Helvetica Swiss Opportunity Fund completes crucial sales, paving the way for the IPO and subsequent merger with the HSC Fund

Zurich, 19 December 2024 – As part of its strategic portfolio optimisation, preparation for the IPO and subsequent merger with the Helvetica Swiss Commercial Fund (HSC Fund), the Helvetica Swiss Opportunity Fund (HSO Fund) concluded two decisive sales in December 2024. Thanks to robust portfolio yields, the Fund Management also expects a 2024 dividend payout at the previous year's level of CHF 5.50 per share.

The Helvetica Management Team has successfully laid the foundations for the future developments of the HSO Fund. Thanks to property sales in Pratteln (BL) and Buchs (ZH), the fund has achieved two major milestones towards the planned IPO and subsequently envisaged merger with the HSC Fund.

The 'Rüti Centre' in Pratteln consisted of five adjacent plots with building rights and a diverse usage and tenant structure. The sale fulfilled both regulatory and financial requirements with regard to the planned IPO.

A property in Buchs was also sold, thereby generating additional liquidity. This sale reduces the proportion of office use and approaches the target zone of the combined portfolio with regard to the merger with the HSC Fund.

The two sales generated proceeds of approx. CHF 81 million, meaning that the borrowing ratio can be reduced to approx. 17 percent. The two sales resulted in a reduction versus the previous market value totalling CHF 18 million (-11 percent of the previously published NAV as of 30/06/2024). This came entirely from the sale of the 'Rüti Centre' in Pratteln, while the property in Buchs was sold at the previous market value.

Following both these sales, the HSO Fund portfolio still includes eleven properties with a total market value of around CHF 198 million. Operationally, the fund can reflect on a profitable 2024: rental income is guaranteed in the long term, with a low vacancy rate (after sales) of 0.65 percent and a WAULT of 4.5 years. Thanks to this strong earnings performance, the Fund Management expects a 2024 dividend payout at the previous year's level of CHF 5.50 per share.

Looking ahead to the merger, the remaining HSO Fund portfolio is considered to be a strategically suitable and profitable addition to the HSC Fund. The IPO and the merger with the HSC Fund are expected to take place within the already communicated timeframe of mid-2025.

The Fund Management will provide regular updates about the next steps.

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About Helvetica

Helvetica Property Investors AG, founded in 2006, is a leading real estate fund and asset management corporation regulated by FINMA. We offer institutional investors and private investors lasting value through long-term ownership of stable real estate assets with solid returns. With our fully integrated real estate asset platform, we cover the entire value chain, develop customer-specific investment solutions, and provide standardized investment products: The listed HSC Fund for commercial property, the HSO Fund for special commercial property, and the HSL Fund for residential property invest in attractive locations across Switzerland with good transport connections to regional economic centers. Our commitment to a sustainable future takes into account ESG requirements along the entire real estate life and investment cycle, and is formally integrated at fund level. Helvetica.com

Helvetica Swiss Opportunity Fund

The HSO Fund is a Swiss real estate fund open only to qualified investors. The HSO Fund invests in commercial special real estate in the Swiss economic centers. The focus is on fully leased properties with long-term leases and few tenants that generate stable income. The investment objective is mainly to preserve the value of the properties over the long term and to distribute appropriate income. The fund units are tradable over the counter. The HSO Fund is authorized by the Swiss Financial Market Supervisory Authority FINMA. Ticker symbol HSO; Valor 43 472 505; ISIN CH0434725054

Helvetica Swiss Commercial Fund

The HSC Fund is a Swiss real estate fund listed on the SIX Swiss Exchange and open to all investors. The HSC Fund invests in commercial and industrial properties in the most important economic areas of Switzerland. The fund's portfolio is geared towards long-term value preservation and features high location and property quality as well as broad diversification. The investment objective is primarily the long-term preservation of substance and the distribution of appropriate income. The HSC Fund is authorized by the Swiss Financial Market Supervisory Authority FINMA. Listing SIX Swiss Exchange; ticker symbol HSC; Valor 33 550 793; ISIN CH0335507932