Helvetica Swiss Living Fund

Fact Sheet as at June 30, 2026

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

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.

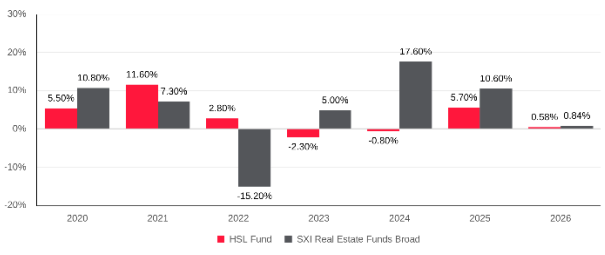
Key Data

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 Asset Management 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)								**06.2026**
		YTD	**1 Mt.**	**3 Mt.**	**1 J.**	**3 J.**	**5 J.**	**Since Launch**
HSL Fund	%	0.58	0.03	8.38	10.16	5.53	8.36	24.74
Benchmark	%	0.84	0.53	5.32	8.12	38.33	17.52	40.77

Reset to base 100



Quarterly Update Q2 2026

The HSL Fund posted strong half-year results, with a return on investment of 2.57 % after 6 months and net income of CHF 1.58 per unit. The fund is thus on track to reach its distribution target of CHF 2.80 per unit in 2026 as well.

The strong results are based on increased cost efficiency, reduced rental shortfalls, and realized capital gains from two successful property sales. The portfolio was expanded through three acquisitions in the second quarter. The capital increase, successfully completed in June 2026, lays the foundation for further growth.

Portfolio

End of month (key date)		**06.2026**	**12.2025**
Properties	Quantity	39	38
Gross return [target]	%	3.9	4.0
Rental income [target] p.a.	CHF million	20	20
Vacancy rate	%	2.2	2.9
Discount rate nominal	%	3.8	3.8

Balance Sheet

End of month (key date)		**06.2026**	**12.2025**
Market value	CHF million	513	504
Total fund assets (GAV)	CHF million	543	523
Net fund assets (NAV)	CHF million	407	367
Debt financing ratio	%	22.4	27.6

Income Statement

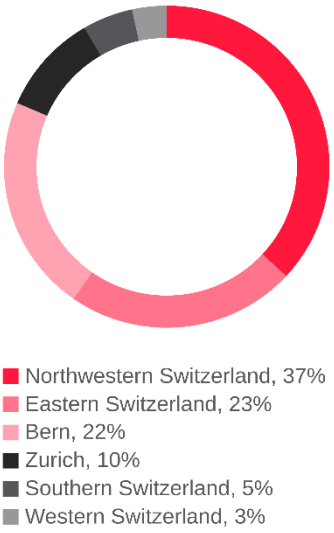
End of month (since start of year)		**06.2026**	**12.2025**
Rental Income and Income from ground rent	CHF million	9.7	20
Rent loss rate	%	3.5	3.5
Net income	CHF million	6.3	10
TER_{REF} GAV	%	0.68	0.69

Shares and Return

End of month (since start of year)		**06.2026**	**12.2025**
Net asset value per unit	CHF	102.46	102.69
Price per share	CHF	104.60	107.00
52-weeks high	CHF	107.60	107.00
52-weeks low	CHF	95.40	95.40
Premium / discount	%	2.09	4.19
Distribution per unit Ex-date: 22.04.2026 Value date: 24.04.2026	CHF	n/a	2.80
Distribution yield	%	n/a	2.62
Distribution ratio	%	n/a	98.70
Investment return	%	2.57	4.68
Return on equity (ROE)	%	2.38	4.19
Return on invested capital (ROIC)	%	1.89	3.19

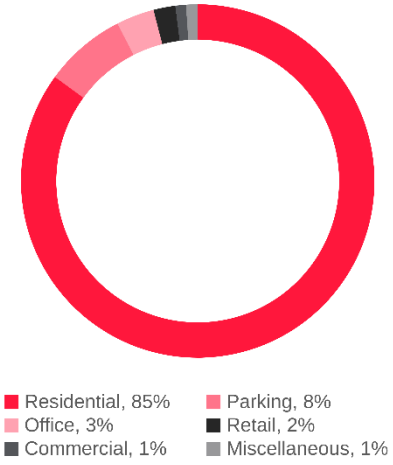
Geographical Distribution

Market value	06.2026



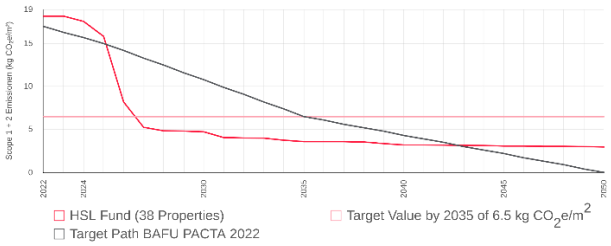
Sectoral Distribution

Target rental income	06.2026



CO_2 Reduction Pathway

		06.2026	12.2035 (Target)
CO_2e Scope 1 + 2	kg CO_2e/m²	15.9	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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