



# Fact sheet

as of 31.12.2022

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

<b>Review</b>	For the property in Rümlang, negotiations for a lease extension by a further 5 years for around 2,600 m2 were successfully concluded. The remaining term of the rental contracts is thus 6.1 years. The occupancy rate increased further to 97.6%. The market value of the portfolio decreased slightly by 0.6% to CHFm 321.8 due to the pending replacement of the heating system in Rümlang and investments to optimize fire protection in Pratteln.
<b>Outlook</b>	As of January 2023, a fully leased logistics property in Studen with long-term secured rental income of CHFm 1 and a market market value of CHFm 13.9 was acquired. Negotiations are progressing for a lease extension in the property in Root for a further 5 years for around 8,500 m2. Increases in rental income based on indexed leases are being implemented. A further capital increase will be considered under good market conditions in the first half of the year.

## Portfolio Key Figures

As per month end		12.2022	09.2022	06.2022
Market value	CHF	321.8m	323.9m	283.8m
Properties	Quantity	17	17	14
Rental space	m <sup>2</sup>	119'556	119'556	98'803
Actual rental income p.a. <sup>1</sup>	CHF	16.8m	16.8m	14.6m
Target rental income p.a.	CHF	17.2m	17.2m	15.0m
Occupancy rate	%	97.6	97.5	97.1
Gross target return	%	5.3	5.3	5.3
Gross actual return	%	5.2	5.2	5.2
Rent per square meter	CHF	143	143	152
Unexpired lease term	Years	6.1	6.2	6.8
Discount rate nom.	%	4.4	4.4	4.4

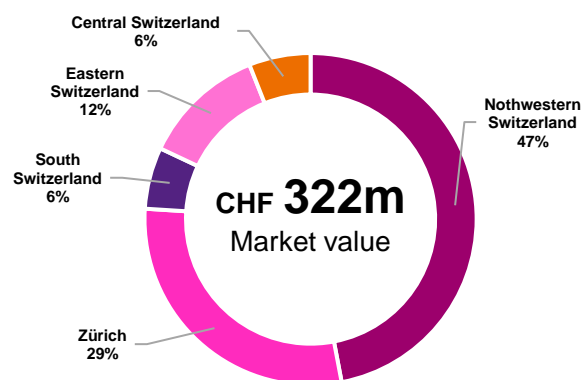
<sup>1</sup> 98.0% of rental income is indexed and thus tied to inflation.

## Fund Key Facts

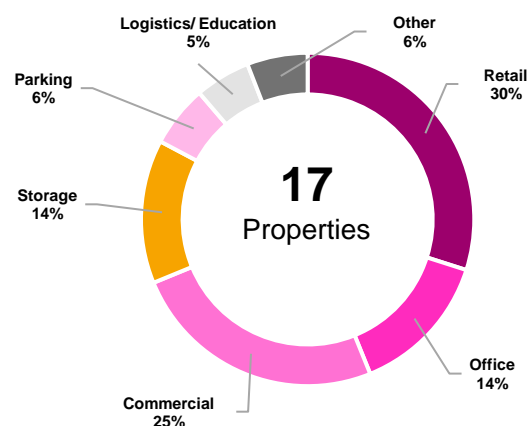
As per month end		12.2022 <sup>2</sup>	12.2021	12.2020
Gross asset value (GAV)	CHF	341.7m	246.1m	111.6m
Net asset value (NAV)	CHF	189.3m	152.6m	83.9m
Debt financing ratio	%	40.9	31.0	21.3
Rental income	CHF	14.8m	9.0m	5.8m
Unexpired lease term	Years	6.1	7.0	8.3
Occupancy rate (Default rate)	%	97.6 (2.9)	96.7 (4.7)	99.0 (7.4)
Distribution yield (-quote)	%	n/a	5.0 (92.7)	5.4 (87.7)
Return on investment	%	4.4	15.4	11.8
TER <sub>REF</sub> GAV	%	0.96	1.07	1.28
Net asset value per share	CHF	121.15	122.12	111.82
Price per share	CHF	114.00	123.00	107.00

<sup>2</sup> unaudited figures

## 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



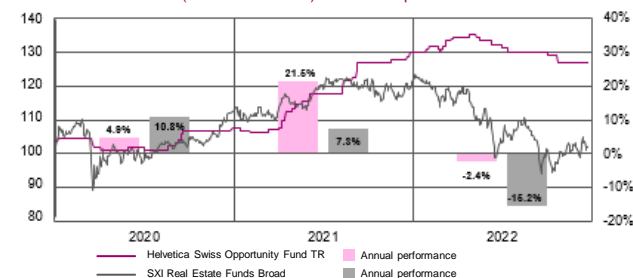
The fund invests in commercial real estate throughout Switzerland. The focus is on logistics properties, data centers and retail stores in locations with good access for public and private transport that offer stable revenues due to high rental occupancy and long-term leases with few tenants. In order 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	-2.37%	0.00%	-2.56%	-2.37%	23.26%	-	26.95%
Benchmark	-15.17%	1.48%	1.92%	-15.17%	0.89%	-	2.58%

## 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 43 544 70 95 or email [sb@helvetica.com](mailto:sb@helvetica.com).

## Production property, Wattwil, St. Gallen



## Production property, Root, Lucerne



## Contact

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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 fund invest

The fund invests in special-purpose properties throughout Switzerland<sup>1</sup>. 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<sub>REF</sub> 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.

<sup>1</sup> 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% above the 10-year bonds of the Swiss Confederation. Furthermore, the fund management aims to achieve a long-term, attractive and sustainable distribution of around CHF 5 to 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 strategy. Investments are only 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. 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. Consideration of a listing

Listing on the SIX Swiss Exchange to increase liquidity and transparency and expand the Investors is sought

### 4. 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.

## Our Sustainability Commitment

### E - Environment



We are committed to positive and sustainable change in new ways and are passionate and energetic about the environment and quality of life for future generations.

### S - Social



We treat our employees and communities fairly, equitably and with respect, and are committed to long-term relationships. We provide a safe, inclusive work environment with an active contribution to society.

### G - Governance



We create trust through transparency, are fiercely independent and ensure alignment of stakeholder interests. At the same time, we strive for the highest possible ethical standards in our reporting.

### 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.

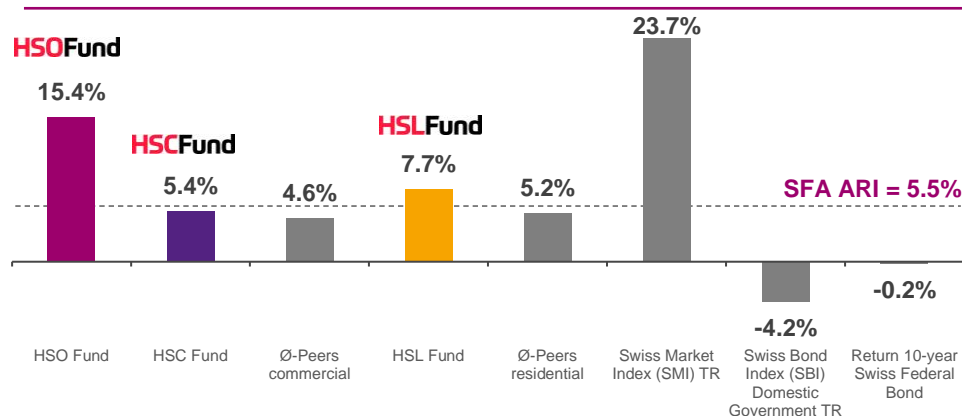
	HSC Fund	HSL Fund	HSO Fund
Investors	All	Only Qualified	Only Qualified
Focus	Office, Commercial, Warehouse	Residential properties	Logistics, Specialist Retailers
Property and Location Quality	★★★★★	★★★★★	★★★★★
Trading	All Banks	All Banks	All Banks
Supervision	FINMA	FINMA	FINMA
Annual distributions	Yes	Yes	Yes
ISIN	CH0335507932	CH0495275668	CH0434725054
Investment Return 2022	5.8%	5.9%	4.4%





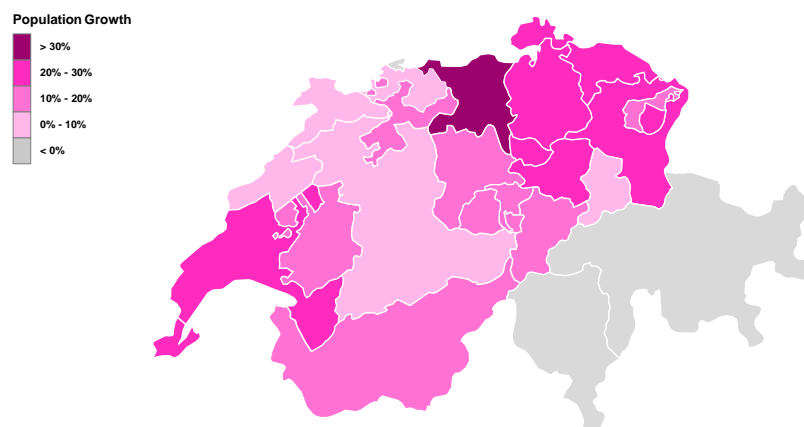
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## Investment Return 2021



Helvetica funds annual reports as per 31.12.2021; 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 30.09.2021; SMI and SBI total return for the period 30.12.2020 to 30.12.2021 according to SIX Swiss Exchange; Return 10-year Swiss Federal Bond as per 31.12.2021 according to SIX Swiss Exchange

## Population Growth until 2045



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.