

## 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

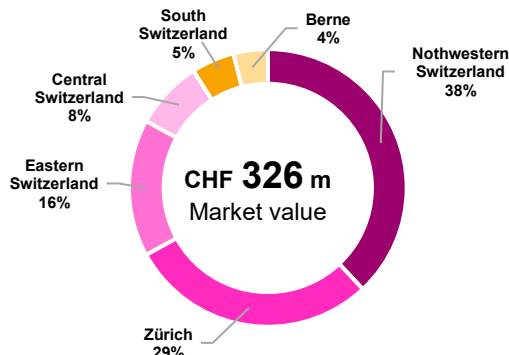
Name	Helvetica Swiss Opportunity Fund (HSO Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund Type	Swiss collective investment scheme
Investors	Qualified only
Launch Date	29 November 2019
Custodian Bank	Bank J. Safra Sarasin AG
Market 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		12.2023	09.2023	06.2023
Market value	CHF m	326	332	332
Properties	Quantity	18	18	18
Rental space	m <sup>2</sup>	130'976	130'976	131'176
Actual rental income p.a. <sup>1)</sup>	CHF m	18	18	18
Target rental income p.a.	CHF m	19	19	19
Occupancy rate	%	95	97	97
Gross target return	%	5.7	5.6	5.6
Gross actual return	%	5.4	5.5	5.5
Rent per square meter	CHF	141	142	142
Unexpired lease term	Years	5.7	5.6	5.7
Discount rate nom.	%	4.8	4.7	4.7

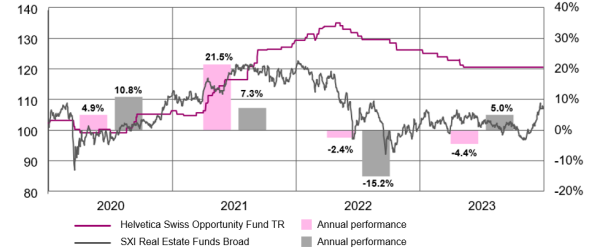
<sup>1)</sup> 98.2% of rental income is indexed and thus tied to inflation.

## Geographical breakdown (Portfolio)



## Net Performance

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



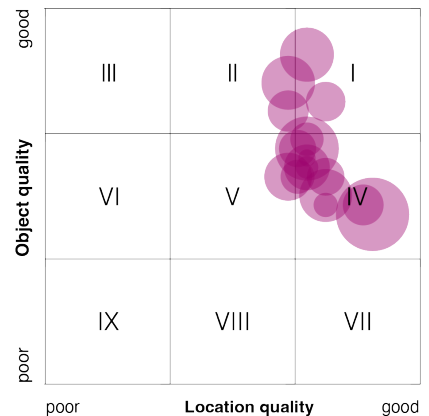
### Net Performance

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSO Fund	-4.36	0.00	0.00	-4.36	13.48	-	21.42
Benchmark	5.03	5.26	5.00	5.03	-4.38	-	7.74

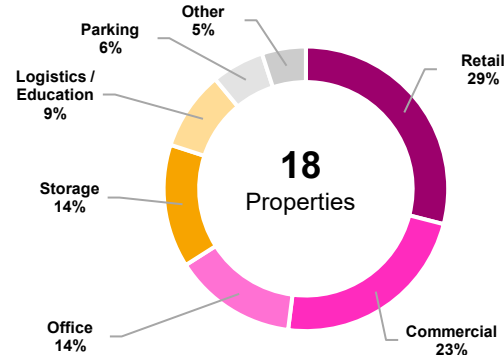
## Fund Key Facts

As per month end		12.2023	12.2022	12.2021
Gross asset value (GAV)	CHF m	332	342	246
Net asset value (NAV)	CHF m	180	189	153
Debt financing ratio	%	40.3	40.9	31.0
Rental income	CHF m	18	15	9
Unexpired lease term	Year	5.7	6.1	7.0
Occupancy rate (Default rate)	%	95 (3.6)	98 (2.8)	97 (-)
Distribution yield (-quote)	%	5.3 (87.0)	5.4 (93.8)	5.0 (92.7)
Return on investment	%	-0.1	4.4	15.4
TER <sub>REF</sub> GAV	%	0.96	0.96	1.07
Net asset value per unit	CHF	114.94	121.15	122.12
Price per unit	CHF	103.00	114.00	123.00

## Property and Location Quality



## Rent to Primary Usage (Target Rent)



## Contact

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