

Helvetica Swiss Opportunity Fund now open to public investors and due to be listed on the stock exchange in February 2025, with a view to merging with the HSC Fund

Zurich, 14 January 2025 – Changes to the fund contract for the Helvetica Swiss Opportunity Fund (HSO Fund) in connection with its introduction for public investors have been approved by FINMA. Based on this and the optimisation of the fund completed at the end of 2024, the HSO Fund can be listed on the SIX Swiss Exchange. Trading is scheduled to commence on 11 February 2025. This step lays the foundation for the subsequent planned merger with the Helvetica Swiss Commercial Fund (HSC Fund) by mid-2025.

As at the end of 2024, the HSO Fund portfolio comprised eleven properties with a total market value of around CHF 196 million. Operationally, the fund can reflect on a profitable 2024: rental income is guaranteed in the long term, with a WAULT of 4.7 years, and the vacancy rate after sales as at 31 December 2024 fell to around one percent. Thanks to this strong earnings performance, the Fund Management expects a dividend payout for the 2024 financial year at the previous year's level of CHF 5.50 per share.

The HSO Fund portfolio is considered to be a strategically suitable and profitable addition to the HSC Fund. The merger with the HSC Fund is still scheduled to take place by mid-2025, within the communicated timeframe. The merger of these two funds will create a commercial fund with a broadly diversified portfolio comprising an estimated 37 properties with a total value of around CHF 760 million.

“The planned listing of the HSO Fund and subsequent merger with the HSC Fund gives all investors the opportunity to diversify their portfolios with high-yield commercial real estate funds in fast-growing suburban areas, while benefitting from trading liquidity on the Swiss stock exchange,” says Urs Kunz, Chief Commercial Officer at Helvetica.

The Fund Management will provide regular updates about the progress of the IPO and merger with the HSC Fund.

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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](https://www.helvetica.com)

Helvetica Swiss Opportunity Fund

The HSO Fund is a Swiss real estate fund open to all 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

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