

## 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

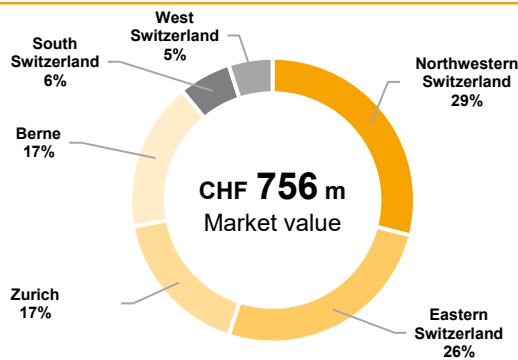
Name	Helvetica Swiss Living Fund (HSL Fund)
Fund Management Company	Helvetica Property Investors AG, Zurich
Auditors	PricewaterhouseCoopers AG, Zurich
Fund type	Swiss collective investment scheme
Investors	Qualified only
Launch date	6 November 2019
Custodian Bank	Bank J. Safra Sarasin AG, Basel
Market 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	12.2023	06.2023	03.2023
Market value	CHF m 756	810	818
Properties	Quantity 56	62	62
Apartments	Quantity 1'748	1'838	1'838
Actual rental income p.a. <sup>1)</sup>	CHF m 28	30	29
Target rental income p.a.	CHF m 29	30	30
Gross target return	% 3.9	3.8	3.7
Gross actual return	% 3.7	3.6	3.6
Occupancy rate	% 96	97	96
Rental space	m <sup>2</sup> 147'841	156'027	156'025
Rent per square meter	CHF 197	193	193
Discount rate nom.	% 4.0	3.9	3.7

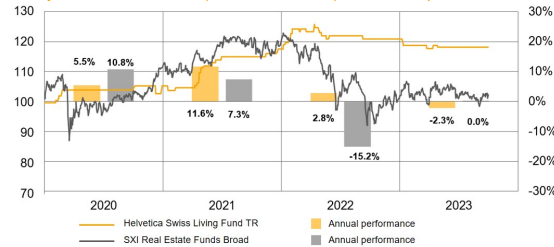
<sup>1)</sup> The weighted average reference interest rate of the rental agreements is 1.68%.

## Geographical breakdown (Portfolio)



## Net Performance

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



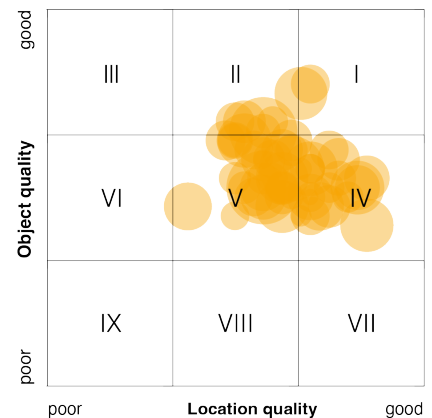
## Net Performance

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSL Fund	-2.26	0.00	0.00	-2.26	12.09	-	18.20
Benchmark	5.03	5.26	5.00	5.03	-4.38	-	7.31

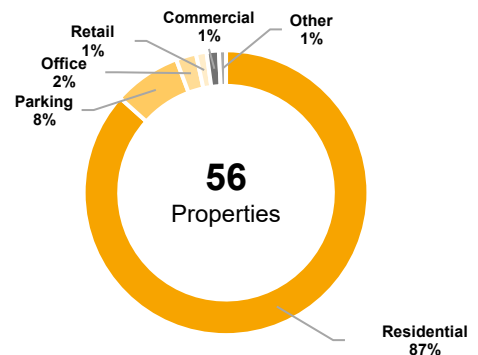
## Fund Key Facts

As per month end	12.2023	12.2022	12.2021
Gross asset value (GAV)	CHF m 771	829	516
Net asset value (NAV)	CHF m 424	447	311
Debt financing ratio	% 43.5	44.4	38.6
Rental income	CHF m 29	24	11
Occupancy Rate (Default rate)	% 96 (5.3)	95 (5.8)	95 (7.7)
Distribution yield (-ratio)	% 2.1 (78.2)	3.1 (88.2)	2.9 (77.8)
Return on investment	% -2.2	5.9	7.7
TER <sub>REF</sub> GAV	% 0.93	0.93	0.87
Net asset value per unit	CHF 110.40	116.37	113.31
Price per unit	CHF 107.00	113.00	115.50

## Property and Location Quality



## Rent to primary usage (Target Rent)



## Contact

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Helvetica.com

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