Helvetica HSCFund

Helvetica Swiss Commercial Fund

Fact Sheet as at 30 June 2025

Portrait

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

It invests throughout Switzerland in commercial properties (Core/Core+), focussing on industrial, production, light industrial, office and retail, primarily in suburban, high-growth and easily accessible locations.

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

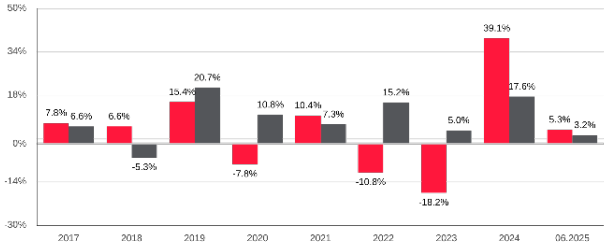
Key Data

Name	Helvetica Swiss Commercial Fund (HSC Fund)
Valor / ISIN	33550793 / CH0335507932
Legal form	Contractual real estate fund (Art. 25 ff. CISA)
Investors	Public investors
Launch	09 December 2016
Stock exchange listing	11 November 2019
Financial year	1 January – 31 December
Currency	CHF
Management fee	0.55%
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)								**06.2025**
		YTD	**1 Mt.**	**3 Mt.**	**1 J.**	**3 J.**	**5 J.**	**Since Launch**
HSC Fund	%	5.29	3.44	0.30	20.89	11.85	16.90	44.31
Benchmark	%	3.18	0.21	1.24	15.63	27.00	30.70	58.89

Reset to base 100



Quarterly Update Q2 2025

- **Merger** with Helvetica Swiss Opportunity Fund (HSO Fund) successfully completed in June 2025, retroactive to 30 April 2025, and fund expanded to 36 properties
- **Net income** already at CHF 2.82 per unit for the first half of the year; consistent distribution policy with a target distribution of CHF 5.35 per unit for 2025 remains on track
- **Occupancy rate** above 95% and WAULT increased to 4.5 years – both record highs since the fund was launched
- **CO_2 reduction path** advanced with new 150-household PV system in Lyssach (BE)
- **Capital gain** of CHF 1.1 million from sale of three properties and revaluation of CHF 1.8 million compared with year-end underscore the intrinsic value of the portfolio
- **Investment return** increased to attractive 3.8%, underscoring successful first half of the year

Portfolio

End of month (key date)		**06.2025**	**12.2024**
Properties	Quantity	36	29
Gross return [target]	%	6.0	6.2
Rental income [target] p.a.	CHF million	45	38
Vacancy rate	%	4.8	5.0
Remaining term of rental agreements (WAULT)	Years	4.5	4.1
Discount rate nominal	%	4.5	4.8

Balance Sheet

End of month (key date)		**06.2025**	**12.2024**
Market value	CHF million	748	614
Total fund assets (GAV)	CHF million	766	628
Net fund assets (NAV)	CHF million	513	471
Debt financing ratio	%	26.8	18.4

Income Statement

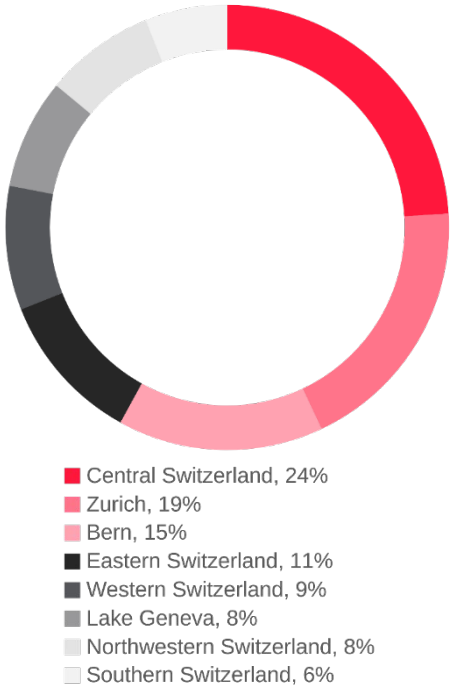
End of month (since start of year)		**06.2025**	**12.2024**
Rental income	CHF million	17	39
Rent loss rate	%	7.5	6.6
Net income	CHF million	13	24
TER_{REF} GAV	%	0.83	0.86

Shares and Return

End of month (since start of year)		**06.2025**	**12.2024**
Net asset value per unit	CHF	108.14	109.53
Price per share	CHF	99.30	99.20
52-weeks high	CHF	109.80	101.50
52-weeks low	CHF	80.00	72.20
Premium / discount	%	-8.17	-9.43
Distribution per unit Ex-date: 26.03.2025 Value date: 28.03.2025	CHF	n/a	5.35
Distribution yield	%	n/a	5.39
Distribution ratio	%	n/a	79.13
Investment return	%	3.80	0.07
Return on equity (ROE)	%	3.16	0.06
Return on invested capital (ROIC)	%	2.46	0.52

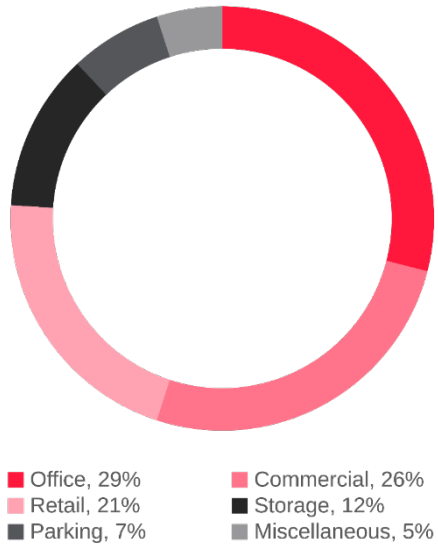
Geographical Distribution

Market value **06.2025**



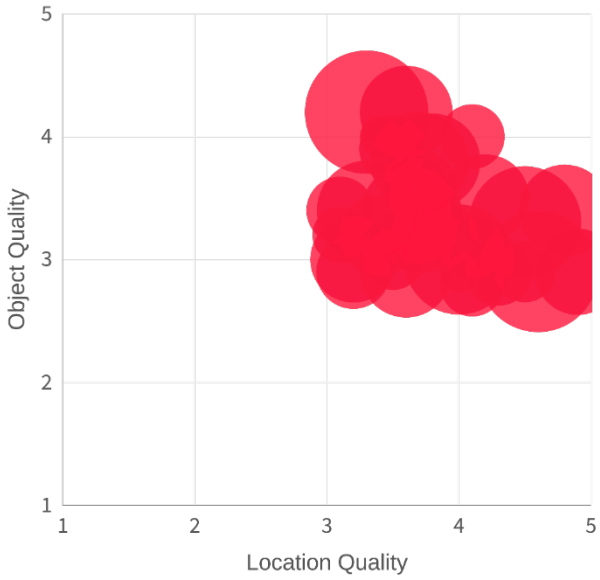
Sectoral Distribution

Target rental income **06.2025**



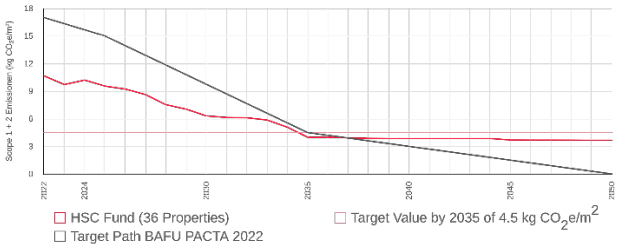
Property and Location Quality

Market value **06.2025**



CO_2 Reduction Pathway

		12.2024	12.2035 (Target)
CO_2e Scope 1 + 2	kg CO_2e/m^2	8.0	4.5



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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