



# Fact sheet

as of 30.09.2023



The Helvetica Swiss Opportunity Fund invests primarily in Swiss logistics properties, data centers and Retail parks. The fund units are traded over-the-counter. Admitted for qualified investors only.

## Highlights

<b>Review</b>	At the property in Buchs (ZH), rental agreements for a total of around 2,500 m <sup>2</sup> of office space were extended by a further 5 years. Furthermore, the existing lease contract with the single tenant in the education sector at the property in Wädenswil (ZH) with around 5,110 m <sup>2</sup> of rental space was extended until 2031.
<b>Outlook</b>	The building lease for the office and commercial property in Oberentfelden (AG) is to be extended for another 30 years. The notarisation should take place by the end of the year. No capital increase is planned until the end of the 2023 financial year. The HSO Fund is expected to be listed on the SIX Swiss Exchange in the first half of 2024. The subsequent merger with HSC Fund is expected to be listed by the end of 2024.

## Portfolio Key Figures

As per month end		09.2023	06.2023	03.2023
Market value	CHF	332m	332m	336m
Properties	Quantity	18	18	18
Rental space	m <sup>2</sup>	130'976	131'176	130'901
Actual rental income p.a. <sup>1</sup>	CHF	18m	18m	18m
Target rental income p.a.	CHF	19m	19m	19m
Occupancy rate	%	97	97	97
Gross target yield	%	5.6	5.6	5.5
Gross actual yield	%	5.5	5.5	5.4
Rent per square meter	CHF	142	142	141
Unexpired lease term	Years	5.6	5.7	5.9
Discount rate nom.	%	4.7	4.7	4.4

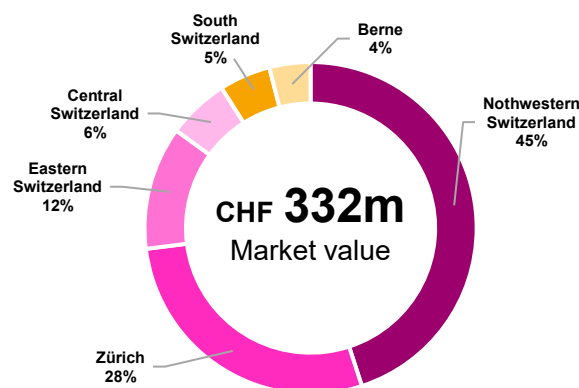
<sup>1</sup> 98.2% of rental income is indexed and thus tied to inflation.

## Fund Key Facts

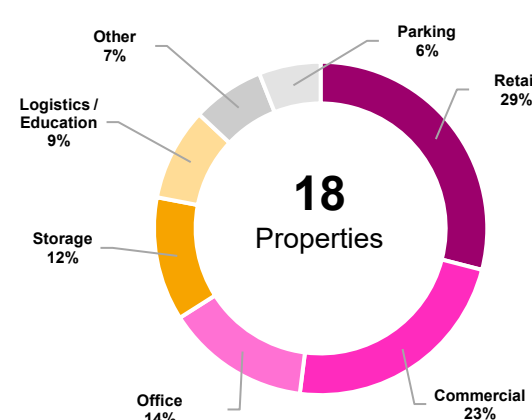
As per month end		06.2023 <sup>2</sup>	12.2022	12.2021
Gross asset value (GAV)	CHF	341m	342m	246m
Net asset value (NAV)	CHF	182m	189m	153m
Debt financing ratio	%	41.0	40.9	31.0
Rental income	CHF	9m	15m	9m
Unexpired lease term	Years	5.7	6.1	7.0
Occupancy rate (Default rate)	%	97 (4.2)	98 (2.9)	97 (4.7)
Distribution yield (-quote)	%	n/a	5.4 (93.8)	5.0 (92.7)
Return on investment	%	1.2	4.4	15.4
TER <sub>REF</sub> 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

<sup>2</sup> Period: 01.01.2023 – 30.06.2023

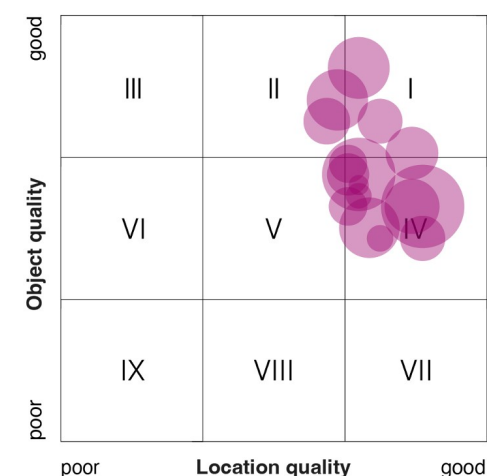
## Geographical breakdown (Portfolio)



## Rent to primary usage (Target rent)



## Property and location quality



## Contact

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Other Helvetica  
Funds [here](#)



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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



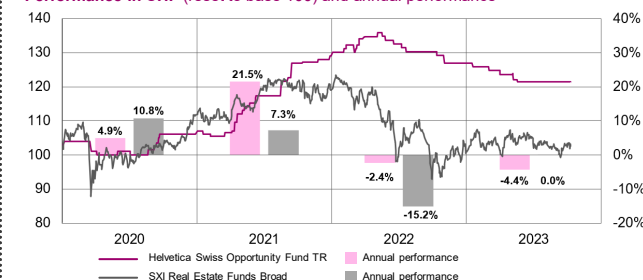
The fund invests in commercial real estate throughout Switzerland. The focus is on logistics properties, data centers and retail stores in locations with good access for public and private transport that offer stable revenues due to high rental occupancy and long-term leases with few tenants. In order 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 Fund (HSO Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund type	Swiss collective investment scheme
Investors	Qualified only
Launch date	29 November 2019
Custodian Bank	Bank J. Safra Sarasin AG, Basel
Market maker	Bank J. Safra Sarasin AG, Basel
Valor / ISIN	43472505 / CH0434725054
Valuation experts	Wüest Partner AG, Zurich
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	-4.36%	0.00%	0.00%	-6.81%	14.55%	-	21.42%
Benchmark	0.02%	2.91%	0.43%	1.95%	-1.35%	-	2.61%

## 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 investment vehicles or need more information? Please contact us at +41 43 544 70 80 or email [sales@helvetica.com](mailto:sales@helvetica.com).

## Specialist market, Rümlang, Zurich



## Education, Root, Lucerne



## Contact

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## Investment Arguments

- You benefit from solid investment and distribution yields.
- Inflation protection is provided through real assets.
- You invest in an unlisted fund with stable value.
- You participate in investments in profitable special properties with a stable cash flow yield 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 solid returns on investment and follows the peer group in terms of costs. 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 for a sustainable distribution of around CHF 5 to 6 per fund unit in the long term.

### What sustainability goals does the fund pursue

In line with the federal government's climate strategy, the Fund Management aims to reduce the greenhouse gases of the existing portfolio to net zero by 2050. To this end, energy-related renovation and operational optimization measures are coordinated on an overarching basis and implemented on an ongoing basis.

### 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

Expand the portfolio with broadly diversified special uses and moderate long-term rental contracts in industries with high 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

Based on our sustainability strategy, we create comparable and resilient transparency by participating in the REIDA CO<sub>2</sub> benchmark. In conjunction with sustainable investment planning at property level, we are developing a CO<sub>2</sub> reduction path that serves as a central element in our day-to-day business.

## 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 Helvetica investment vehicles

Our investment vehicles are designed to preserve value over the long term and are open to both public and qualified investors. You can purchase units at any Swiss bank. You only need the ISIN. [Here](#) you can find more information about our products.

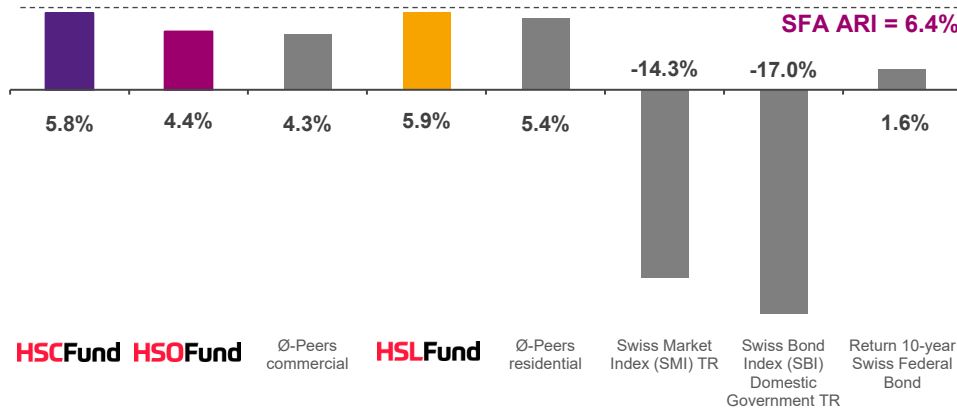
	HSC Fund	HSL Fund	HSO Fund	Helvetica Life
Investors	All Investors	Qualified Investors	Qualified Investors	Pension funds
Investment Focus	Office, commercial, warehouse	Residential properties	Logistics, production retail market	Residential properties
Property and location quality	High	High	High	Very high
Trading	All Banks	All Banks	All Banks	All Banks
Supervision	FINMA	FINMA	FINMA	OAK
Dividend Distribution	Annual	Annual	Annual	Accumulating
ISIN	CH0335507932	CH0495275668	CH0434725054	CH1247229508





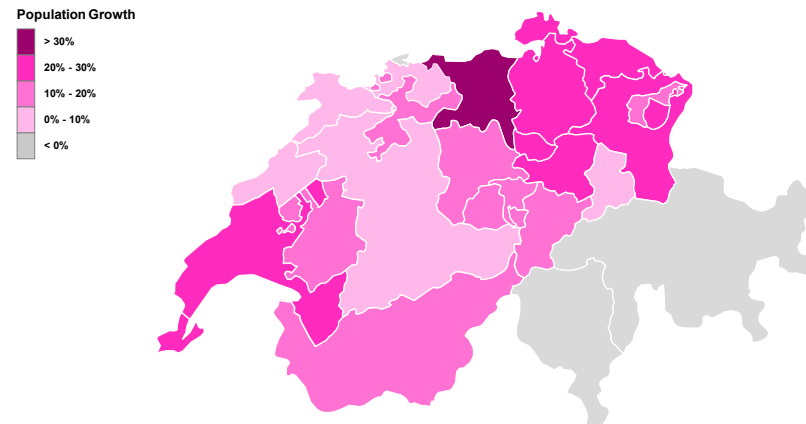
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## Investment Return 2022



Helvetica funds annual reports as per 31.12.2022; For comparable peers most recently published annual or semi-annual report in 2022; SFA investment return indicator (SFA-ARI) for real estate funds as of 30.06.2022; SMI and SBI total return for the period 30.12.2021 to 30.12.2022 according to SIX Swiss Exchange; Return 10-year Swiss Federal Bond as per 30.12.2022 according to SIX Swiss Exchange

## Population Growth until 2045



Source: Federal Office for Statistics

## Reasons for Real Estate Funds

### Predictable and safe Returns

Real estate funds generate stable 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 units 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 proven track record.



### Entrepreneurial and hands-on

Through careful investment management as well as consistent management, Helvetica stands for stable earnings development.



### Stable investment performance

Helvetica achieves solid 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.



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.

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**Fund Management**

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