

Fund Description

Investment objective



The long-term investment objective is mainly the preservation of value and the distribution of adequate dividends.

Investment policy



The fund invests in high-quality income-producing commercial properties in Swiss economic areas in good locations with good public and private transportation links. Sector wise, the focus is on office and commercial properties with multiple tenants and mixed uses. The primary focus is on properties with stable and sustainable income and potential appreciation.

Fund Information

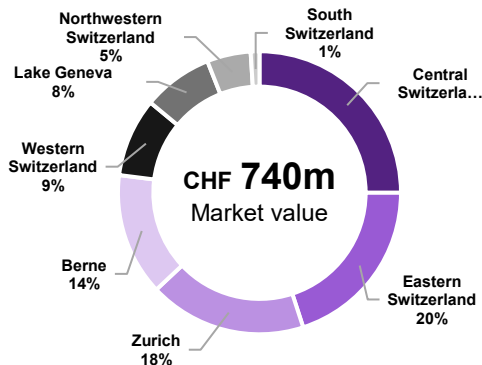
Name	Helvetica Swiss Commercial Fund (HSC Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund Type	Swiss collective investment scheme
Investors	Public investors
Launch Date	9 December 2016
Custodian Bank	Bank J. Safra Sarasin AG, Basel
Stock Exchange	SIX Swiss Exchange
Valor / ISIN	33550793 / CH0335507932
Valuation Experts	Wüest Partner AG, Zurich
Benchmark	SXI Real Estate Funds Broad TR
Management Fee	0.70% p.a.

Portfolio Key Figures

As per month end		09.2023	06.2023	03.2023
Market value	CHF	740m	750m	756m
Properties	Quantity	34	35	35
Rental space	m ²	295'666	307'994	307'938
Actual rental income p.a. ¹	CHF	43m	44m	44m
Target rental income p.a.	CHF	45m	46m	46m
Occupancy rate	%	95	95	95
Gross target return	%	6.1	6.0	6.1
Gross actual return	%	5.8	5.8	5.8
Rent per square meter	CHF	152	150	149
Unexpired lease term	Years	3.5	3.6	3.5
Discount rate nom.	%	4.8	4.8	4.5

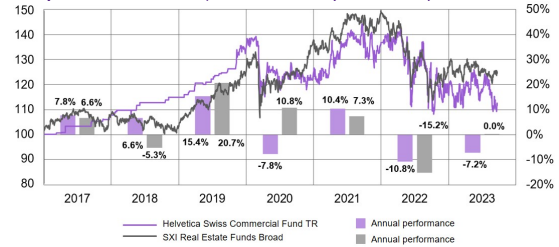
¹ 94.7% of rental income is indexed and thus tied to inflation.

Geographical breakdown (market value)



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
HSC Fund	-7.20%	-4.44%	-3.37%	-11.70%	-11.09%	-0.90%	11.75%
Benchmark	0.02%	2.91%	0.43%	1.95%	-1.35%	20.57%	24.72%

Fund Key Facts

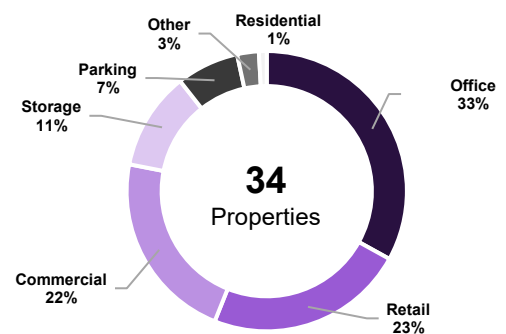
As per month end		06.2023 ²	12.2022	12.2021
Gross asset value (GAV)	CHF	768m	775m	781m
Net asset value (NAV)	CHF	492m	509m	504m
Debt financing ratio	%	30.7	28.7	31.0
Rental income	CHF	21m	43m	42m
Unexpired lease term	Year	3.6	3.7	3.9
Occupancy rate (Default rate)	%	95 (7.5)	95 (7.3)	93 (8.5)
Distribution yield (-quote)	%	n/a	5.5 (79.3)	4.6 (83.0)
Return on investment	%	1.2	5.8	5.4
TER _{REF} GAV	%	0.94	0.94	0.95
Net asset value per unit	CHF	113.18	117.19	116.04
Price per unit	CHF	89.00	98.00	115.00

² Period: 01.01.2023 – 30.06.2023

Property and Location Quality



Rent to primary usage (target rent)



Contact

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Helvetica.com

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