

Helvetica Swiss Living Fund

Fact Sheet as at 10 December 2024

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+) 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.

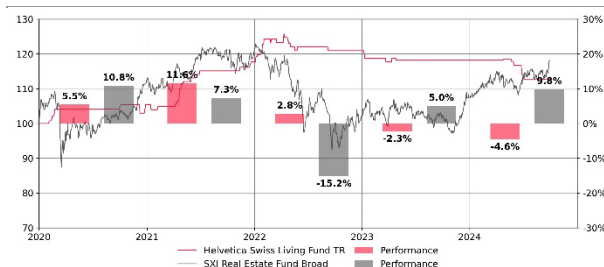
Key Data

Name	Helvetica Swiss Living Fund (HSL Fund)
Valor / ISIN	49527566 / CH0495275668
Legal form	Contractual real estate fund (Art. 25 ff. CISA)
Investors	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	SXI Swiss Exchange
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

Performance

End of month (key date)	09.2024						
	YTD	1 Mt.	3 Mt.	1 J.	3 J.	5 J.	Since Launch
HSL Fund %	-4.58	0.00	-0.99	-4.58	-2.03	-	12.78
Benchmark %	9.83	2.62	4.67	15.32	-1.34	-	17.86

Reset to base 100



Quarterly Update Q3 2024

- Debt financing ratio reduced significantly to 27.1% compared to the first half of 2024 due to the completion of property sales and is within the target corridor
- Fair value of the portfolio reduced to approx. CHF 525 million due to sales
- Opening to retail investors initiated (subject to FINMA approval)
- Opening up the investor base also lays the foundation for a possible listing on the SIX Swiss Exchange from 2025

Portfolio

End of month (key date)	06.2024	12.2023
Properties	Quantity 48	56
Gross return [target]	% 4.1	3.9
Rental income [target] p.a. ¹⁾	CHF million 27	29
Vacancy rate	% 4.3	3.9
Discount rate nominal	% 4.0	4.0

¹⁾ As at 30 June 2024: Weighted average reference interest rate of the rental agreements at 1.84%

Balance Sheet

End of month (key date)	06.2024	12.2023
Market value	CHF million 661	756
Total fund assets (GAV)	CHF million 692	771
Net fund assets (NAV) ²⁾	CHF million 394	424
Debt financing ratio	% 42.6	43.5

Income Statement

End of month (since start of year)	06.2024	12.2023
Rental income	CHF million 14	29
Rent loss rate	% 4.4	5.3
Net income	CHF million 5	11
TER _{REF} GAV	% 0.80	0.93

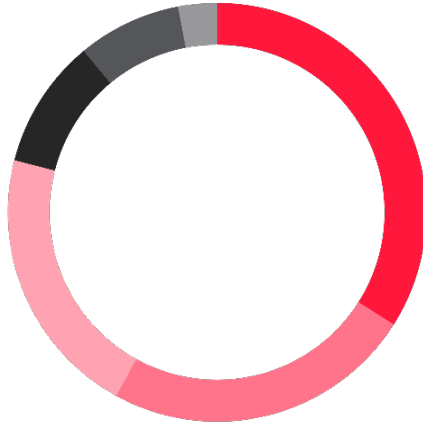
Shares and Return

End of month (since start of year)	06.2024	12.2023
Net asset value per unit	CHF 102.66	110.40
Price per share	CHF 101.00	107.00
Premium / discount	% -1.61	-3.08
Distribution per unit		
Ex-date: 24.04.2024	CHF n/a	2.20
Value date: 26.04.2024		
Distribution yield	% n/a	2.06
Distribution ratio	% n/a	78.16
Investment return ²⁾	% -5.12	-2.23
Return on equity (ROE)	% -5.02	-2.17
Return on invested capital (ROIC)	% -2.31	-0.33

²⁾ Expected capital losses for sales in the second half of 2024 largely included in the valuations

Geographical Distribution

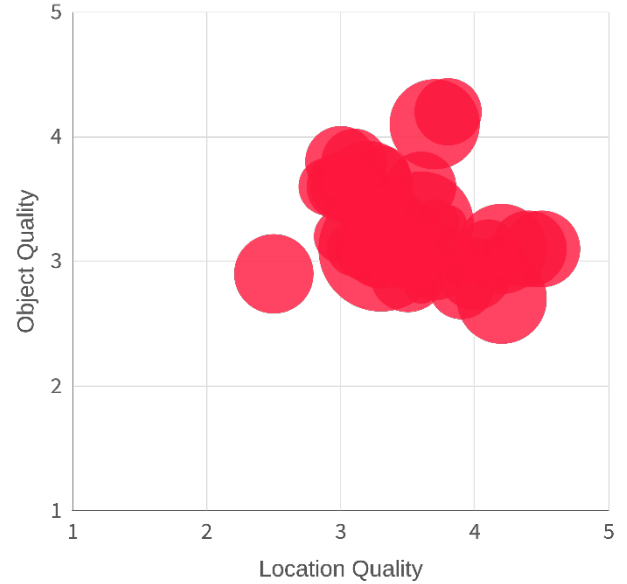
Market value 09.2024



- Northwestern Switzerland, 34%
- Berne, 24%
- Eastern Switzerland, 21%
- Zurich, 10%
- Southern Switzerland, 8%
- Western Switzerland, 3%

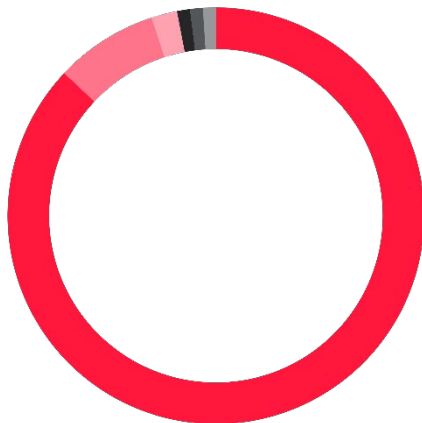
Property and Location Quality

Market value 09.2024



Sectoral Distribution

Target rental income 09.2024



- Residential, 87%
- Office, 2%
- Retail, 1%
- Parking, 8%
- Commercial, 1%
- Miscellaneous, 1%

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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