

# Helvetica Swiss Living Fund

## Fact sheet as at 31 March 2024

### Portrait

The Helvetica Swiss Living Fund (HSL Fund) is an over-the-counter Swiss real estate fund for qualified investors.

It invests throughout Switzerland in residential properties (Core/Core+) in predominantly suburban, high-growth locations with good accessibility.

The investment horizon is geared towards the long-term preservation of assets 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	Qualified investors
Launch	6 November 2019
Financial year	1 January - 31 December
Currency	CHF
Management fee	0.45% p.a.
Benchmark	SXI Real Estate Funds Broad TR
Fund management	Helvetica Property Investors AG
Auditing company	PricewaterhouseCoopers AG, Zurich
Valuation expert	Wüest Partner AG, Zurich
Custodian bank	Bank J. Safra Sarasin AG, Basel
Market Maker	Bank J. Safra Sarasin AG, Basel

### Portfolio

End of month (key date)		03.2024	12.2023	12.2022
Properties	Quantity	54	56	62
Gross return [target]	%	3.9	3.9	3.7
Rental income [target] p.a. <sup>1)</sup>	CHF million	29	29	30
Vacancy rate	%	4.6	3.9	4.8
Discount rate nominal	%	4.0	4.0	3.7

<sup>1)</sup> As at 31 March 2024: Weighted average reference interest rate of the rental agreements at 1.68%

### Income statement

End of month		03.2024	12.2023	12.2022
Rental income	CHF million	-	29	24
Rent loss rate	%	-	5.3	5.8
Net income	CHF million	-	11	15
TER <sub>REF</sub> GAV	%	-	0.93	0.93

### Balance sheet

End of month (key date)		03.2024	12.2023	12.2022
Market value	CHF million	742	756	818
Total fund assets (GAV)	CHF million	-	771	829
Net fund assets (NAV)	CHF million	-	424	447
Debt financing ratio	%	42.8	43.5	44.4

### Shares and return

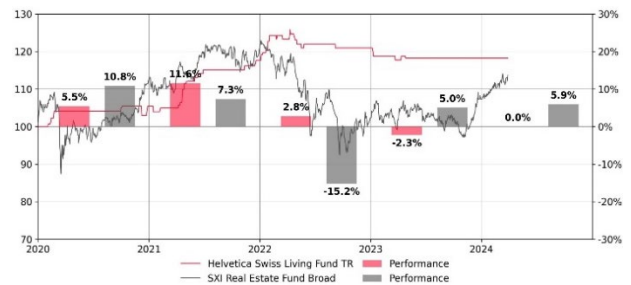
End of month		03.2024	12.2023	12.2022
Net asset value per unit	CHF	110.44	110.40	116.37
Price per share	CHF	107.00	107.00	113.00
Premium / discount	%	-3.11	-3.08	-2.89
Distribution per unit				
Ex-date: 24.04.2024	CHF	-	2.20	3.45
Value date: 26.04.2024				
Distribution yield	%	-	2.06	3.05
Distribution ratio	%	-	78.16	88.15
Investment return	%	-	-2.23	5.87
Return on equity (ROE)	%	-	-2.17	5.64
Return on invested capital (ROIC)	%	-	-0.33	3.47

### Performance

	YTD	1 Mt.	3 Mt.	1 J.	3 J.	5 J.	Since Launch
HSL Fund %	0.00	0.00	0.00	0.41	12.62	n.a.	18.20
Benchmark %	5.93	3.04	5.93	11.72	0.86	n.a.	13.67

### Reset to base 100

03.2024

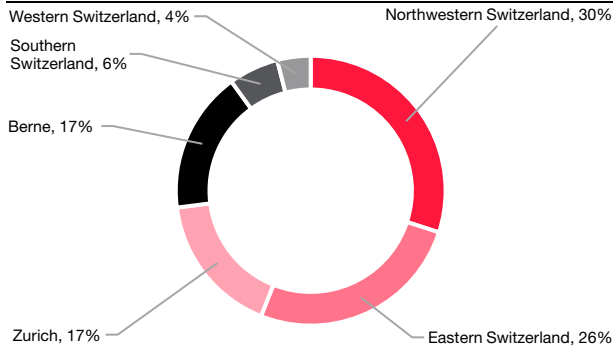


### Highlights in the 1st quarter of 2024

- Management fee reduced from 0.70 percent to 0.45 percent with retroactive effect from 1 January 2024.
- Debt financing ratio reduced by 0.7 percentage points due to two property sales totalling CHF 14 million.

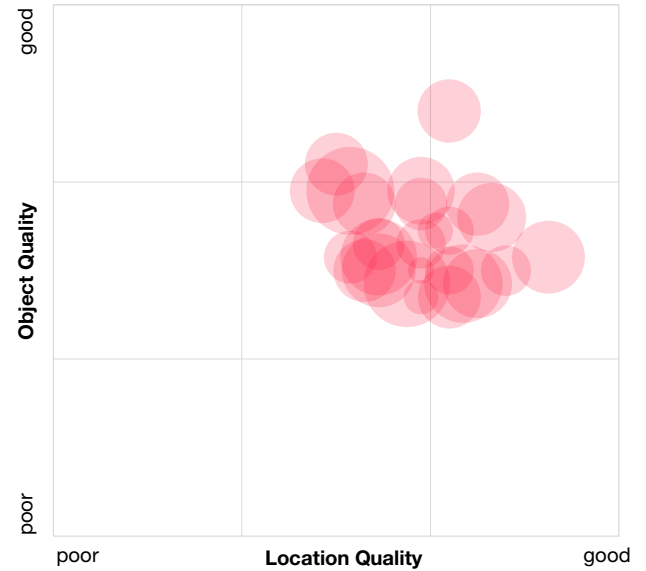
### Geographical diversification

Market value 03.2024



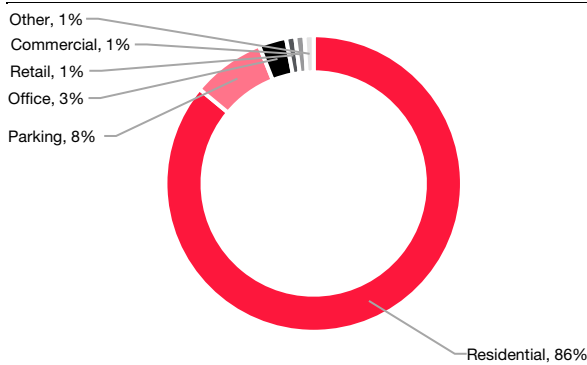
### Property and location quality

Market value 03.2024



### Sectoral diversification

Target rental income 03.2024



### Contact us

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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