

Helvetica Swiss Opportunity Fund

Fact Sheet as at 31 December 2024

Portrait

The Helvetica Swiss Opportunity Fund (HSO Fund) is a listed Swiss real estate fund for public investors and is tradable on the SIX Swiss Exchange.

It invests in specialised commercial properties (Core/Core+) throughout Switzerland, focusing on special uses, such as operator, commercial, warehouse and logistics buildings, primarily in suburban, high-growth and easily accessible locations. The focus is on real estate with few tenants and long-term leases that generate stable income.

The investment portfolio is geared towards long-term value preservation and the distribution of constant income.

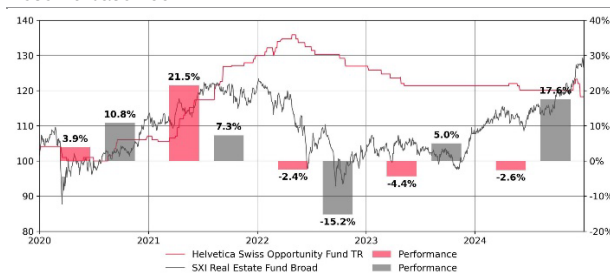
Key Data

Name	Helvetica Swiss Opportunity Fund (HSO Fund)
Valor / ISIN	43472505 / CH0434725054
Legal form	Contractual real estate fund (Art. 25 ff. CISA)
Investors	Public investors
Launch	29 November 2019
Stock exchange listing	11 February 2025
Financial year	1 January - 31 December
Currency	CHF
Management fee	0.65% 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)	12.2024						
	YTD	1 Mt.	3 Mt.	1 J.	3 J.	5 J.	Since Launch
HSO Fund %	-2.59	-3.06	-1.55	-2.59	-9.04	14.83	18.28
Benchmark %	17.59	2.95	7.06	17.59	4.77	24.60	26.69

Reset to base 100



Quarterly Update Q4 2024

- Constant distribution of CHF 5.50 per unit with a distribution yield of 5.79% underlines stability
- Debt financing ratio falls to 15.27% due to sales
- Occupancy rate rises to 99% with WAULT of 4.5 years
- Active Management realises six new lettings over 3 500 m²
- REIDA coverage increased to 96%
- Outlook: Opening to public investors in January 2025 and IPO completed in February 2025. Merger plan with the Helvetica Swiss Commercial Fund (HSC Fund) as been finalised. Start of trading of the combined HSC Fund on the SIX Swiss Exchange is planned for 23 June 2025

Portfolio

End of month (key date)		12.2024	12.2023
Properties	Quantity	11	18
Gross return [target]	%	5.8	5.7
Rental income [target] p.a.	CHF million	11	19
Vacancy rate	%	1.0	5.3
Remaining term of rental agreements (WAULT)	Years	4.5	5.7
Discount rate nominal	%	4.8	4.8

Balance Sheet

End of month (key date)		12.2024	12.2023
Market value	CHF million	196	326
Total fund assets (GAV)	CHF million	207	332
Net fund assets (NAV)	CHF million	154	180
Debt financing ratio	%	15.7	40.3

Income Statement

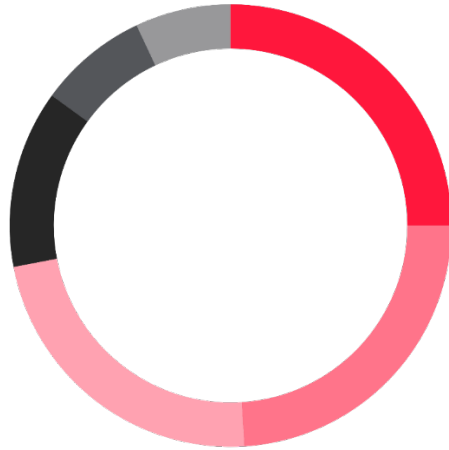
End of month (since start of year)		12.2024	12.2023
Rental income	CHF million	17	18
Rent loss rate	%	3.0	3.6
Net income	CHF million	9	10
TER _{REF} GAV	%	0.95	0.96

Shares and Return

End of month (since start of year)		12.2024	12.2023
Net asset value per unit	CHF	98.76	114.94
Price per share	CHF	95.00	103.00
Premium / discount	%	-3.81	-10.39
Distribution per unit	CHF	5.50	5.50
Ex-date: 26.03.2025			
Value date: 26.03.2025			
Distribution yield	%	5.79	5.34
Distribution ratio	%	76.22	87.01
Investment return	%	-9.76	-0.05
Return on equity (ROE)	%	-9.29	-0.05
Return on invested capital (ROIC)	%	-4.65	0.83

Geographical Distribution

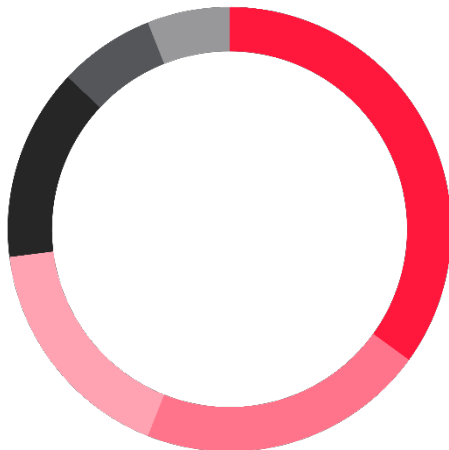
Market value 12.2024



- Zurich, 25%
- Southern Switzerland, 24%
- Northwestern Switzerland, 23%
- Eastern Switzerland, 13%
- Central Switzerland, 8%
- Berne, 7%

Sectoral Distribution

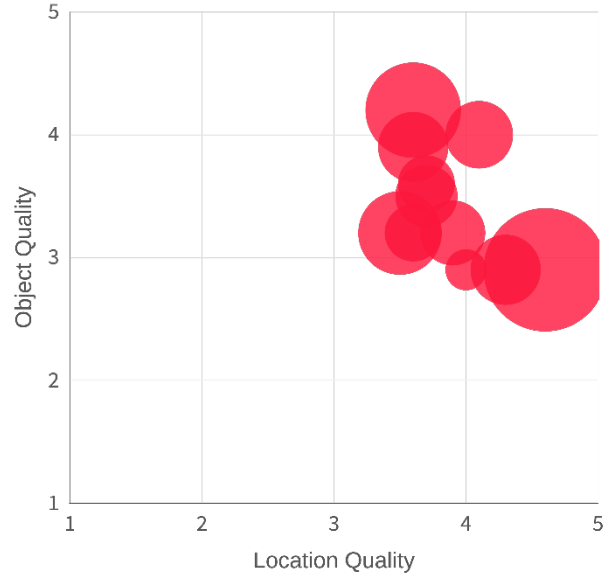
Target rental income 12.2024



- Commercial 35%
- Retail, 21%
- Storage, 17%
- Office, 14%
- Parking, 7%
- Miscellaneous, 6%

Property and Location Quality

Market value 12.2024



CO₂ Reduction Pathway

12.2024 12.2035 (Target)

CO₂e Scope 1 + 2 kg CO₂e/m² 7.5 4.5



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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