

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 Policy



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

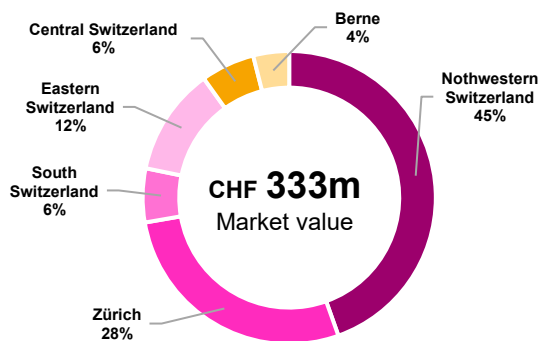
| | |
|-------------------------|--|
| Name | Helvetica Swiss Opportunity (HSO Fund) |
| Fund Management Company | Helvetica Property Investors AG |
| Auditors | PricewaterhouseCoopers AG |
| Fund Type | Swiss collective investment scheme |
| Investors | Qualified only |
| Launch Date | 29 November 2019 |
| 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. |

Portfolio Key Figures

| As per month end | | 06.2023 | 03.2023 | 12.2022 |
|--|----------|---------|---------|---------|
| Market value | CHF | 332.5m | 335.7m | 321.8m |
| Properties | Quantity | 18 | 18 | 17 |
| Rental space | m² | 131'176 | 130'901 | 119'556 |
| Actual rental income p.a. ¹ | CHF | 18.2m | 18.0m | 16.8m |
| Target rental income p.a. | CHF | 18.6m | 18.5m | 17.2m |
| Occupancy rate | % | 97.4 | 97.3 | 97.6 |
| Gross target return | % | 5.6 | 5.5 | 5.3 |
| Gross actual return | % | 5.5 | 5.4 | 5.2 |
| Rent per square meter | CHF | 142 | 141 | 143 |
| Unexpired lease term | Years | 5.7 | 5.9 | 6.1 |
| Discount rate nom. | % | 4.7 | 4.4 | 4.4 |

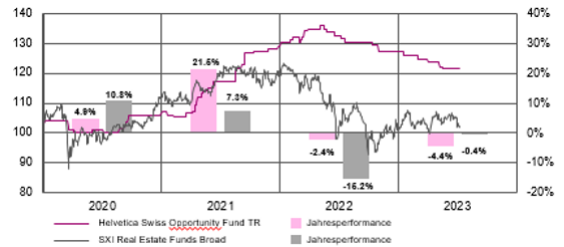
¹ 98.2% of rental income is indexed and thus tied to inflation.

Geographical breakdown (Portfolio)



Net Performance

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



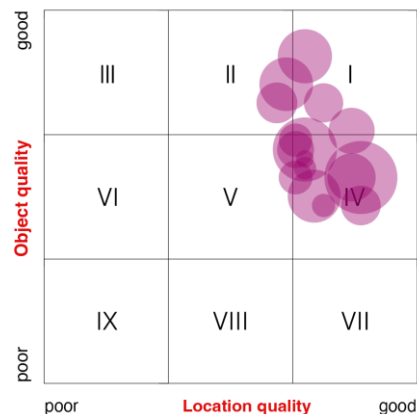
Net Performance in %

| in % | YTD | 1 Month | 3 Months | 1 Year | 3 Years | 5 Years | Since Inception |
|-----------|--------|---------|----------|--------|---------|---------|-----------------|
| HSO Fund | -4.36% | 0.00% | -1.77% | -8.38% | 20.22% | - | 21.42% |
| Benchmark | -0.40% | -1.97% | 0.02% | -0.74% | 2.16% | - | 2.17% |

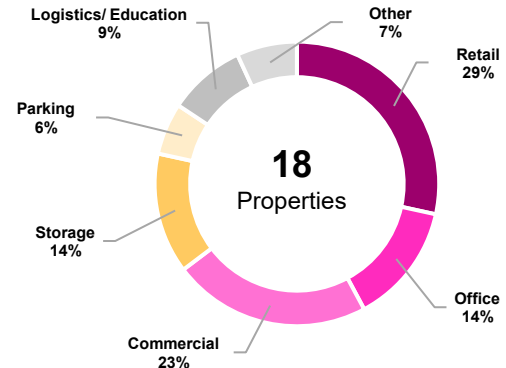
Fund Key Facts

| As per month end | | 06.2023 | 12.2022 | 12.2021 |
|-------------------------------|------|------------|------------|------------|
| Gross asset value (GAV) | CHF | 340.5m | 341.7m | 246.1m |
| Net asset value (NAV) | CHF | 181.8m | 189.3m | 152.6m |
| Debt financing ratio | % | 41.0 | 40.9 | 31.0 |
| Rental income | CHF | 8.9m | 14.8m | 9.0m |
| Unexpired lease term | Year | 5.7 | 6.1 | 7.0 |
| Occupancy rate (Default rate) | % | 97.4 (4.2) | 97.6 (2.9) | 96.7 (4.7) |
| Distribution yield (-quote) | % | n/a | 5.4 (93.8) | 5.0 (92.7) |
| Return on investment | % | 1.2 | 4.4 | 15.4 |
| TER _{REF} GAV | % | 0.96 | 0.96 | 1.07 |
| Net asset value per unit | CHF | 116.38 | 121.15 | 122.12 |
| Price per unit | CHF | 103.00 | 114.00 | 123.00 |

Property and Location Quality



Rent to Primary Usage (Target Rent)



Contact

Helvetica Property Investors AG
Brandschenkestrasse 47, CH-8002 Zürich

Helvetica.com

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