Helvetica HSCFund

Helvetica Swiss Commercial Fund

Fact Sheet as of June 30, 2026

Based on the unaudited Half-Year report as of June 30, 2026

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.

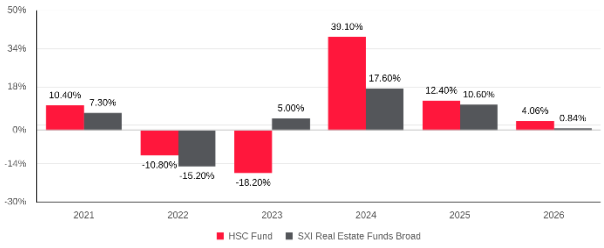
The investment portfolio is geared towards long-term value preservation and the distribution of constant income.

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 Asset Management AG
Auditing company	PricewaterhouseCoopers AG, Zurich
Valuation expert	Wüest Partner AG, Zurich CBRE (Zürich) AG, Zurich
Custodian bank	Bank J. Safra Sarasin AG, Basel
Market Maker	Swiss Finance & Property AG, Zurich

Performance

End of month (key date)								**06.2026**
		YTD	**1 Mt.**	**3 Mt.**	**1 J.**	**3 J.**	**5 J.**	**Since Launch**
HSC Fund	%	4.06	-1.69	4.45	11.08	38.60	16.19	60.29
Benchmark	%	0.84	0.53	5.32	8.12	38.33	17.52	71.79



Quarterly Update Q2 2026

The Helvetica Swiss Commercial Fund (HSC Fund) increased net income in the first half of 2026 by 11 % to CHF 3.12 per unit and confirms its distribution target of CHF 5.35 per unit for the current financial year.in leasing.

Driven by successful leasing performance with significantly reduced rent default and high cost efficiency, the operating profit margin (EBIT margin) rose to over 75 %. At 4.1 %, performance once again exceeded the Benchmark (SWIIT: 0.8 %).

Portfolio[1)]

End of month (key date)		**06.2026**	**12.2025**
Properties	Quantity	38	38
Gross return [target]	%	5.9	5.9
Rental income [target] p.a.	CHF million	46	46
Vacancy rate	%	4.0	4.3
Remaining term of rental agreements (WAULT)	Years	4.8	4.7
Discount rate nominal	%	4.5	4.5

Balance Sheet[1)]

End of month (key date)		**06.2026**	**12.2025**
Market value	CHF million	775	773
Total fund assets (GAV)	CHF million	788	787
Net fund assets (NAV)	CHF million	512	527
Debt financing ratio	%	29.0	26.6

Income Statement[1)]

End of month (since start of year)		**06.2026**	**12.2025**
Rental Income and Income from ground rent	CHF million	22	39
Rent loss rate	%	4.0	6.2
Net income	CHF million	15	28
TER_{REF} GAV	%	0.81	0.83

Shares and Return[1)]

End of month (since start of year)		**06.2026**	**12.2025**
Net asset value per unit	CHF	108.69	111.02
Price per share	CHF	105.00	106.00
52-weeks high	CHF	111.40	109.80
52-weeks low	CHF	97.50	95.50
Premium / discount	%	-3.39	-4.52
Distribution per unit Ex-date: 22.04.2026 Value date: 24.04.2026	CHF	n/a	5.35
Distribution yield	%	n/a	5.05
Distribution ratio	%	n/a	90.55
Investment return	%	2.86	6.57
Return on equity (ROE)	%	2.69	5.52
Return on invested capital (ROIC)	%	1.95	4.32

[1)] Merger with the HSO Fund on June 23, 2025 (ex-date), retroactive to May 1, 2025.

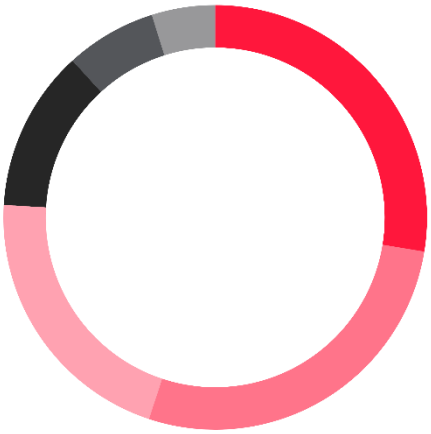
Geographical Distribution

Market value **06.2026**

- Central Switzerland, 24%
- Zurich, 19%
- Bern, 14%
- Eastern Switzerland, 12%
- Western Switzerland, 9%
- Northwestern Switzerland, 8%
- Lake Geneva, 8%
- Southern Switzerland, 6%

Sectoral Distribution

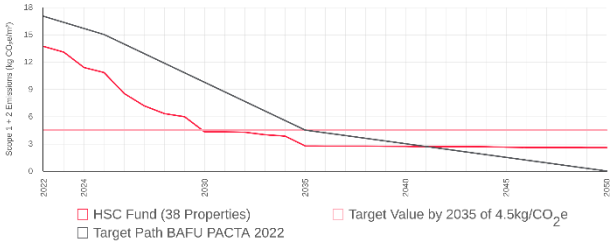
Target rental income **06.2026**



- Office, 28%
- Commercial, 27%
- Retail, 21%
- Storage, 12%
- Parking, 7%
- Miscellaneous, 5%

CO_2 Reduction Pathway

		06.2026	12.2035 (Target)
CO_2e-Scope 1 + 2	kg CO_2e/m²	6.3	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:

Urs Kunz
Chief Commercial Officer,
Member of the Executive Board
T +41 43 544 70 95
urs.kunz@helvetica.com

Disclaimer: This document qualifies as marketing in accordance with the provisions of the Swiss Financial Services Act (FinSA). The present document (i) constitutes neither a prospectus within the meaning of Art. 35 et seq. FinSA, a key information document within the meaning of Art. 58 et seq. FinSa, nor an issue prospectus in accordance with the listing regulations of a Swiss stock exchange, and (ii) may not be generally offered or otherwise made accessible to the public in or from Switzerland. This document is addressed exclusively to recipients who are resident in Switzerland for their personal use, and may not be reproduced (in part or in full), edited, or distributed or transmitted to other recipients without Helvetica Asset Management AG's consent in writing. It constitutes neither an offer nor a recommendation to subscribe to or redeem fund shares, but is intended solely for information purposes. The only documents that are relevant for making investment decisions, such as the prospectus with integrated fund contract, can be obtained free of charge from Helvetica Asset Management AG, Brandschenkestrasse 47, 8002 Zurich, www.helvetica.com. There are a number of different risks associated with investing in financial products, including the potential loss of the invested capital (total loss). Helvetica Asset Management AG is not liable for any losses or damages (direct, indirect or consequential) resulting from the distribution of this document or its content, or associated with the distribution of this document. This document and the information it contains may not be transported or transmitted to the United States of America (USA), or distributed or transmitted to US citizens or legal entities, or to publications with a general distribution in the USA. The same applies to all states and countries in which the marketing of real estate funds is prohibited. **In case of doubt, the German version shall prevail.**