

## Fund Description

### Investment objective



The long-term investment objective is mainly the preservation of value and the distribution of adequate dividends.

### Investment policy



The fund invests in high-quality income-producing commercial properties in Swiss economic areas in good locations with good public and private transportation links. Sector wise, the focus is on office and commercial properties with multiple tenants and mixed uses. The primary focus is on properties with stable and sustainable income and potential appreciation.

## Fund Information

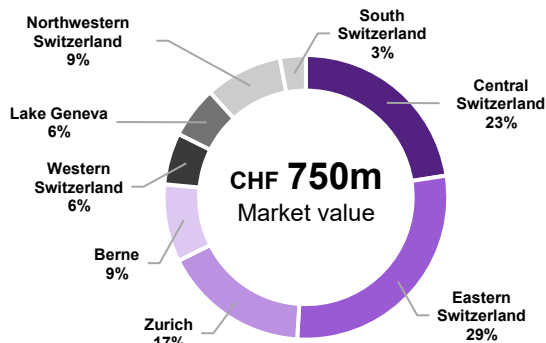
Name	Helvetica Swiss Commerical Fund (HSC Fund)
Fund Management Company	Helvetica Property Investors AG
Auditors	PricewaterhouseCoopers AG
Fund Type	Swiss collective investment scheme
Investors	Public Investors
Launch Date	9 December 2016
Custodian Bank	Bank J. Safra Sarasin AG, Basel
Stock Exchange	SIX Swiss Exchange
Valor / ISIN	33550793 / CH0335507932
Valuation Experts	Wüest Partner AG
Benchmark	SXI Real Estate Funds Broad TR
Management Fee	0.70% p.a.

## Portfolio Key Figures

As per month end		06.2023	03.2023	12.2022
Market value	CHF	750.0m	756.2m	756.2m
Properties	Quantity	35	35	35
Rental space	m <sup>2</sup>	307'994	307'938	307'855
Actual rental income p.a. <sup>1</sup>	CHF	43.8m	43.7m	43.3m
Target rental income p.a.	CHF	46.0m	45.9m	45.5m
Occupancy rate	%	95.2	95.2	95.1
Gross target return	%	6.0	6.1	6.0
Gross actual return	%	5.8	5.8	5.7
Rent per square meter	CHF	150	149	148
Unexpired lease term	Years	3.6	3.5	3.7
Discount rate nom.	%	4.8	4.5	4.5

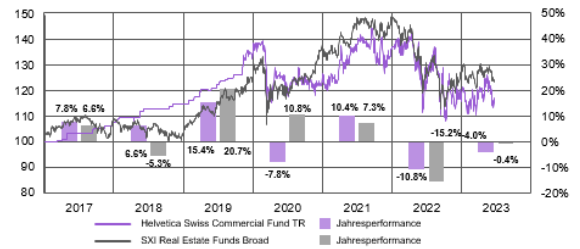
<sup>1</sup> 94.9% of rental income is indexed and thus tied to inflation.

## Geographical breakdown (market value)



## Net Performance

Net performance in CHF (reset to base 100) and annual performance



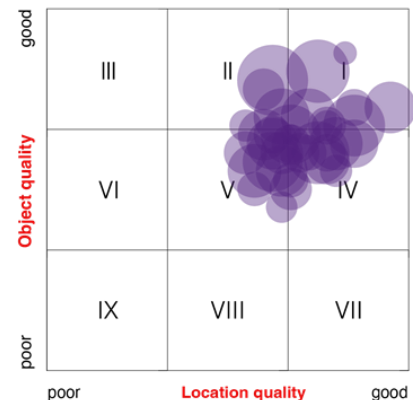
## Net Performance in %

in %	YTD	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
HSC Fund	-3.96%	-3.89%	-3.96%	-10.36%	-6.31%	2.56%	15.65%
Benchmark	-0.40%	-1.97%	0.02%	-0.74%	2.16%	17.87%	24.19%

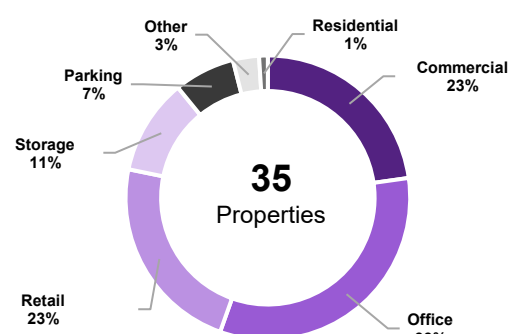
## Fund Key Facts

As per month end		06.2023	12.2022	12.2021
Gross asset value (GAV)	CHF	767.9m	774.6m	781.3m
Net asset value (NAV)	CHF	491.5m	509.0m	503.9m
Debt financing ratio	%	30.7	28.7	31.0
Rental income	CHF	21.4m	42.7m	42.0m
Unexpired lease term	Year	3.6	3.7	3.9
Occupancy rate (Default rate)	%	95.2 (7.5)	95.1 (7.3)	93.1 (8.5)
Distribution yield (-quote)	%	n/a	5.5 (79.3)	4.6 (83.0)
Return on investment	%	1.2	5.8	5.4
TER <sub>REF</sub> GAV	%	0.94	0.94	0.95
Net asset value per unit	CHF	113.18	117.19	116.04
Price per unit	CHF	89.00	98.00	115.00

## Property and Location Quality



## Rent to primary usage (target rent)



## Contact

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Helvetica.com

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