



Fact sheet

as of 30.09.2022

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	In July, the proceeds of the capital increase were used to acquire three additional fully leased properties worth CHF 40m. The annual rental income grew by CHF 2.2m, the occupancy rate increased to 97.5%. Due to the upcoming option redemption of the single tenant of the acquired property in Root, the remaining lease term decreased to 6.2 years. The market value of the fund portfolio increased by 14.1% to CHF 323.9m.
Outlook	The fund management is in negotiations with anchor tenants for contract extensions in the Root and Rümlang properties for around 11,000 m2 for a further 5 years in each case. The negotiations are expected to be successfully concluded by the end of the financial year. Market developments will be monitored, and further growth steps will be taken carefully and only at market rates of return. If market conditions are good, a further capital increase will be considered. Increases in income due to indexed rental agreements are expected.

Portfolio Key Figures

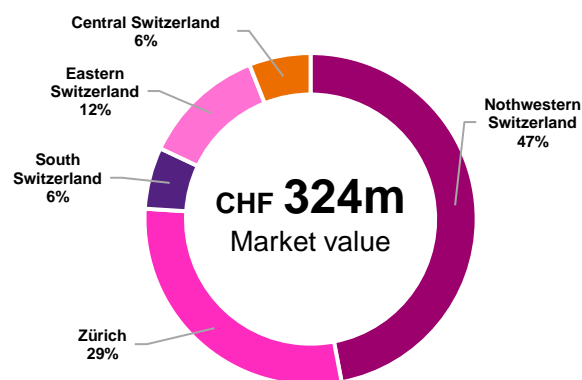
As per month end		09.2022	06.2022	03.2022
Market value	CHF	323.9m	283.8m	234.0m
Properties	Quantity	17	14	11
Rental space	m ²	119'556	98'803	82'085
Actual rental income p.a. ¹	CHF	16.8m	14.6m	12.4m
Target rental income p.a.	CHF	17.2m	15.0m	12.8m
Occupancy rate	%	97.5	97.1	96.7
Gross target return	%	5.3	5.3	5.5
Gross actual return	%	5.2	5.2	5.3
Rent per square meter	CHF	143	152	155
Unexpired lease term	Years	6.2	6.8	6.7
Discount rate real (nom.)	%	3.4 (4.4)	3.4 (4.4)	3.6 (4.1)

¹ 97.6% of rental income is indexed and thus tied to inflation.

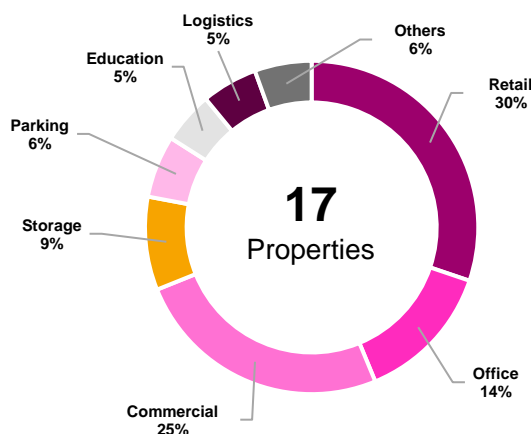
Fund Key Facts

As per month end		06.2022	12.2021	12.2020
Gross asset value (GAV)	CHF	309.1m	246.1m	111.6m
Net asset value (NAV)	CHF	186.6m	152.6m	83.9m
Debt financing ratio	%	35.5	31.0	21.3
Rental income	CHF	6.4m	9.0m	5.8m
Unexpired lease term	Years	6.8	7.0	8.3
Occupancy rate (Default rate)	%	97.1 (3.2)	96.7 (4.7)	99.0 (7.4)
Distribution yield (-quote)	%	n/a	5.0 (92.7)	5.4 (87.7)
Return on investment	%	2.9	15.4	11.8
TER _{REF} GAV	%	0.97	1.07	1.28
Net asset value per share	CHF	119.43	122.12	111.82
Price per share	CHF	119.00	123.00	107.00

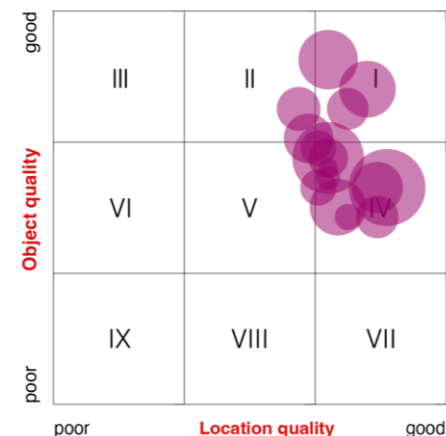
Geographical breakdown (Portfolio)



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



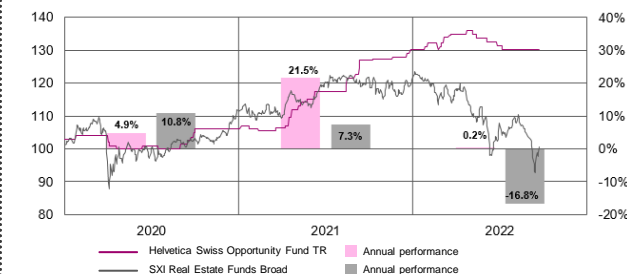
The fund invests in commercial real estate throughout Switzerland. The focus is on logistics properties, data centers and retail stores in locations with good access for public and private transport that offer stable revenues due to high rental occupancy and long-term leases with few tenants. In order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

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	0.20%	0.00%	-1.68%	2.70%	-	-	30.30%
Benchmark	-16.76%	-5.00%	-2.21%	-16.08%	-	-	0.65%

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 55 50 or email sb@helvetica.com.

Production property, Villmergen, Aargau



Production property, Oberentfelden, Aargau



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Other Helvetica
Funds [here](#)

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Investment Arguments

- You benefit from above-average investment and distribution yields
- Inflation protection through real assets
- 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
- The strictly regulated fund management offers high investor protection.
- Your investment is managed by experienced real estate specialists with a track record of many years
- Your fund units are tradable over-the-counter

What strategies does the fund pursue

In what does the HSO Fund invest

The fund invests in special-purpose properties throughout Switzerland¹. The focus is on usages such as logistics, data centers and retail stores, 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 management company aims for a long-term, attractive and sustainable distribution of profits of around CHF 5-6 per Fund share.

What sustainability goals does the fund pursue

All properties are to be certified with a recognized certification system by 2032. 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 fund's strategy. Investments will only be made if the general conditions such as price, use, property and tenant quality are right.

Where are the medium-term priorities

1. Expansion of the portfolio

The fund management company is closely monitoring current economic developments. On the buyer side, we expect a generally more cautious investment policy, which should lead to a cooling in the transaction market. The portfolio is to be further expanded in terms of quality. A portfolio size of over CHF 400m is targeted. The focus is on fully-leased special properties in good locations with a return in line with the market.

2. To achieve a sustainable return on investment

Build a portfolio with broadly diversified special uses and moderate long-term rental contracts in industries with above-average demand for rental space.

3. Ensure 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 and expand the Investors is sought.

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 building 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 fund range

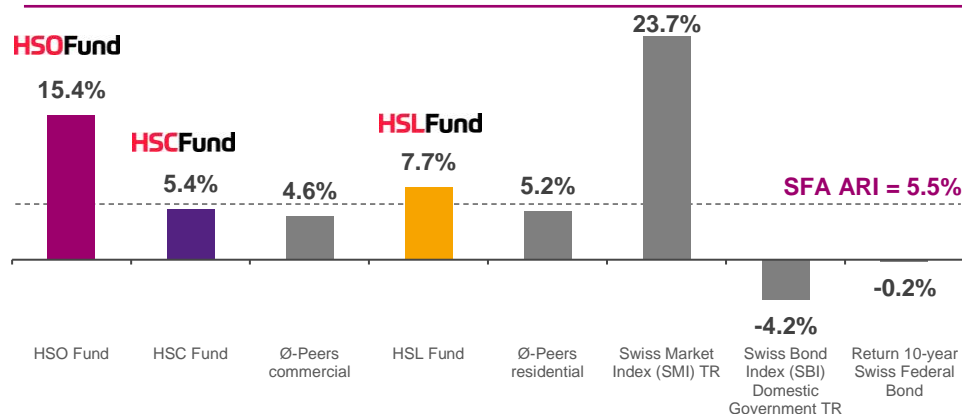
Our funds are designed to preserve value over the long term and are open to both public and qualified investors. You can purchase shares at any Swiss bank. You only need the ISIN. [Here](#) you can find more information about our products.

	HSC Fund	HSL Fund	HSO Fund
Investors	All	Only Qualified	Only Qualified
Focus	Office, Commercial, Warehouse	Residential properties	Logistics, 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%





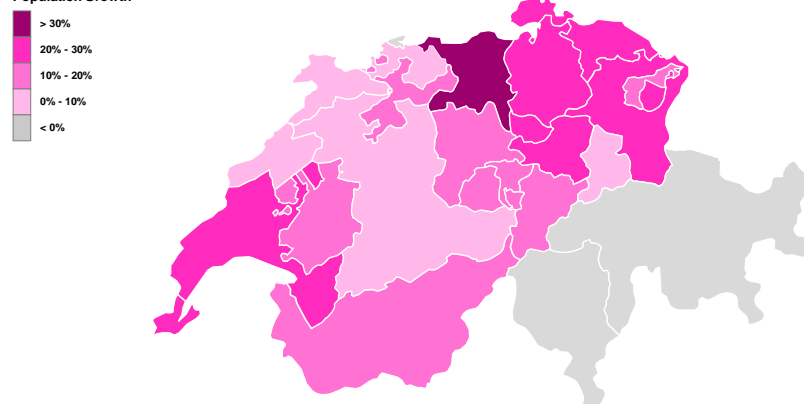
Investment Return 2021



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; 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



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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 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



Proven track record of expertise

Helvetica has long-standing experience and 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

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