



Fact sheet

as of 31.12.2022



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	In December, six additional properties in attractive locations in Biel, Fribourg, Olten, Pratteln and Zollikofen with a market value of CHFm 66.6 were acquired. The number of rental apartments increased by 144 to 1,838. The market value of the portfolio grew by 63% to CHFm 817.9 since the beginning of the year. Further optimization of rental activities proved successful. The occupancy rate increased to 95.2%.
Outlook	Due to high demand for residential space, a further increase in the occupancy rate to over 96% is expected. Further growth steps will only be considered at attractive yields. Due to generally expected increases in the reference interest rate, the fund management also expects an increase in rental income. A capital increase will be examined in the first half of the year to ensure further growth.

Portfolio Key Figures

As per month end		12.2022	09.2022	06.2022
Market value	CHF	817.9m	746.8m	715.1m
Properties	Quantity	62	56	54
Apartments	Quantity	1'838	1'694	1'630
Actual rental income p.a. ¹	CHF	28.9m	26.3m	25.1m
Target rental income p.a.	CHF	30.3m	27.8m	26.6m
Gross target return	%	3.7	3.7	3.7
Gross actual return	%	3.5	3.5	3.5
Occupancy rate	%	95.2	94.5	94.9
Rental space	m ²	156'013	143'559	137'681
Rent per square meter	CHF	192	192	191
Discount rate nom.	%	3.7	3.7	3.7

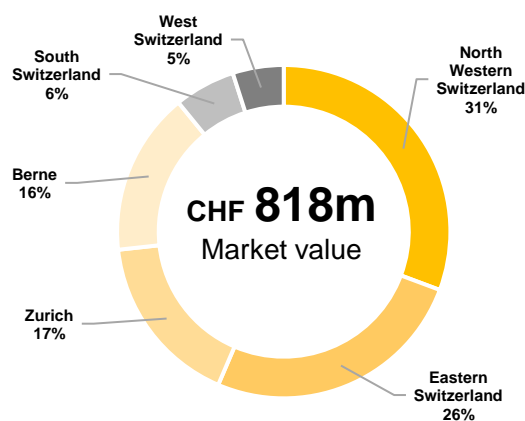
¹ The weighted average reference interest rate of the rental agreements is 1.65%.

Fund Key Facts

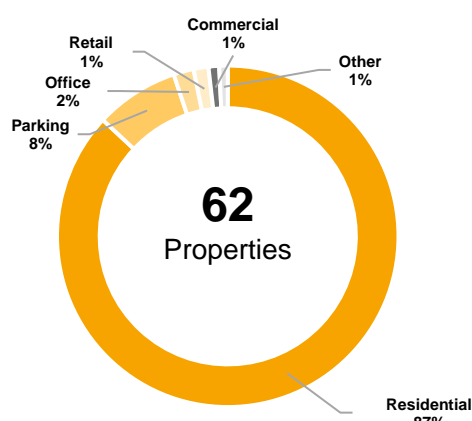
As per month end		12.2022 ²	12.2021	12.2020
Market value	CHF	817.9m	500.8m	204.3m
Gross asset value (GAV)	CHF	829.4m	516.3m	225.1m
Net asset value (NAV)	CHF	446.8m	310.7m	148.5m
Debt financing ratio	%	44.4	38.6	35.5
Rental income	CHF	24.1m	11.4m	4.6m
Occupancy Rate (Default rate)	%	95.2 (6.2)	95.2 (7.9)	89.2 (12.3)
Distribution yield (-ratio)	%	n/a	2.9 (77.8)	2.9 (90.2)
Return on investment	%	5.9	7.7	8.3
TER _{REF} GAV	%	0.93	0.87	1.16
Net asset value per share	CHF	116.37	113.31	108.31
Price per share	CHF	113.00	115.50	106.50

² unaudited figures

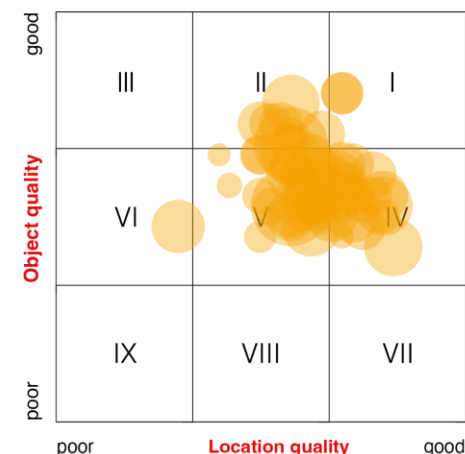
Geographical breakdown (Portfolio)



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



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



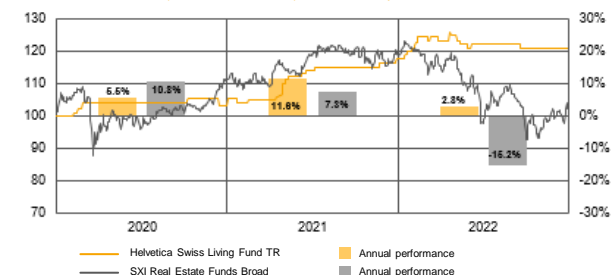
The primary focus of the fund is on residential real estate with stable and sustainable returns. The fund invests in residential real estate throughout Switzerland where regional and national economic centers are easily accessible, and a positive population trend is expected. The fund also focuses on 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 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
HSL Fund	2.77%	0.00%	0.00%	2.77%	20.93%	-	20.93%
Benchmark	-15.17%	1.48%	1.92%	-15.17%	0.89%	-	2.18%

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.

Residential, Frauenfeld, Thurgau



Residential, Fribourg, Fribourg



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Investment Arguments

- Inflation protection through real assets.
- You benefit from attractive investment and distribution yields.
- The strictly regulated fund management offers high investor protection.
- You participate in investments in high-quality residential properties in good locations with value appreciation potential.
- Your investment is managed by experienced real estate specialists with a track record of many years.
- Your fund units are tradable over-the-counter.
- A listing on the SIX Swiss Exchange is targeted for the end of 2024.

What strategies does the fund pursue

Where does the fund invest

The fund invests in Swiss residential properties in the mid-price segment in good locations with strong population growth¹.

Why a growth strategy

The rental housing market has shown deflationary trends for almost 15 years. This has led to housing appearing cheap in terms of disposable income compared to other European countries.

Which cost policy is the focus

The fund generates above-average returns on investment with an above-average TER. For this very reason, the fund performance pursues disciplined cost management, with the long-term goal of keeping the TER_{REF} GAV below 0.80%.

A consistent funding strategy

The fund's low regulatory Debt financing ratio, allows it to strategically focus on and benefit from rather low short-term interest rates. Historically, short-term interest rates have always 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 of the fund?

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

What are the fund's sustainability goals?

All properties are to be certified with a recognized certification system by 2032. Where economically feasible, sustainable renovation measures will be implemented. The fund portfolio will be climate-neutral by 2050.

What is the long-term target size of the fund?

The fund is aiming for a portfolio volume of more than CHF 2 billion, spread over residential properties in German- and French-speaking Switzerland.

Where are the medium-term priorities

1. Expansion of the portfolio

The current economic development is being closely monitored by the fund management. On the buyer side, we expect a generally more cautious investment policy, which should lead to a slowdown in the transaction market. However, the portfolio is to be further expanded in terms of quality. We are aiming for a portfolio size of over CHFm 1'000. The focus is on fully rented residential properties in good locations with a market-driven return.

2. To achieve a stable return on investment

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

3. Consideration of a listing

A listing on the SIX Swiss Exchange is targeted in the medium term. The prerequisites are good market conditions and an adequate portfolio size of over CHFm 1,000.

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 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 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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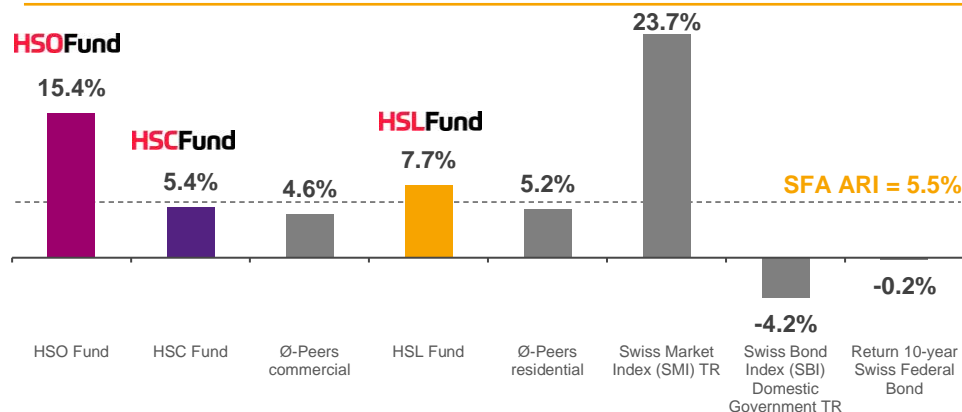
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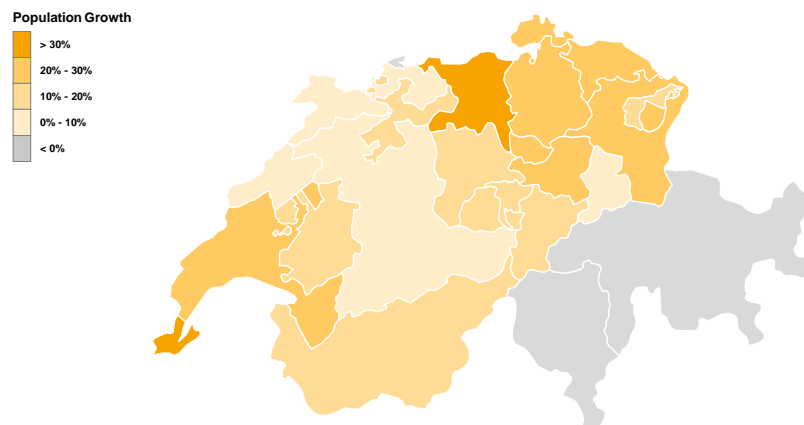


Investment Return 2021



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; Retrun 10-year Swiss Federal Bond as per 31.12.2021 according to SIX Swiss Exchange.

Expected 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 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

✓	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.