

## 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

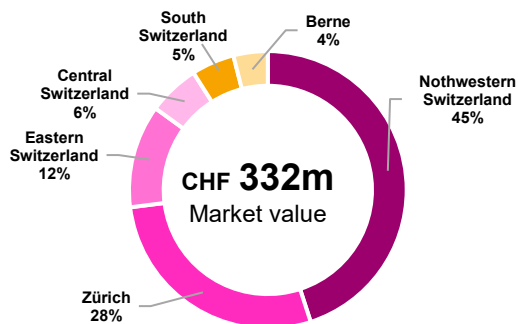
Name	Helvetica Swiss Opportunity Fund (HSO Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund Type	Swiss collective investment scheme
Investors	Qualified only
Launch Date	29 November 2019
Custodian Bank	Bank J. Safra Sarasin AG
Market Maker	Bank J. Safra Sarasin AG
Valor / ISIN	43472505 / CH0434725054
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	332m	333m	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 return	%	5.6	5.6	5.5
Gross actual return	%	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

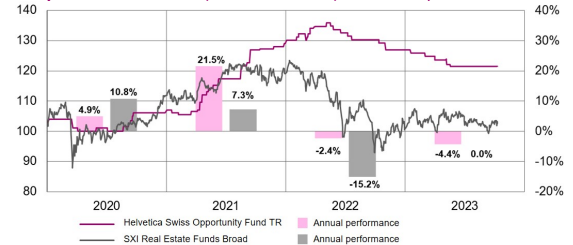
<sup>1</sup> 98.2% of rental income is indexed and thus tied to inflation.

## Geographical breakdown (Portfolio)



## Net Performance

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



### Net Performance in %

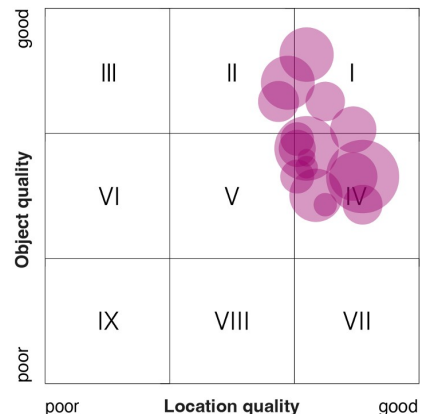
in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSO Fund	-4.36%	0.00%	0.00%	-6.81%	14.55%	-	21.42%
Benchmark	0.02%	2.91%	0.43%	1.95%	-1.35%	-	2.61%

## Fund Key Facts

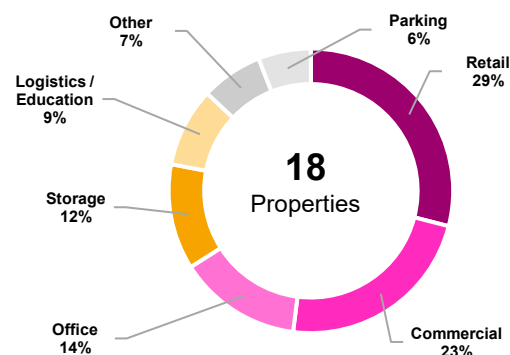
As per month end		06.2023 <sup>2</sup>	12.2022	12.2021
Gross asset value (GAV)	CHF	341m	342m	246m
Net asset value (NAV)	CHF	182m	189m	153m
Debt financing ratio	%	41.0	40.9	31.0
Rental income	CHF	9m	15m	9m
Unexpired lease term	Year	5.7	6.1	7.0
Occupancy rate (Default rate)	%	97 (4.2)	98 (2.9)	97 (4.7)
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

## Property and Location Quality



## Rent to Primary Usage (Target Rent)



## Contact

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Helvetica.com

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