Helvetica HSLFund

Helvetica Swiss Living Fund

Fact Sheet as at December 31, 2025

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.

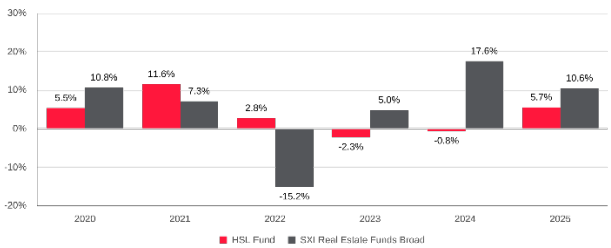
Key Data

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	Swiss Finance & Property AG, Zurich

Performance

End of month (key date)								**12.2025**
		YTD	**1 Mt.**	**3 Mt.**	**1 J.**	**3 J.**	**5 J.**	**Since Launch**
HSL Fund	%	5.73	2.88	3.88	5.73	2.55	17.61	24.02
Benchmark	%	10.62	1.47	5.09	10.62	36.62	24.39	39.59

Reset to base 100



Quarterly Update Q4 2025

The HSL Fund continues to perform well in the fourth quarter of 2025 and can close the year on a successful note. Thanks to another strong net income, it will be able to pay out a distribution of CHF 2.80 per share for 2025, in line with its target. Strong income combined with positive performance in the portfolio and realized gains from property sales resulted in an attractive investment return of 4.4% for 2025. This was based on strong portfolio performance with solid income and a vacancy rate at a historic low of 2.9%.

Portfolio

End of month (key date)		**12.2025**	**12.2024**
Properties	Quantity	38	40
Gross return [target]	%	4.0	4.1
Rental income [target] p.a.	CHF million	20	22
Vacancy rate	%	2.9	4.4
Discount rate nominal	%	3.8	4.1

Balance Sheet

End of month (key date)		**12.2025**	**12.2024**
Market value	CHF million	504	530
Total fund assets (GAV)	CHF million	523	549
Net fund assets (NAV)	CHF million	367	387
Debt financing ratio	%	27.6	27.3

Income Statement

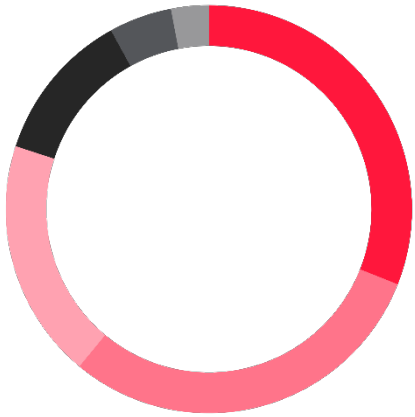
End of month (since start of year)		**12.2025**	**12.2024**
Rental Income and Income from ground rent	CHF million	20	25
Rent loss rate	%	3.5	5.5
Net income	CHF million	10	11
TER_{REF} GAV	%	0.69	0.68

Shares and Return

End of month (since start of year)		**12.2025**	**12.2024**
Net asset value per unit	CHF	102.69	100.90
Price per share	CHF	107.00	104.00
52-weeks high	CHF	107.00	n/a
52-weeks low	CHF	95.40	n/a
Premium / discount	%	4.19	3.07
Distribution per unit Ex-date: 22.04.2026 Value date: 24.04.2026	CHF	2.80	2.80
Distribution yield	%	2.62	2.69
Distribution ratio	%	98.70	92.44
Investment return	%	4.68	-6.75
Return on equity (ROE)	%	4.19	-6.61
Return on invested capital (ROIC)	%	3.19	-3.52

Geographical Distribution

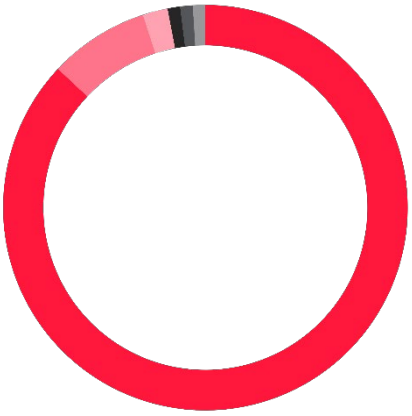
Market value	12.2025



- Northwestern Switzerland, 31%
- Bern, 30%
- Eastern Switzerland, 19%
- Zurich, 12%
- Southern Switzerland, 5%
- Western Switzerland, 3%

Sectoral Distribution

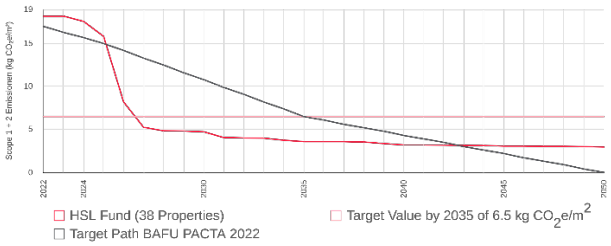
Target rental income	12.2025



- Residential, 87%
- Office, 2%
- Retail, 1%
- Parking, 8%
- Commercial, 1%
- Miscellaneous, 1%

CO_2 Reduction Pathway

		12.2024	12.2035 (Target)
CO_2e Scope 1 + 2	kg CO_2e/m²	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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