

## 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

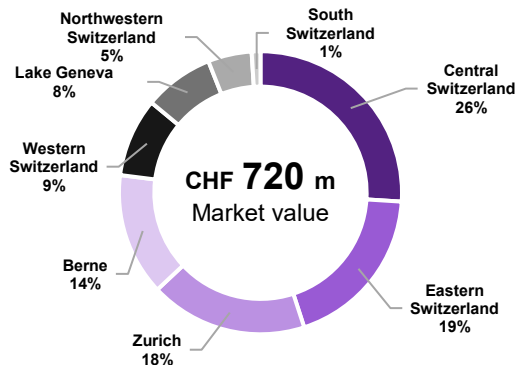
Name	Helvetica Swiss Commercial Fund (HSC Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund Type	Swiss collective investment scheme
Investors	Public investors
Launch Date	9 December 2016
Custodian Bank	Bank J. Safra Sarasin AG, Basel
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. (from 01.01.2024: 0.60% p.a.)

## Portfolio Key Figures

As per month end		12.2023	09.2023	06.2023
Market value	CHF m	720	740	750
Properties	Quantity	33	34	35
Rental space	m <sup>2</sup>	291'251	295'666	307'994
Actual rental income p.a. <sup>1)</sup>	CHF m	41.7	43	44
Target rental income p.a.	CHF m	43.9	45	46
Occupancy rate	%	95	95	95
Gross target return	%	6.1	6.1	6.0
Gross actual return	%	5.8	5.8	5.8
Rent per square meter	CHF	150	152	150
Unexpired lease term	Years	3.7	3.5	3.6
Discount rate nom.	%	4.8	4.8	4.8

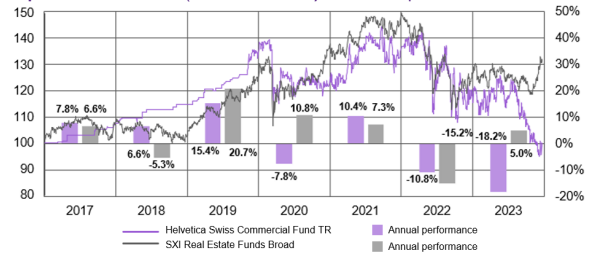
<sup>1)</sup> 94.8% of rental income is indexed and thus tied to inflation.

## Geographical breakdown (market value)



## Net Performance

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



### Net Performance

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSC Fund	-18.20	-1.56	-11.86	-18.20	-19.47	-14.25	-1.50
Benchmark	5.03	5.26	5.00	5.03	-4.38	27.86	30.96

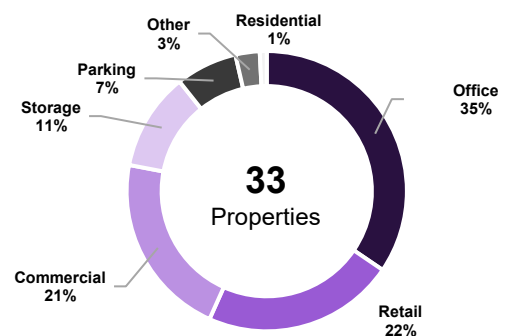
## Fund Key Facts

As per month end		12.2023	12.2022	12.2021
Gross asset value (GAV)	CHF m	737	775	781
Net asset value (NAV)	CHF m	499	509	504
Debt financing ratio	%	26.8	28.7	31.0
Rental income	CHF m	42	43	42
Unexpired lease term	Year	3.7	3.7	3.9
Occupancy rate (Default rate)	%	95 (6.2)	95 (5.6)	93 (6.5)
Distribution yield (-quote)	%	7.1 (83.7)	5.5 (79.3)	4.6 (83.0)
Return on investment	%	2.6	5.8	5.4
TER <sub>REF</sub> GAV	%	0.96	0.94	0.95
Net asset value per unit	CHF	114.80	117.19	116.04
Price per unit	CHF	75.80	98.00	115.00

## Property and Location Quality



## Rent to primary usage (target rent)



## Contact

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Helvetica.com

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