		5 180 881	3 084 801	732 172
Weighted average unexpired lease term (WAULT) ¹⁾	Years		6.82	7.70	6.90
Maintenance and repairs	CHF		84 559	133 545	77 829
Target rental income p.a. ³⁾	CHF		15 029 669	11 432 150	3 692 868
Gross target return	%		5.31	5.89	7.04
Gross actual return	%		5.15	5.65	6.92
AMAS Key Figures			as of 6/30/2022	as of 6/30/2021	as of 6/30/2020
Investment return ¹⁾	%		2.94	9.17	3.85
Dividend yield ¹⁾	%	12	n/a	n/a	n/a
Distribution per unit	CHF	12	n/a	n/a	n/a
Pay-out ratio ¹⁾	%	12	n/a	n/a	n/a
Return on equity (ROE) ¹⁾	%		2.80	8.80	3.85
Return on invested capital (ROIC) ¹⁾	%		1.92	7.13	3.21
Premium/discount ¹⁾	%		-0.36	-3.91	-2.74
Price per unit	CHF		119.00	111.00	101.00
EBIT margin ¹⁾	%		78.37	82.02	48.48
Borrowing ratio ¹⁾	%		35.46	45.11	22.68
Rent default rate ^{1) 2)}	%	1	2.94	-	19.56
Fund operating expense ratio TER _{REF} GAV ¹⁾	%		0.97	0.89	1.52
Fund operating expense ratio TER _{REF} MV ¹⁾	%		1.68	1.47	2.02
Performance ¹⁾	%		1.91	9.67	1.00

¹⁾ Key figures calculated according to the AMAS specialist information fact sheet "Key Data for Real Estate Funds" dated September 13, 2016 (version as of May 31, 2022).

²⁾ The rent default rate as of the reporting date is 2.94 percent. If the rent reductions were to be taken into account, the rent default rate would amount to 3.18 percent.

³⁾ As of the reporting date, 99.4 percent of rental income is indexed and thus linked to inflation.

The comparison period for key figures from the profit and loss account and AMAS extended from 11/29/2019 to 6/30/2020. The key figures were not annualized in the reference period.

Past performance is no guarantee for future results and does not reflect any commissions or costs that arise in connection with subscriptions and redemptions of units.

Portfolio Management Report

Total fund assets in the Helvetica Swiss Opportunity Fund grew 63 million Swiss francs in the first half to over 309 million Swiss francs and now consist of 14 premium properties.

Summary Report

The Helvetica Swiss Opportunity Fund again posted strong growth in the first half of the year. The capital increase held was successfully completed in the first half. Strong investor demand resulted in oversubscription, affirming the quality of the Fund. The issue proceeds were used to acquire three properties comprising over 16,700 square meters with tenants that have strong credit ratings; this represents an increase of around 20 percent in rental space. They are located in the cantons of Basel-Land and St. Gallen. As a consequence, annual rental income rose 17.7 percent to 14.6 million Swiss francs in total. The purchases were fully let, so the occupancy rate also rose, from 96.7 percent to 97.1 percent. The Fund has now grown to 14 properties and some 99,000 square meters of rental space in attractive locations in Switzerland.

Market Report

The market has become much more volatile since the end of last year and uncertainties are more perceptible; yields on ten-year Confederation bonds have risen, as have long-term market interest rates. On June 17, 2022 the Swiss National Bank not unexpectedly raised the benchmark rate by 50 basis points to minus 0.25 percent, heralding the end of the period of negative rates that started in 2015. The uncertainties that were already present have been further accentuated by rising inflation, even though this is if anything positive for the commercial real estate sector.

The trend seen last year in demand for commercial properties with solid long-term leases continued in the first half; this was reflected in the positive performance of the existing portfolio. The gross yield declined from 5.7 percent to 5.3 percent. The investment focus in the Helvetica Swiss Opportunity Fund in the first half was on fully let special real estate such as manufacturing, logistics and warehouse properties and specialist retail sites with an attractive yield and long-term leases costing of the order to 10 to 15 million Swiss francs.

In the commercial sector our database indicates throughout the half that for properties with an average lease term of eight years sellers expected a yield of at least 4.9 percent gross.

The volatility in price expectations increased steeply towards the end of the first quarter. High-quality real estate remains in strong demand; properties of lower quality or with a number of shortcomings are being marked down. In this volatile market, despite persistent pressure to invest some buyers withdrew, and suddenly we were able to renegotiate prices. In the first quarter we negotiated purchase volumes of 48 million Swiss francs, representing three properties fully let for the long term. With an average lease term of 8.5 years and an average gross yield of 5 percent, our acquisitions were slightly below the portfolio average of 5.3 percent. The purchases on these terms were justified by the credit rating of the tenants, the long-term leases, the quality of the properties, which require no investment for a long time, and the potential performance. The transfers took place in the first half.

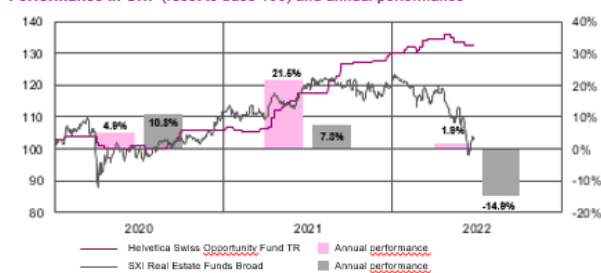
Volatility was much lower in the second quarter and the properties viewed were within a tighter yield range. The Fund Management Company took a more critical approach to the growth steps and was only willing to invest on higher yields. Three further premium properties with a volume of 40 million Swiss francs were bought on an average gross yield of 5.8 percent, which is above the portfolio yield. These will be transferred in the third quarter.

Our yield expectations for investment properties have risen due to the changes in economic data. However, the data for the Swiss economy look robust, immigration remains high, construction activity is falling, and inflation is high, so the Fund Management Company expects the existing portfolio to post a stable performance.

Price and Performance

Since the start of the year the price of the Fund has declined in a volatile market. The units have fallen 3.3 percent gross, from 123 Swiss francs per unit to 119 Swiss francs. Taking the 6.10 Swiss franc distribution paid in the first half into account, this is equivalent to a net performance of 1.91 percent. By comparison, the SXI Real Estate Funds Broad benchmark declined 14.9 percent over the period. As the chart below shows, the HSC Fund outperformed the SXI Real Estate Funds Broad benchmark. The discount to net asset value is 0.36 percent, which is relatively good in the context of similar commercial funds.

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



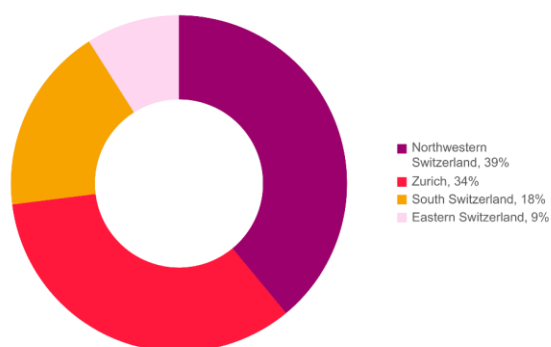
Performance in %

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSO Fund	1.91%	-0.83%	-1.61%	12.93%	-	-	32.52%
Benchmark	-14.88%	-8.01%	-11.18%	-14.41%	-	-	2.93%

Distribution and Asset Value performance

Taking the 6.10 Swiss franc distribution in the first half into account, the Fund generated a return on investment of 2.94 percent. Net asset value declined 2.69 Swiss francs from 122.12 Swiss francs to 119.43, partly as a result of the distribution.

Geographical Distribution



Real Estate Portfolio

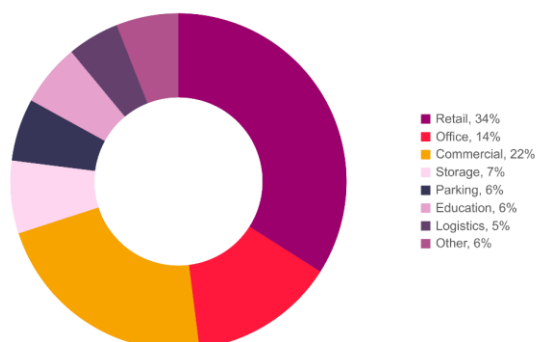
Despite rising benchmark interest rates, there was still strong demand for opportunities to invest in real estate in the first half of 2022. The reporting period saw three properties with a market value of 48.1 million Swiss francs added to the portfolio. They are located in the cantons of Basel-Land and St. Gallen.

Over the same period the market value of the existing portfolio excluding purchases increased 1.7 million Swiss francs from 234.0 million Swiss francs to 235.7 million Swiss francs. This was largely driven by the further 0.11 percentage point cut in the discount rates from 3.59 percent to 3.48 percent. Including the latest purchases, the market value of the portfolio at mid-year was 283.8 million Swiss francs.

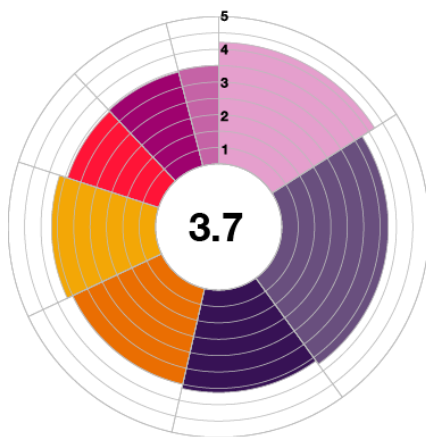
The geographical breakdown of the properties shows a focus on German-speaking Switzerland, which accounts for over 80 percent of the portfolio. Three-quarters of the portfolio are in the economically strong regions of Northwestern Switzerland and Zurich, which ensures there will be long-term demand for rental space in the properties.

Target rental income according to main use comprises 34 percent retail, followed by commercial and office spaces, which together account for 36 percent. Specialist uses like logistics, warehouses and education make up around 20 percent. The intention is to further expand the share in specialist properties on a focused basis.

Rental Income According to Main Use



Quality Profile



	Grade	Weighting
Overall rating	3.7	
Location	4.0	40
Macro-location	4.2	40
Micro-location	3.8	60
Property	3.6	40
Usability	3.6	30
Standard	3.5	40
Condition	3.7	30
Investment	3.5	20
Lettability	3.4	33
Saleability	3.5	33
Income risk	3.5	33

Note: 1 = lowest score, 5 = best score

According to Wüest Partner, the quality profile at mid-year remains attractive with an overall score of 3.7. The purchases made are supporting the quality of the portfolio. The aim is to make targeted investments, especially in the Rüti Center in Pratteln in the canton of Basel-Land, to raise the property quality over the medium term in the existing portfolio so as to make it more attractive.

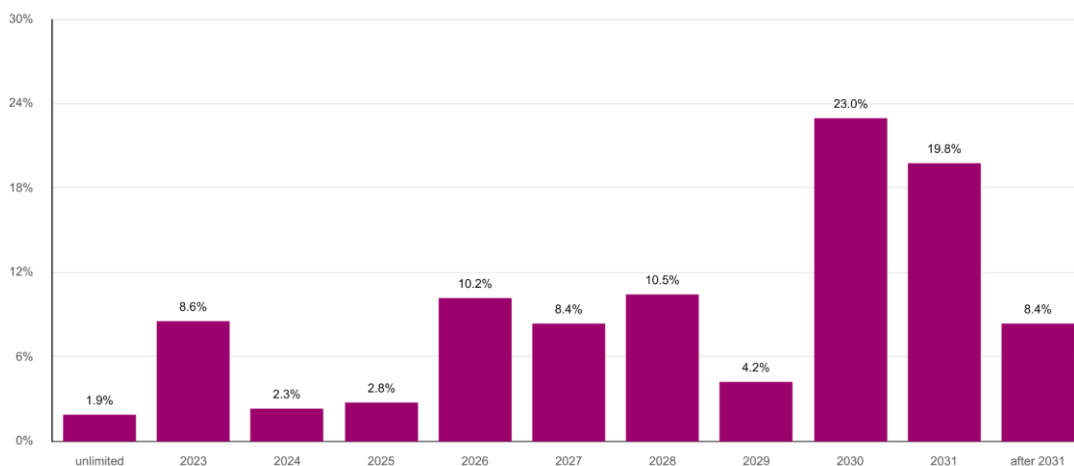
The weighted average unexpired lease term declined from 7.0 to 6.8 years in the period under review. This was primarily due to lease expiries drawing nearer, although the three acquisitions made had a remaining term of 8.5 years, which had a counteracting effect.

Leases for 1,100 square meters were also extended by a further five years.

The occupancy rate at the mid-year rose 0.4 percentage points from 96.7 percent to 97.1 percent. Here too, the acquisition of three properties with 100 percent occupancy has a positive impact on the portfolio.

Actual rental income for the year as of the cut-off date of the report was increased by 2.2 million Swiss francs from 12.4 million Swiss francs at the end of the previous year to 14.6 million Swiss francs. The gross actual return fell slightly from 5.3 percent at the end of the previous year to 5.2 percent. This was due to higher transaction prices, reflecting the market, and the increase in the market value of the existing portfolio following revaluation

Breakdown of the Weighted Average Unexpired Lease Terms



Portfolio Highlights

By June 30, 2022 three properties with around 16,700 square meters and a market value of 48.1 million had been integrated into the Fund. They are located in the cantons of Basel-Land and St. Gallen.

Wil, Flawilerstrasse 23

This commercial property is in a very good micro-location with very high visibility on the main traffic artery. It has a modern appearance, along with a built in heat pump combined with the PV installation. In view of the zone, there is long-term potential for conversion to residential.

Outlook

The Fund Management Company is monitoring the performance of the market closely. A further hike in benchmark rates can be expected in the fall. The Fund Management Company has already made allowance for this potential development in its business activity. Current inflation will have a positive impact on rental growth and hence on properties' market values, albeit with a lag. At the same time, new building costs are rising; the consequence of declining construction activity and tighter supply will be higher market rents. Robust Swiss economic data, sustained immigration, and ongoing positive inflation are supporting the market. 99 percent of the Fund's rental income is indexed. This very high degree of inflation protection permits the assumption that in the medium term it will be possible to increase rental income by adjusting rents.

Three further properties let to tenants with a good credit rating and with a market value of 40 million Swiss francs were acquired in July. These are situated in the cantons of Aargau and Lucerne. The annual rental income is 2.2 million Swiss francs.

Wattwil, Bleikenstrasse 48

This manufacturing property was acquired at the beginning of the second quarter as part of a sale and lease-back transaction with a ten-year lease. The triple net lease has rental potential of 18 percent.

Given the high occupancy rate, the Fund Management Company is focused mainly on extending leases. Negotiations are currently under way for five-year extensions to leases covering around 2,600 square meters in the Rümlang property in the canton of Zurich. The Asset Management team is constantly in contact with the major tenants to investigate user needs at an early stage and extend leases proactively. The Fund Management Company assumes for 2022 that the occupancy rate will rise slightly again to 97.2 percent.

The existing building rights agreements for the Rütli Center in Pratteln in the canton of Basel-Land should be extended by the end of the year. The ground rent for development rights was cut by around 15 percent. The aim is to put two properties in the Rütli Center into a development project in the next five years. This will make it possible to use construction measures to realize the potential in the existing portfolio and increase the quality of the portfolio.

The Fund Management Company will take an even more critical approach to further development steps and only invest on yields that are in line with the market. If market conditions are good, consideration will be given to another capital increase. Another attractive distribution can be expected for 2022.



Comment on the Financial Report

The Fund Management Company consistently rolled out the growth strategy, successfully carried out the fourth capital increase for the Fund, and acquired three properties. Gross asset value grew by 26 percent, from 246 million Swiss francs to 309 million Swiss francs.

Owing to strong investor demand, more funding was raised in the first half by means of a capital increase. The Fund's fourth capital increase took place in March, bringing in 39.7 million Swiss francs. The capital increase was oversubscribed, which underscores both the attractiveness of the Fund and the growth strategy embraced by the Fund Management Company.

The money raised was used to buy one property each in Wattwil, Wil and Böckten. The portfolio now comprises 14 properties. In addition, purchases have already been notarized for more properties with a market value of 40 million Swiss francs, with title transferred in July 2022.

The Fund reported a net asset value of 119.43 Swiss francs per unit as of June 30, 2022. Taking the distribution for 2021 of 6.10 Swiss francs per unit into consideration, this is equivalent to a return on investment of 2.94 percent, 6.23 percentage points lower than in the first half of 2021. The return on equity fell 6.00 percentage points to 2.80 percent. The main reason for the decline in both figures lies in lower appreciation compared to the first half of 2021.

TER_{REFGAV} increased slightly by 0.08 percentage points to 0.97 percent, compared to 0.89 percent in the first half of 2021. The Fund Management Company continues to strive to optimize the overall costs to achieve a lower TER_{REFGAV}.

Statement of Net Assets

Gross asset value amounted to 309 million Swiss francs; the market values of the properties rose by 50 million Swiss francs, from 234 million Swiss francs at the end the previous year to 284 million Swiss francs. Cash and cash equivalents increased 12 million Swiss

francs and amounted to 20 million Swiss francs on the cut-off date. Units of other real estate funds, shares in real estate investment companies and other assets rose from the end of last year, from 3.9 million Swiss francs to 5.5 million Swiss francs

After deducting liabilities in the amount of 107 million Swiss francs and liquidation taxes of 15 million Swiss francs, this results in net fund assets of 187 million Swiss francs on the reporting date compared to 153 million Swiss francs at the end of the previous year, an increase of 34 million Swiss francs.

The debt financing ratio amounts to 35.5 percent, which puts it below the limit of 50 percent stipulated in the fund contract; according to the exemption, this limit applies for the first five years from initiation.

Profit and Loss Account

A total of 6.4 million Swiss francs in rental income and income from ground rent were generated during the period under review; this represents a 3.2 million Swiss franc increase over the first half of 2021. Total expenses of 2.4 million Swiss francs were incurred, an increase of 1.0 million Swiss francs over the first half of 2021.

Across the entire portfolio, unrealized capital gains in the form of appreciation of 0.9 million Swiss francs were achieved, compared to 8.0 million Swiss francs in the first half of 2021 (see the explanation of the return on investment and return on equity above). The properties that had already been held at the end of the previous year appreciated by around 1.6 million Swiss francs, while the valuation of the newly acquired properties declined by 0.7 million.

Statement of Net Assets

in CHF

Assets	Notes	6/30/2022	12/31/2021
Cash, post and bank deposits on sight including fiduciary investments with third-party banks		19 714 056	8 125 606
Properties			
Commercially used properties	1	283 849 000	234 036 000
Total properties		283 849 000	234 036 000
Units of other real estate funds and shares in real estate investment companies		2 981 583	2 541 000
Other assets		2 509 482	1 375 305
Gross asset value		309 054 121	246 077 911
Liabilities			
Current liabilities			
Short-term interest-bearing mortgages and other mortgage-backed liabilities	8	-100 664 000	-72 560 000
Other current liabilities		-6 550 391	-6 431 009
Total current liabilities		-107 214 391	-78 991 009
Total liabilities		-107 214 391	-78 991 009
Net fund assets before estimated liquidation taxes		201 839 730	167 086 902
Estimated liquidation taxes		-15 227 346	-14 438 706
Net fund assets		186 612 384	152 648 197
Further Information			
Number of outstanding units			
Number of units at the start of the reporting period		1 250 000	750 000
Issued units		312 500	500 000
Redeemed units		0	0
Number of units at the end of the reporting period		1 562 500	1 250 000
Net asset value per unit at the end of the reporting period		119.43	122.12
Change in net fund assets			
Net fund assets at the start of the reporting period		152 648 197	83 863 093
Distribution of earnings subject to withholding tax	12	-2 234 375	-502 500
Fund capital repayment exempt from withholding tax	12	-7 296 875	-3 997 500
Balance from trade in units		38 159 375	54 565 000
Total profit		5 336 062	18 720 103
Net fund assets at the end of the reporting period		186 612 384	152 648 197

Profit and Loss Account

in CHF

Income	Notes	1/1 - 30/6/2022	1/1 - 6/30/2021
Negative interest		-797	-96
Rental income		6 307 593	3 197 778
Income from ground rent		117 668	60 000
Other income		634 009	613 125
Participation in current income from unit issuance		506 250	555 000
Total income		7 564 724	4 425 807
Expenses			
Mortgage interest and interest from mortgage-backed liabilities		-123 500	-142 388
Ground rent		-392 486	-196 781
Repairs and maintenance		-84 559	-133 545
Property management			
Property expenses		-133 323	-39 933
Administrative expenses		-118 973	-51 385
Taxes			
Property tax		-29 000	-30 000
Profit and capital tax		-237 093	0
Appraisals and auditing expenses		-50 605	-44 459
Regulatory fees to:			
the Fund Management Company	11	-917 116	-468 249
the custodian bank	11	-47 285	-26 907
property management	11	-189 924	-73 922
the market maker	11	-25 000	-25 000
Other expenses			
Other expenditures		-34 978	-108 437
Total expenses		-2 383 843	-1 341 006
Profit			
Net income		5 180 881	3 084 801
Realized capital gains		6 000	0
Realized profit		5 186 881	3 084 801
Unrealized capital gains		937 822	7 989 539
Change in liquidation taxes		-788 641	-1 367 908
Total profit		5 336 062	9 706 432

Notes

1. Inventory

Inventories of the properties

City, address	Ownership situation	Total rental space in square meters	Plot area in square meters	Year built	Date of most recent comprehensive renovation	Start of ownership
Commercially used properties						
Böckten, Rohrmattstrasse 1a/1b	Sole ownership	8 988	9 791	1988, 2001, 2002	2020	7/1/2022
Buchs, Furtbachstrasse 16/18	Sole ownership	11 578	8 210	1978, 1988, 2002	2019	12/15/2021
Pratteln, Krummeneichstrasse 39	Sole ownership	3 401	3 401	Lessor		5/21/2021
Pratteln, Rütiweg 11/13	Development right	2 121	4 523	1973		5/21/2021
Pratteln, Rütiweg 5	Development rights	2 850	10 417	1977		5/21/2021
Pratteln, Rütiweg 7	Development rights	7 611	3 329	2016		5/21/2021
Pratteln, Rütiweg 9	Development rights	17 542	9 949	1973	1997	5/21/2021
Rümlang, Hofwiesenstrasse 48 ¹⁾	Development rights	4 161	9 372	1999		12/1/2019
Schaffhausen, Industriestrasse 2b	Condominium ownership	9 230	18 640	2016		12/12/2019
Schaffhausen, Solenbergstrasse 21	Sole ownership	5 885	9 746	2020		8/10/2020
Sion, Avenue du Midi 3 / Rue de la Dent-Blanche 12	Condominium ownership	12 613	3 717	1988		1/1/2020
Wädenswil-Au, Steinacherstrasse 101	Sole ownership	5 114	7 661	1989	2020	12/1/2019
Wattwil, Bleikenstrasse 48	Sole ownership	4 622	4 572	1991	2016	4/8/2022
Wil, Flawilerstrasse 23	Sole ownership	3 087	8 753	2018		5/1/2022
Total for commercially used properties		98 803	112 081			
of which, with development rights		34 284	37 590			
of which, condominium ownership		21 843	22 357			
of which sole ownership with development rights granted		3 401	3 401			
Subtotal		98 803	112 081			
Secondary rental income						
Grand total for land/buildings		98 803	112 081			

¹⁾ For the plot at Rümlang, Hofwiesenstrasse 48, the HSO Fund holds development rights and has simultaneously granted a sub-development right on part of the site.

Initial costs	Market value	Rental income (target), revenue-based rent, ground rent	Rent defaults	Rent defaults	Rental income (actual)	Gross target return	Occupancy rate
in CHF	in CHF	in CHF	in CHF	in percent	in CHF	in percent	in percent
23 053 608	22 340 000	0	0	0.00	0	0.00	100.0
23 817 233	27 290 000	722 393	-71 915	-9.96	650 477	5.29	90.0
4 288 311	4 843 000	90 000	0	0.00	90 000	3.72	100.0
3 260 076	3 332 000	176 440	-80 545	-45.65	95 895	10.59	53.4
4 722 126	4 885 000	282 280	-102	-0.04	282 178	11.56	100.0
26 961 163	30 220 000	746 859	0	0.00	746 859	4.94	100.0
37 491 175	44 020 000	1 151 863	-3 230	-0.28	1 148 633	5.24	99.8
5 639 340	5 859 000	359 569	-131	-0.04	359 438	11.94	100.0
24 491 401	27 480 000	734 661	-37 990	-5.17	696 671	5.38	94.2
15 199 308	16 350 000	364 500	0	0.00	364 500	4.46	100.0
49 407 430	50 500 000	1 267 856	0	0.00	1 267 856	5.02	100.0
21 112 516	20 930 000	507 487	-15 080	-2.97	492 407	4.87	96.9
10 856 384	10 880 000	114 125	0	0.00	114 125	4.55	100.0
14 906 943	14 920 000	98 422	0	0.00	98 422	3.96	100.0
265 207 015	283 849 000	6 616 453	-208 993	-3.16	6 407 460	5.31	97.1
78 073 880	88 316 000	2 717 011	-84 008	-3.09	2 633 003		
73 898 831	77 980 000	2 002 516	-37 990	-1.90	1 964 526		
4 288 311	4 843 000	90 000	0	0.00	90 000		
265 207 015	283 849 000	6 616 453	-208 993	-3.16	6 407 460		
					17 800		
265 207 015	283 849 000				6 425 261		

The Fund owns 14 properties. The five properties in Pratteln are adjacent plots and are counted as one plot of land pursuant to Art. 87 (1) CISO. As a result, the Fund owns ten plots of land and buildings as of June 30, 2022 from a regulatory perspective.

The rental default rate as per the inventory list includes revenue-based rent; this is not taken into account when calculating the AMAS key figures. These figures may therefore be different.

Inventory of units held in other real estate funds and real estate investment companies

Units of other real estate funds and shares in real estate investment companies	Initial costs	Market value
All amounts stated in Swiss francs		
Grand total of units in other real estate funds	3 011 845	2 981 583

Investments

Valuation categories (amounts in CHF)	6/30/2022	12/31/2021
Investments that are listed on a stock market or traded on another regulated market open to the public: valued at the prices paid in the primary market (Art. 88 para. 1 CISA); in accordance with Art. 84 para. 2a CISO-FINMA	2 981 583	2 541 000
Investments for which no prices are available pursuant to letter a: valued based on market-observed parameters; in accordance with Art. 84 para. 2b CISO-FINMA	0	0
Investments whose value is based on parameters that are not observable on the market, valued with suitable valuation models taking account of the current market circumstances; in accordance with Art. 84 para. 2c CISO-FINMA	283 849 000	234 036 000
Total investments	286 830 583	236 577 000

2. Real Estate Purchased and Sold**Purchased**

Address	Canton	Ownership situation	Legal transfer of ownership	Start of ownership (transfer of benefits and risks)
Wattwil, Bleikenstrasse 48	St. Gallen	Sole ownership	4/8/2022	4/8/2022
Wil, Flawilerstrasse 23	St. Gallen	Sole ownership	4/29/2022	5/1/2022
Böckten, Rohrmattstrasse 1a/1b	Basel-Landschaft	Sole ownership	6/29/2022	7/1/2022

Sold

None

3. Total Amount of Contractual Payment Obligations After the Balance Sheet Date for Real Estate Purchases as well as for Construction Contracts and Investments in Properties

Purchase agreements for a property in Root in the canton of Lucerne worth 15.0 million Swiss francs and a property in Oberentfelden in the canton of Aargau worth 13.3 million Swiss francs were notarized in the first half. As of the reporting date, 0.3 million Swiss francs were recognized for Root under other assets and 0.3 million Swiss francs for Oberentfelden. Transfer of title and payment of the balance of the price took place on July 1, 2022 for Root and July 11, 2022 for Oberentfelden.

4. Participations in Real Estate Companies

The properties in the Fund are either held by Helvetica Swiss Opportunity AG or Retail Center AG. As of June 30, the Fund holds 100 percent of the share capital of Helvetica Swiss Opportunity AG, headquartered in Zurich, which in turn holds 100 percent of the share capital of Retail Center AG, headquartered in Zurich.

5. Rental Income per Tenant over 5 Percent

Tenant	Annual rent in %
Manor SA, Basel	15.9
Lipo Einrichtungsmärkte AG	11.1
Canton of Zurich	6.8
XLCH GmbH	5.9
NEXTPHARMA Logistics GmbH	5.4
Lipo Einrichtungsmärkte AG	5.2
Total	50.3

Notes

6. Information Regarding Derivatives

The Fund does not use derivatives.

7. Non-current Liabilities by Due Date, Broken Down into Between One and Five Years or More Than Five Years

in CHF	6/30/2022	12/31/2021
1 to 5 years	0	0
> 5 years	0	0

8. Mortgages and Other Mortgage-backed Liabilities

Current Mortgages and Fixed Advances

Type	Interest rate	Amount in CHF	Date of issue	Maturity
Fixed advance	0.42%	11 600 000	6/30/2022	9/30/2022
Fixed advance	0.46%	4 700 000	6/30/2022	9/30/2022
Fixed advance	0.46%	4 060 000	6/30/2022	9/30/2022
Fixed advance	0.46%	3 700 000	6/30/2022	9/30/2022
Fixed advance	0.75%	13 290 000	6/28/2022	9/28/2022
Fixed advance	0.96%	15 140 000	6/28/2022	7/31/2022
Fixed advance	0.96%	5 015 000	6/28/2022	7/31/2022
Fixed advance	0.96%	1 545 000	6/28/2022	7/31/2022
Fixed advance	0.59%	41 614 000	6/30/2022	7/29/2022
Total		100 664 000		

Matured mortgages and fixed advances

Type	Interest rate	Amount in CHF	Date of issue	Maturity
Fixed advance	0.27%	41 614 000	6/1/2022	6/30/2022
Fixed advance	0.44%	11 600 000	4/1/2022	6/30/2022
Fixed advance	0.46%	4 700 000	6/1/2022	6/30/2022
Fixed advance	0.46%	4 060 000	6/1/2022	6/30/2022
Fixed advance	0.46%	3 700 000	6/1/2022	6/30/2022
Fixed advance	0.27%	42 000 000	4/30/2022	5/31/2022
Fixed advance	0.46%	7 560 000	5/1/2022	5/31/2022
Fixed advance	0.46%	4 700 000	5/1/2022	5/31/2022
Fixed advance	0.46%	3 700 000	5/1/2022	5/31/2022
Fixed advance	0.46%	7 560 000	4/1/2022	4/30/2022
Fixed advance	0.46%	4 700 000	4/1/2022	4/30/2022
Fixed advance	0.46%	3 700 000	4/1/2022	4/30/2022
Fixed advance	0.27%	42 000 000	4/1/2022	4/29/2022
Fixed advance	0.27%	42 000 000	12/31/2021	3/31/2022
Fixed advance	0.44%	11 600 000	12/31/2021	3/31/2022
Fixed advance	0.46%	8 560 000	2/1/2022	3/31/2022
Fixed advance	0.46%	4 700 000	3/1/2022	3/31/2022
Fixed advance	0.46%	3 700 000	2/1/2022	3/31/2022
Fixed advance	0.46%	4 700 000	2/1/2022	2/28/2022
Fixed advance	0.46%	8 560 000	12/30/2021	1/31/2022
Fixed advance	0.46%	6 700 000	12/30/2021	1/31/2022
Fixed advance	0.46%	3 700 000	12/30/2021	1/31/2022

9. Fees and Incidental Costs Charged to the Investors

Remuneration	Maximum rates	Actual rates	Actual rates	Basis
		2022	2021	
Issue commission on units	3.00%	1.75%	1.75%	Net asset value of units
Redemption commission on units	1.50%	–	–	Net asset value of units

10. Incidental Costs Attributed to the Fund Assets Accruing from the Paid-in Amount Invested or from the Sale of Units

Remuneration	Maximum rates	Actual rates	Actual rates	Basis
		2022	2021	
Premium to NAV	2.50%	0.75%	0.75%	Net asset value of units
Discount to NAV	1.50%	–	–	Net asset value of units

11. Fees and Incidental Costs Charged to the Fund

Remuneration	Maximum rates	Actual rates	Actual rates	Basis
		2022	2021	
Remuneration to the Fund Management Company				
Management fee	1.00%	0.70%	0.70%	Gross asset value
Purchase/sales compensation	3.00%	2.07%	2.26%	Purchase/sale price
Building and renovation fee	4.00%	4.00%	3.48%	Construction costs
Property management	5.00%	–	–	Gross rental income
Remuneration to Third Parties				
Remuneration to custodian bank (custodian bank commission)	0.05%	0.05%	0.05%	Net asset value of units
Remuneration to custodian bank (distribution commission)	0.25% previous year 5,000 Swiss francs	0.05%	5,000 Swiss francs	Gross distribution amount, previous year flat amount of 5 000 Swiss francs per year
Market maker	–	25 000 Swiss francs	50 000 Swiss francs	Flat amount of 12 500 Swiss francs per quarter
Remuneration to property managers	5.00%	3.06%	2.94%	Gross rental income

12. Distribution of Profits

For the financial year ending December 31, 2021, a total amount of 9.5 million Swiss francs was distributed, representing 6.10 Swiss francs per unit. Based on the price per unit, the distribution yield adjusted for the new units is 5.0 percent. The pay-out ratio amounted to 92.7 percent. The distribution consisted of a distribution of earnings of 2.2 million Swiss francs (1.43 Swiss francs per unit) that is subject to withholding tax and a withholding tax-exempt fund capital repayment of 7.3 million Swiss francs (4.67 Swiss francs per unit). The ex date was on April 27, 2022. The distribution was paid out on April 29, 2022.

13. Events After the Balance Sheet Date

A property in Villmergen in the canton of Aargau was acquired in July for 10.1 million Swiss francs. Full payment of the purchase price was made on July 26, 2022.

14. Further Information (Art. 95 CISO-FINMA)

Amounts in Swiss francs	6/30/2022	12/31/2021
Balance of the depreciation account of the land/buildings	0	0
Balance of the provision account for future repairs	0	0
Balance of the account for reinvestment of retained earnings	0	0
Number of units redeemed as of the end of the next financial year	0	0

Land/buildings were only depreciated and provisions made for repairs and maintenance (R&M) at the level of Helvetica Swiss Opportunity AG and Retail Center AG. Since this depreciation and these provisions are not in line with the market value principle under CISA, neither of these items is posted at the real estate fund level and they are recognized in neither the balance sheet nor the real estate fund's income statement. The table below shows the balance of the depreciation and provisions account for tax purposes at the level of the subsidiary or fund:

Amount in CHF	6/30/2022	12/31/2021	Change
Balance of depreciation account for land and buildings (tax motivated, subsidiary level)	47 569 635	43 636 131	3 933 504
Balance of depreciation account for land and buildings (Fund level)	0	0	0
Balance of the provision account for future repairs (tax-motivated, subsidiary level)	8 490 155	8 490 155	0
Balance of the provision account for future repairs (Fund level)	0	0	0

Rounding Details

Totals may add up to more or less than 100 percent due to rounding.

Principles for the Valuation of Fund Assets and Calculation of the Net Asset Value

The net asset value of the real estate fund is calculated at the market value in Swiss francs at the end of the first half-year period, at the end of the financial year as well as at each unit issue. The Fund Management Company commissions the independent valuation experts to re-evaluate the market value of the Fund's properties at the end of each half-year period, each financial year and at each unit issue. With the supervisory authority's approval, the Fund Management Company mandates at least two natural or one corporate entity as independent valuation experts. Land/building inspections by the valuation experts must be repeated at least every three years. In the case of acquisitions or disposals of properties, the Fund Management Company has the properties valued in advance. A new valuation is not needed in the case of disposal if the existing valuation is not older than three months and circumstances have not changed substantially.

Investments that are traded on a stock market or another regulated market that is open to the public are to be valued at the current prices paid on the main market. Other investments or investments with no current prices available must be valued at a price that is likely to be paid in a prudent sale at the time of valuation. In such a case, the Fund Management Company applies reasonable valuation models and principles that are recognized in practice to determine the fair market value.

Open collective investment schemes are valued at their redemption price or their net asset value. If they are regularly traded on a stock market or another regulated market open to the public, the Fund Management Company may value them according to para. 16, sect. 3 of the fund contract.

The value of short-term fixed-income securities that are not traded on a stock exchange or another regulated market open to the public is calculated as follows: Based on the net purchase price and presuming a stable investment return, the valuation price of these investments is adjusted gradually to the redemption price. In the case of significant changes in market conditions, the valuation basis of the individual investments is adjusted to the new market return. In this case, if there is no current market price, valuation is usually based on money market instruments with the same characteristics (quality and domicile of the issuer, issuing currency, maturity).

Post and bank deposits are valued according to their balance plus accrued interest. In the case of significant changes in market conditions or credit rating, the valuation basis for time deposits at banks is adjusted to the new conditions.

The calculation of a unit's net value is based on the market value of the Fund's gross asset value, less any liabilities as well as any taxes that would likely have to be paid in the case of the Fund's liquidation, divided by the number of outstanding units. The valuation of the Fund's properties is performed according to the current AMAS guidelines for real estate funds. The valuation of undeveloped land and buildings in progress is based on the fair value principle. If the Fund Management Company has any buildings in progress that are to be reported at fair market values, it has these appraised at the end of the financial year.

Valuation Report



Wüest Partner AG, Bleicherweg 5, 8001 Zurich

Helvetica Property Investors AG
Executive Board
Brandschenkestrasse 47
8002 Zurich

Zurich, 20 July 2022

Helvetica Swiss Opportunity Fund
Independent real estate valuer's report
Valuation as at 30 June 2022

To the Executive Board of Helvetica Property Investors AG

Ref.
118584.2200

Commission

Wüest Partner AG (Wüest Partner) was commissioned by the Fund Management to perform a valuation, for accounting purposes, of the 14 properties held by Helvetica Swiss Opportunity Fund as at 30 June 2022 (reporting date).

Valuation standards

Wüest Partner hereby confirms that the valuations comply with the legal provisions of the Collective Investment Schemes Act (CISA) and the Collective Investment Schemes Ordinance (CISO) as well as the guidelines of the Swiss Funds & Asset Management Association (SFAMA) and were furthermore performed in accordance with the customary national and international valuation standards.

Definition of market value

Market value is defined as the amount for which a property would most probably be exchanged on the open market on the valuation date between two independent and knowledgeable parties, willing to buy and sell respectively, with due allowance made for a reasonable marketing period.

In the valuation are excluded property transfer, real property gains and value-added taxes plus any other costs incurred, or commissions paid, during the process of selling real estate. Nor is any account taken of Helvetica Swiss Opportunity Fund's liabilities in respect of taxation (apart from ordinary property taxes) and financing costs.

Valuation method

In valuing Helvetica Swiss Opportunity Fund's investment properties, Wüest Partner applied the discounted cash flow (DCF) method, by which the market value of a property is determined as the total of all projected future net earnings discounted to the valuation date. Net income is discounted separately for each property with due allowance for specific opportunities and threats, and adjustment in line with market conditions and risks.

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Regulated by RICS

Basis of valuation

Wüest Partner is familiar with all the properties, having carried out inspections and examined the documentation provided. The properties have been analysed in detail in terms of their quality and risk profiles (attractiveness and lettable of rented premises, construction type and condition, micro- and macro-location etc.). Currently vacant premises are valued with due allowance made for a reasonable marketing period.

Wüest Partner inspects the properties normally at least once every three years as well as following purchase and upon completion of larger refurbishment and investment projects. All properties were visited in 2019 to 2022.

Results

A total of 14 investment properties were valued as at 30 June 2022. The market value of these properties on the valuation date is estimated by Wüest Partner to total 283,849,000 Swiss Francs.

In the property valuation, real discount rates between 3.10% and 4.10% were applied. Considering an inflation rate of 1.0% the nominal discount rates lie between 4.13% and 5.14%. Over the whole portfolio, the average of the discount rates – weighted by market value – is 3.44% in real terms and 4.39% in nominal terms.

Changes in the real estate portfolio

Within the review period from 1st January 2022 to 30 June 2022, the following changes occurred:

Acquired:

- 4461 Böckten, Rohrmattstrasse 1a/1b;
- 9630 Wattwil, Bleikenstrasse 48;
- 9500 Wil, Flawilerstrasse 23.

Independence and confidentiality

The valuation of Helvetica Swiss Opportunity Fund's real estate holdings was performed by Wüest Partner independently and neutrally in conformity with its business policies. It was carried out solely for those purposes specified above; Wüest Partner shall accept no liability in respect of third parties.

Zürich, 20 July 2022

Wüest Partner AG



Ivan Anton
dipl. Architekt ETH; MSc Real Estate (CUREM)
Partner



Silvana Dardikman
MSc in Finance; Immob. Bew. mit eidg. FA
Director

Annex: valuation assumptions

Investment properties

The investment property valuations are based on the following general assumptions:

- The rent rolls from Helvetica Property Investors AG used in the valuation have the state of knowledge typically as at April 2022.
- A two-phase DCF model was adopted. The valuation period extends to infinity from the valuation date, with an implicit residual value in the eleventh period.
- Discounting is based on a risk-adjusted interest rate. Rates are determined individually for each property on the basis of appropriate benchmarks derived from arm's-length transactions. They may be broken down as follows: risk-free interest rate + property risk (immobility of capital) + premium for macro-location + premium for micro-location depending on use + premium for property quality and income risk + any other specific premiums.
- Unless otherwise stated, the valuations assume 1.0 percent annual inflation for income and all expenditure. Where a nominal discount rate is applied, this is adjusted accordingly.
- Credit risks posed by specific tenants are not explicitly factored into the valuation.
- Specific indexation of existing rental agreements is accounted for on an individual basis.
- For existing tenancies, the timing of individual payments is assumed to comply with the terms of the lease.
- In terms of running costs, entirely separate service charge accounts are assumed, with no tenancy-related ancillary costs to be borne by the owner.
- The maintenance (repair and upkeep) costs were calculated using a building analysis tool. This tool is used to estimate the remaining lifespan of individual components based on their present condition, to model periodic refurbishments and to calculate the associated annual renewal fund allowances. The calculated values are plausibility tested using cost benchmarks derived from Wüest Partner surveys.

Organization

Fund Management Company	Helvetica Property Investors AG, Brandschenkestrasse 47, Zurich
Executive Board	Hans R. Holdener, CEO and CIO (interim) Peter R. Vogel, CFO, Head of Finance and Corporate Services Salman Baday, Head of Sales and Marketing Lucas Schlageter, Head of Portfolio Management
Extended Executive Board	Peer Kocur, Head of Investment Management
Board of Directors	Dr. Hans Ueli Keller, Chairman Peter E. Bodmer, Deputy Chairman Herbert Kahlich, Member Theodor Härtsch, Member Dr. Franziska Blindow-Prettl, Member
Asset Manager	Helvetica Property Investors AG, Brandschenkestrasse 47, Zurich
Custodian Bank and Paying Agency	Bank J. Safra Sarasin, Elisabethenstrasse 62, Basel
Auditors	PricewaterhouseCoopers AG, Birchstrasse 160, Zurich
Market Maker	Bank J. Safra Sarasin, Elisabethenstrasse 62, Basel
Accredited Valuation Experts	With the approval of the supervisory authority, the Fund Management Company has commissioned Wüest Partner AG in Zurich as the independent and permanent valuation expert. The main persons responsible are: Ivan Anton, Valuation Expert, Wüest Partner AG, Zurich Silvana Dardikman, Valuation Expert, Wüest Partner AG, Zurich
Property Management	Property management and technical maintenance are mainly delegated to H&B Real Estate AG and Privera. The detailed execution of the assignment is regulated in separate contracts.

Information for Investors

Changes to Fund Contract

Changes have been made to the fund contract. These were approved by FINMA on April 27, 2022 and were effective as of April 28, 2022.

Both the fund contract and the prospectus were adjusted to bring them into line with the Financial Services Act (FinSA), the Financial Institutions Act (FinIA), the revised CISA, the corresponding ordinances and the templates of the Asset Management Association Switzerland (AMAS) (formerly the Swiss Funds & Asset Management Association [SFAMA]) based thereon. There were also changes that were merely a matter of form or wording.

The changes mostly involve the following points, as published on March 11, 2022:

- 3 The Fund Management Company

In para. 3 section 1 sentence 3, the term “distribution” is now used, instead of “distribution of profit”. This clarifies and underlines that distributions can also be made from capital contributions (italics):

“The Fund Management Company manages the real estate fund independently and in its own name for the account of the investors. In particular, it decides on issuing units, investments, and how these are valued. It calculates the net asset value and determines issue and redemption prices and *distributions*.”

- 19 Fees and Incidental Costs Charged to the Fund

In para. 19 section 3 (previously section 2), the words “For acting as paying agency, including paying out distributions (if any)” have been replaced by “For paying out the distribution to investors”, and the words “a one-time set-up fee of 7,500 Swiss francs plus an annual fee of 50,000 Swiss francs from January 1, 2020 onwards” by “a commission not exceeding 0.25 percent of the gross amount of the distribution”. Hence, a percentage fee is now charged, instead of a flat-rate fee (italics):

“For paying out the *distribution* to investors the custodian bank charges the real estate fund a *commission not exceeding 0.25 percent of the gross amount of the distribution*.”

A new section 11 has been added to para. 19. This governs the size of the management fee of affiliated target funds in which investments are permitted, where a material portion is invested in an affiliated target fund (italics):

“The management fee of target funds in which investments are made may not exceed 2 percent, allowing for any retrocessions and discounts. The annual report must show the maximum rate of the management fee of target funds in which investments have been made, allowing for any retrocessions and discounts.”

- Chapter 7 (previously: “Profit appropriation”, now: “Distributions”) and para. 22 (previously: “Profit appropriation and distributions”, now: “Distributions”)

The title of chapter 7 has been changed from “Profit appropriation” to “Distributions”. Equally, the title of para. 22 (previously: “Profit appropriation and distributions”, now: “Distributions”) and sections 1 and 3 of para. 22 have been changed as follows. This clarifies that distributions can be made out of profit, in which case they are subject to withholding tax, or out of capital contributions, in which case they are exempt from withholding tax:

In para. 22 section 1 sentence 1 the term “the net profit” has been replaced by “the distribution” and subsequently the wording “distributed to investors” changed to “made to investors”. The wording “from profit” has been deleted accordingly from para. 22 section 1 sentence 2. In addition, a new subsection has been inserted in section 22 para. 1 specifying the previous distribution practice. Finally, a new subsection has been inserted in section 22 para. 3, which also specifies the previous distribution practice and includes further information/references (italics):

“The distribution by the real estate fund will be made annually to investors in Swiss francs within four months of the end of the financial year. The Fund Management Company may also make interim distributions from profits.”

“The distribution may be made either as a distribution of profits, in which case it is subject to withholding tax, or as a repayment of fund capital, in which case it is exempt from withholding tax.”

“For further details on distributions, especially the tax treatment thereof, please see the annual report. The single entity financial statements of the Fund under the Code of Obligations are authoritative for tax purposes.”

In para. 24 section 4 and in the final sentence the date of the fund contract and of the approval of the fund contract by the Swiss Financial Market Supervisory Authority FINMA have been amended owing to the changes.

Legal Disputes

There are no legal disputes of a material nature.

Compliance with Investment Restrictions

The Fund Management Company confirms that the Helvetica Swiss Opportunity Fund fulfills all investment restrictions in accordance with the fund contract.

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