

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

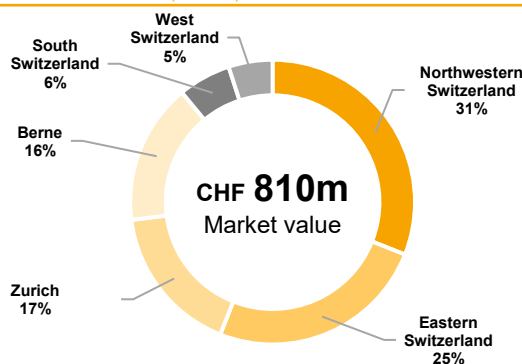
Name	Helvetica Swiss Living Fund (HSL Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund type	Swiss collective investment scheme
Investors	Qualified only
Launch date	6 November 2019
Custodian Bank	Bank J. Safra Sarasin AG, Basel
Market Maker	Bank J. Safra Sarasin AG, Basel
Valor / ISIN	49527566 / CH0495275668
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	810m	810m	818m
Properties	Quantity	62	62	62
Apartments	Quantity	1'838	1'838	1'838
Actual rental income p.a. ¹	CHF	29m	30m	29m
Target rental income p.a.	CHF	30m	30m	30m
Gross target return	%	3.8	3.8	3.7
Gross actual return	%	3.6	3.6	3.6
Occupancy rate	%	96	97	96
Rental space	m²	156'020	156'027	156'025
Rent per square meter	CHF	194	193	193
Discount rate nom.	%	3.9	3.9	3.7

¹ The weighted average reference interest rate of the rental agreements is 1.61%.

Geographical breakdown (Portfolio)



Net Performance

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



Net Performance in %

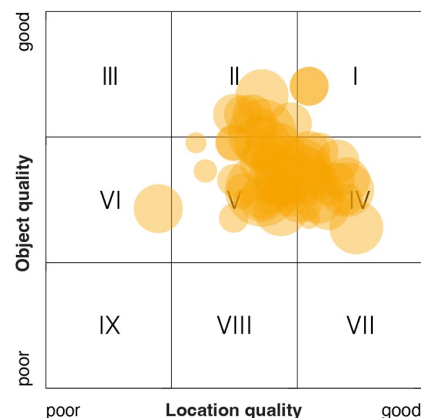
in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSL Fund	-2.26%	0.00%	0.00%	-2.26%	13.48%	-	18.20%
Benchmark	0.02%	2.91%	0.43%	1.95%	-1.35%	-	2.20%

Fund Key Facts

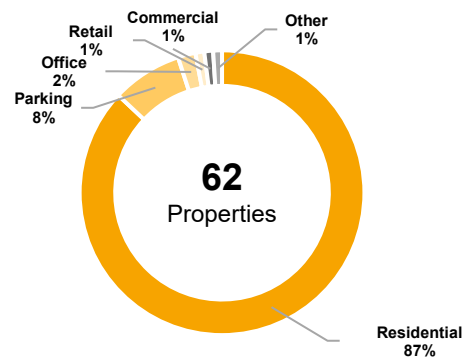
As per month end		06.2023 ²	12.2022	12.2021
Market value	CHF	810m	818m	500m
Gross asset value (GAV)	CHF	820m	829m	516m
Net asset value (NAV)	CHF	432m	447m	311m
Debt financing ratio	%	45.8	44.4	38.6
Rental income	CHF	15m	24m	11m
Occupancy Rate (Default rate)	%	97 (5.1)	95 (6.2)	95 (7.9)
Distribution yield (-ratio)	%	n/a	3.1 (88.2)	2.9 (77.8)
Return on investment	%	-0.4	5.9	7.7
TER _{REF} 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

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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