

## Fund Description

### Investment objective



The investment objective is primarily the long-term preservation of assets and the distribution of appropriate earnings. The fund shares are traded over-the-counter.

### Investment policy



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

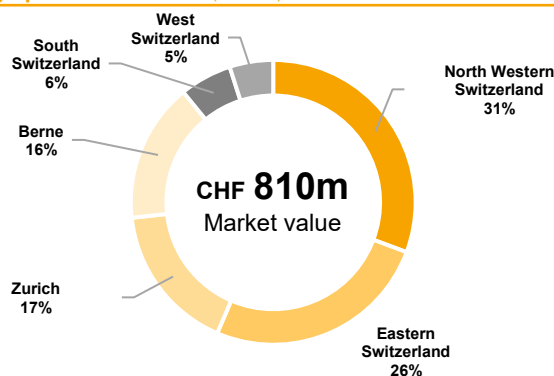
Name	Helvetica Swiss Living Fund (HSL Fund)
Fund Management Company	Helvetica Property Investors AG
Auditors	PricewaterhouseCoopers AG
Fund type	Swiss collective investment scheme
Investors	Qualified only
Launch date	6 November 2019
Custodian Bank	Bank J. Safra Sarasin AG
Market Maker	Bank J. Safra Sarasin AG
Valor / ISIN	49527566 / CH0495275668
Valuation Experts	Wüest Partner AG
Benchmark	SXI Real Estate Funds Broad TR
Management Fee	0.70% p.a.

## Portfolio Key Figures

As per month end		06.2023	03.2023	12.2022
Market value	CHF	810.2m	817.9m	817.9m
Properties	Quantity	62	62	62
Apartments	Quantity	1'838	1'838	1'838
Actual rental income p.a. <sup>1</sup>	CHF	29.5m	29.1m	28.9m
Target rental income p.a.	CHF	30.4m	30.3m	30.3m
Gross target return	%	3.8	3.7	3.7
Gross actual return	%	3.6	3.6	3.5
Occupancy rate	%	97.0	96.0	95.2
Rental space	m <sup>2</sup>	156'027	156'025	156'013
Rent per square meter	CHF	193	193	192
Discount rate nom.	%	3.9	3.7	3.7

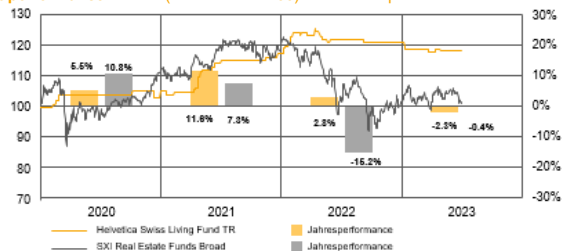
<sup>1</sup> The weighted average reference interest rate of the rental agreements is 1.62%.

## Geographical breakdown (Portfolio)



## Net Performance

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



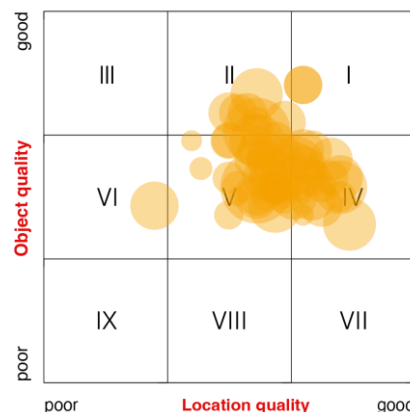
## Net Performance in %

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSL Fund	-2.26%	0.00%	0.41%	-3.11%	13.48%	-	18.20%
Benchmark	-0.40%	-1.97%	0.02%	-0.74%	2.16%	-	1.76%

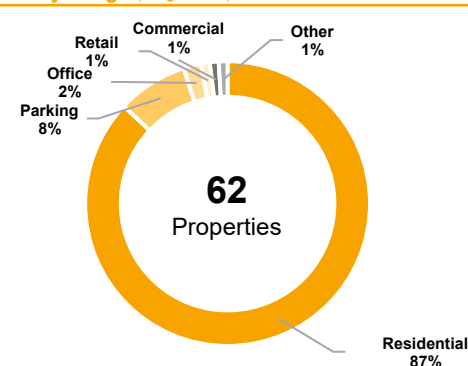
## Fund Key Facts

As per month end		06.2023	12.2022	12.2021
Market value	CHF	810.2m	817.9m	500.8m
Gross asset value (GAV)	CHF	819.7m	829.4m	516.3m
Net asset value (NAV)	CHF	431.6m	446.8m	310.7m
Debt financing ratio	%	45.8	44.4	38.6
Rental income	CHF	14.5m	24.1m	11.4m
Occupancy Rate (Default rate)	%	97.0 (5.1)	95.2 (6.2)	95.2 (7.9)
Distribution yield (-ratio)	%	n/a	3.1 (88.2)	2.9 (77.8)
Return on investment	%	-0.4	5.9	7.7
TER <sub>REF</sub> GAV	%	0.88	0.93	0.87
Net asset value per unit	CHF	112.43	116.37	113.31
Price per unit	CHF	107.00	113.00	115.50

## Property and Location Quality



## Rent to primary usage (Target Rent)



## Contact

Helvetica Property Investors AG  
Brandschenkestrasse 47, CH-8002 Zürich

Helvetica.com

Historical performance is not an indicator of current or future performance. The performance data do not take into account commissions and costs charged on the issue and redemption of units. This document is for advertising and information purposes only. The HSL Fund is exclusively authorized for distribution to qualified investors within the meaning of the Swiss Federal Act on Collective Investment Schemes (KAG). This document is expressly not addressed to persons domiciled and/or incorporated outside Switzerland. In particular, this document may not be provided or delivered to U.S. persons within the meaning of the U.S. Securities Act or U.S. tax laws, nor may it be distributed in the U.S. territory. The information contained in the documentation has been carefully compiled by Helvetica Property Investors AG. Material sources of information for this documentation are information that Helvetica Property Investors AG considers to be reliable. However, no warranty can be given with regard to the accuracy, completeness or suitability of the financial product described herein for any particular purpose and any liability for loss resulting from the use of this information is rejected. Assessments and valuations reflect the opinion of the author at the time of writing. This document does not constitute investment advice or an investment recommendation. An investment decision should not be made on the basis of this document, but exclusively on the basis of the sales prospectus, taking into account the individual situation of the investor. The sales prospectus and the current annual reports (if already available) can be obtained free of charge in German from Helvetica Property Investors AG, Brandschenkestrasse 47, 8002 Zürich (fund management company). The recipient of this document confirms and undertakes not to further distribute or publish this document and its contents and to comply with the relevant Swiss laws, ordinances, guidelines and the provisions of the Swiss Financial Market Supervisory Authority FINMA. Information on financial instruments trading can be found in the brochure "Risks involved in Trading Financial Instruments" published by the Swiss Bankers Association.