

Helvetica Swiss Opportunity Fund

Fact Sheet as at 30 September 2024

Portrait

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

It invests in commercial properties (Core/Core+) throughout Switzerland. The focus is on real estate with special uses as well as operator, commercial, warehouse and logistics properties that offer stable income due to high occupancy rates and long-term rental agreements with a small number of tenants.

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

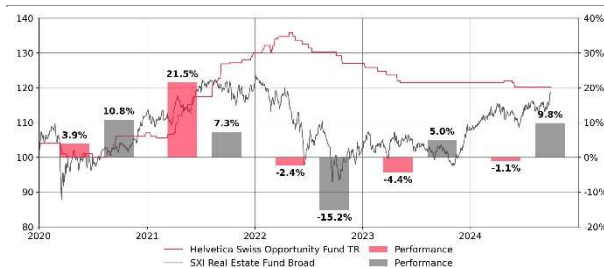
Key Data

Name	Helvetica Swiss Opportunity Fund (HSO Fund)
Valor / ISIN	43472505 / CH0434725054
Legal form	Contractual real estate fund (Art. 25 ff. CISA)
Investors	Qualified investors
Launch	29 November 2019
Financial year	1 January - 31 December
Currency	CHF
Management fee	0.65% 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

Performance

End of month (key date)	09.2024						
	YTD	1 Mt.	3 Mt.	1 J.	3 J.	5 J.	Since Launch
HSO Fund %	-1.05	0.00	0.00	-1.05	-5.30	n.a.	20.15
Benchmark %	9.83	2.62	4.67	15.32	-1.34	n.a.	18.33

Reset to base 100



Quarterly Update Q3 2024

- Net income per share at CHF 4.35 – on track for the dividend target of CHF 5.50 per share
- WAULT is stable at a high level, at close to five years
- Vacancy rate remains at a very low level of 2.5 %

Portfolio

End of month (key date)		06.2024	12.2023
Properties	Quantity	17	18
Gross return [target]	%	6.0	5.7
Rental income [target] p.a. ¹⁾	CHF million	18	19
Vacancy rate	%	2.3	5.3
Remaining term of rental agreements (WAULT)	Years	5.0	5.7
Discount rate nominal	%	4.9	4.8

¹⁾ As at 30 June 2024: 99.5% of rental income indexed or linked to inflation

Balance Sheet

End of month (key date)		06.2024	12.2023
Market value	CHF million	297	326
Total fund assets (GAV)	CHF million	304	332
Net fund assets (NAV)	CHF million	165	180
Debt financing ratio	%	39.8	40.3

Income Statement

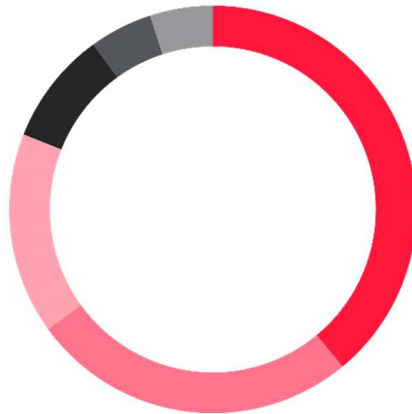
End of month (since start of year)		06.2024	12.2023
Rental income	CHF million	9	18
Rent loss rate	%	3.1	3.6
Net income	CHF million	5	10
TER _{REF} GAV	%	0.98	0.96

Shares and Return

End of month (since start of year)		06.2024	12.2023
Net asset value per unit	CHF	105.63	114.94
Price per share	CHF	96.50	103.00
Premium / discount	%	-8.64	-10.39
Distribution per unit			
Ex-date: 24.04.2024	CHF	n/a	5.50
Value date: 26.04.2024			
Distribution yield	%	n/a	5.34
Distribution ratio	%	n/a	87.01
Investment return	%	-3.48	-0.05
Return on equity (ROE)	%	-3.31	-0.05
Return on invested capital (ROIC)	%	-1.38	0.83

Geographical Distribution

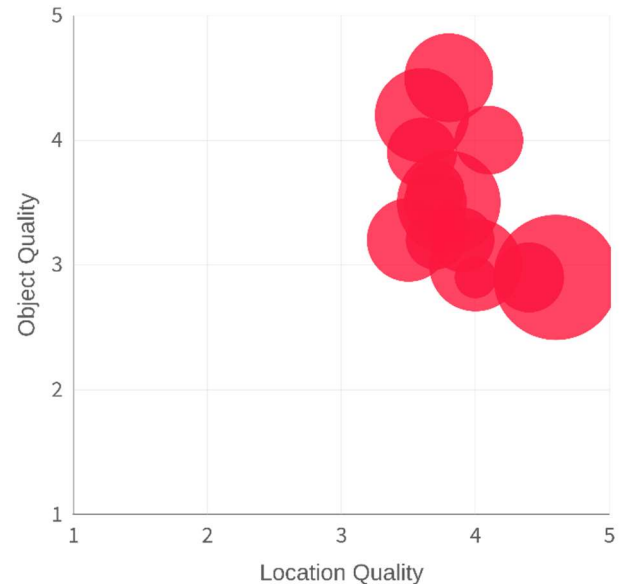
Market value 09.2024



- Northwestern Switzerland, 39%
- Zurich, 26%
- Southern Switzerland, 16%
- Eastern Switzerland, 9%
- Central Switzerland, 5%
- Berne, 5%

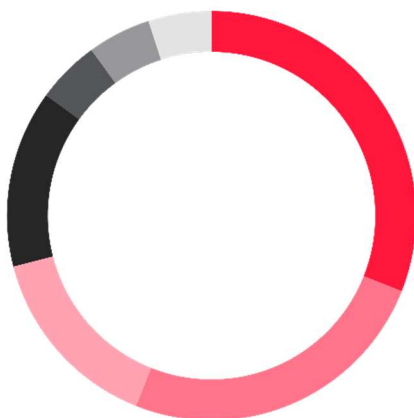
Property and Location Quality

Market value 09.2024



Sectoral Distribution

Target rental income 09.2024



- Retail, 31%
- Commercial, 25%
- Office, 15%
- Storage, 14%
- Logistics, 5%
- Parking, 5%
- Miscellaneous, 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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