Helvetica Swiss Living Fund

Fact Sheet as at 31 December 2024

Portrait

The Helvetica Swiss Living Fund (HSL Fund) is a listed Swiss real estate fund for public investors and is tradable on the SIX Swiss Exchange.

It invests throughout Switzerland in residential properties (Core/Core+), primarily in suburban, high-growth locations with excellent access to business centres. All properties are GEAK-certified.

The investment portfolio is geared towards long-term value preservation and the distribution of constant income.

Quarterly Update Q4 2024

- Successful IPO in December 2024 offers better tradability of the shares
- Increase in distribution to CHF 2.80 per share ensures consistency
- Net income of CHF 10.8 million remains at the previous year's level despite property sales
- Debt financing ratio falls to 27.34% due to sales
- TER_{REF} GAV falls to 0.68%
- Target gross yield increases further to 4.1%
- Rental income (like-for-like) increases by 4.1%
- Over 70% of the portfolio is at least GEAK C certified and REIDA coverage is 90%

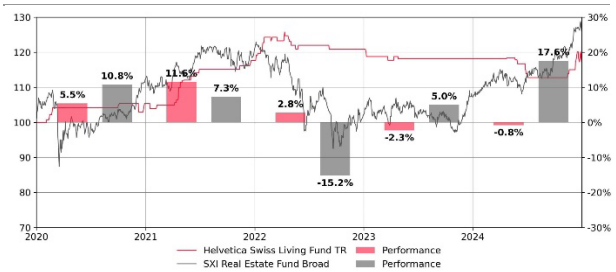
Key Data

Name	Helvetica Swiss Living Fund (HSL Fund)
Valor / ISIN	49527566 / CH0495275668
Legal form	Contractual real estate fund (Art. 25 ff. CISA)
Investors	Public investors
Launch	6 November 2019
Stock exchange listing	10 December 2024
Financial year	1 January – 31 December
Currency	CHF
Management fee	0.45% p.a.
Benchmark	SXI Real Estate Funds Broad TR
Stock exchange	SIX Swiss Exchange
Fund management	Helvetica Property Investors AG
Auditing company	PricewaterhouseCoopers AG, Zurich
Valuation expert	Wüest Partner AG, Zurich
Custodian bank	Bank J. Safra Sarasin AG, Basel
Market Maker	Bank J. Safra Sarasin AG, Basel

Performance

End of month (key date)								**12.2024**
		YTD	**1 Mt.**	**3 Mt.**	**1 J.**	**3 J.**	**5 J.**	**Since Launch**
HSL Fund	%	-0.77	1.96	4.00	-0.77	-0.32	17.29	17.29
Benchmark	%	17.59	2.95	7.06	17.59	4.77	24.60	26.18

Reset to base 100



Portfolio

End of month (key date)		**12.2024**	**12.2023**
Properties	Quantity	40	56
Gross return [target]	%	4.1	3.9
Rental income [target] p.a.	CHF million	22	29
Vacancy rate	%	4.4	3.9
Discount rate nominal	%	4.1	4.0

Balance Sheet

End of month (key date)		**12.2024**	**12.2023**
Market value	CHF million	530	756
Total fund assets (GAV)	CHF million	549	771
Net fund assets (NAV)	CHF million	387	424
Debt financing ratio	%	27.3	43.5

Income Statement

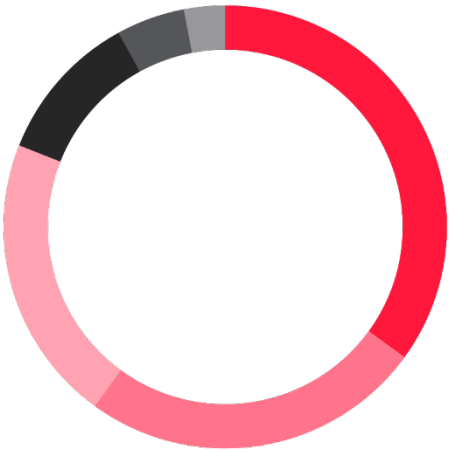
End of month (since start of year)		**12.2024**	**12.2023**
Rental income	CHF million	25	29
Rent loss rate	%	5.5	5.3
Net income	CHF million	11	11
TER_{REF} GAV	%	0.68	0.93

Shares and Return

End of month (since start of year)		**12.2024**	**12.2023**
Net asset value per unit	CHF	100.90	110.40
Price per share	CHF	104.00	107.00
52-weeks high	CHF	n/a	n/a
52-weeks low	CHF	n/a	n/a
Premium / discount	%	3.07	-3.08
Distribution per unit Ex-date: 23.04.2025 Value date: 25.04.2025	CHF	2.80	2.20
Distribution yield	%	2.69	2.06
Distribution ratio	%	92.44	78.16
Investment return	%	-6.75	-2.23
Return on equity (ROE)	%	-6.61	-2.17
Return on invested capital (ROIC)	%	-3.52	-0.33

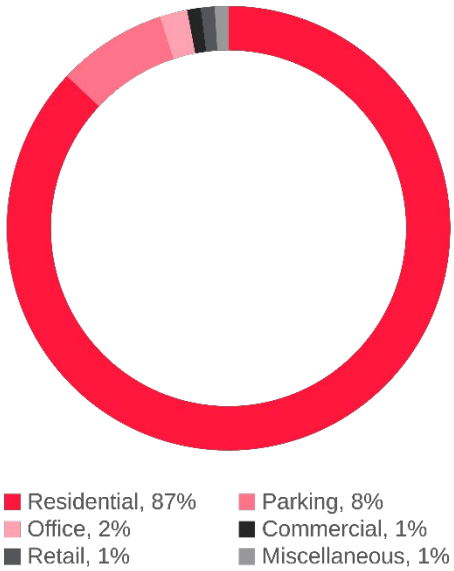
Geographical Distribution

Market value **12.2024**



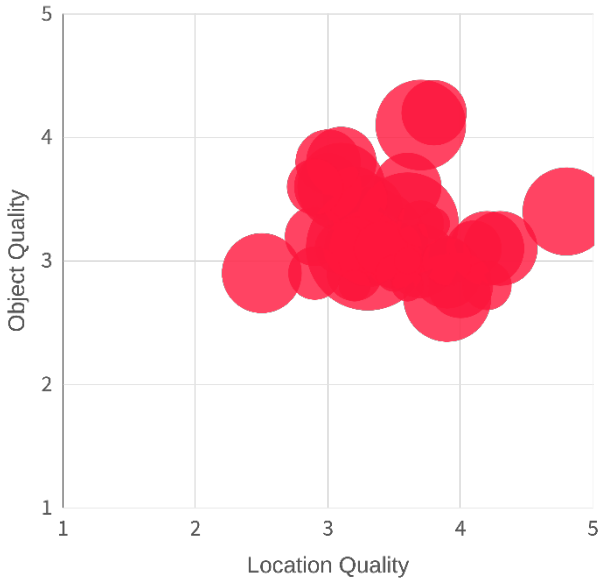
Sectoral Distribution

Target rental income **12.2024**



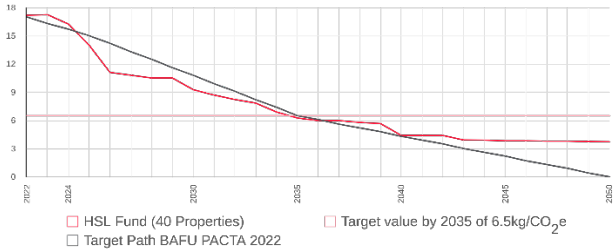
Property and Location Quality

Market value **12.2024**



CO_2 Reduction Pathway

		12.2024	12.2035 (Target)
CO_2e Scope 1 + 2	kg CO_2e/m^2	16.1	6.5



Contact

All relevant documents are available on Swiss Fund Data or on Helvetica.com.

Please do not hesitate to contact me for further information:

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