

# Helvetia (CH) Swiss Property Fund.

Contractual investment fund under Swiss law of the type "real estate fund" for qualified investors.

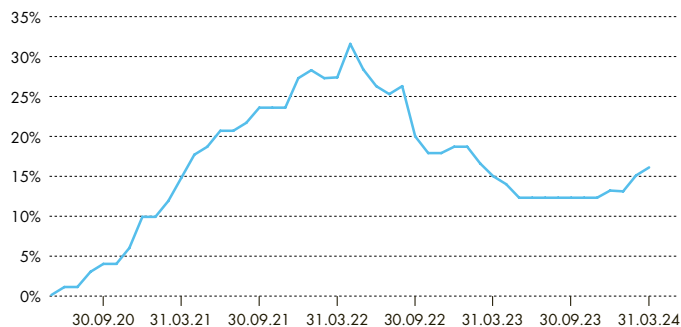
## Investment objective and investment policy

The Helvetia (CH) Swiss Property Fund invests in attractive real estate assets in Switzerland, mainly in large cities and mid-sized towns and cities and their conurbations. The portfolio is invested primarily in residential properties, supplemented by mixed-use and commercial properties.

The fund holds the real estate property directly. Income and capital gains from directly held real estate property are taxed at the level of the real estate fund itself and so are, in principle, tax-free for the unitholder.

The investment objective of the Helvetia (CH) Swiss Property Fund is to ensure an attractive long-term cash flow return.

## Performance and price<sup>1</sup>



Performance in %	3M	1Y	YTD	Since 03.06.2020
Total Return	2.70	1.03	2.70	16.14

Price	31.03.2024
Over-the-counter-price per unit (bid in CHF)	104.75
Premium versus unaudited NAV as at 31.03.2024	4.97%

<sup>1</sup> Historical performance is not an indicator of current or future performance, and performance data do not include the commission and costs incurred on the issue and redemption of units.

## Fund information

Swiss security number	51383832
ISIN	CH0513838323
Bloomberg ticker	HELVSPF SW
Currency	CHF
Fund domicile	Switzerland
Launch date	03.06.2020
Launch price per unit	CHF 100.00
Close of the financial year	30.09.
Fund management	Helvetia Asset Management Ltd
Portfolio management	Helvetia Asset Management Ltd, Alfonso Tedeschi
Custodian bank	Zürcher Kantonalbank
Market maker	Bank J. Safra Sarasin
Statutory auditors	KPMG
Prices published	Bloomberg/Swiss Fund Data
NAV frequency	Annual or on issue of new units
Income use	Distributing
Redemption frequency	At end of accounting year, subject to 12-month notice period
Administrative commission in % (as % of total fund assets)	0.60%

## Key fund data<sup>2</sup>

Net asset value	Total fund assets
<b>CHF 810'785'038</b>	<b>CHF 1'083'575'747</b>
NAV per unit	Units in circulation
<b>CHF 99.79</b>	<b>8'125'000</b>
Borrowing ratio	Gearing
<b>24.01%</b>	<b>25.18%</b>
Operating profit margin (EBIT margin)	Net return on completed buildings <sup>3</sup>
<b>65.85%</b>	<b>3.36%</b>
Investment yield <sup>4</sup>	Return on invested capital (ROIC) <sup>4</sup>
<b>0.94%</b>	<b>0.85%</b>
Fund operating expense ratio (TER <sub>REF</sub> GAV) <sup>3</sup>	Fund operating expense ratio (TER <sub>REF</sub> MV) <sup>3</sup> , over-the-counter price
<b>0.77%</b>	<b>1.00%</b>

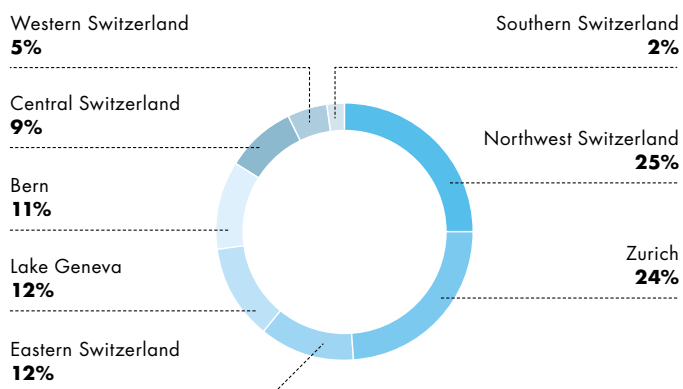
<sup>2</sup> Key figures in accordance with AMAS. Unaudited figures as at 31.03.2024.

<sup>3</sup> Annualized key figure.

<sup>4</sup> Calculated for six months (01.10.2023–31.03.2024).

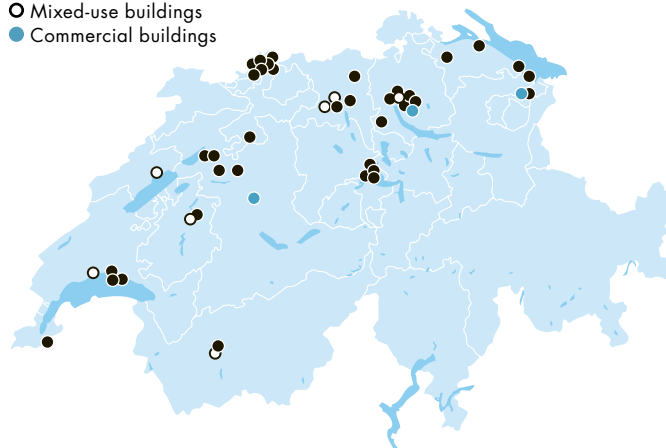
## Properties by monitoring region

as a % of the market value of the portfolio



## Location of the properties

- Residential buildings
- Mixed-use buildings
- Commercial buildings



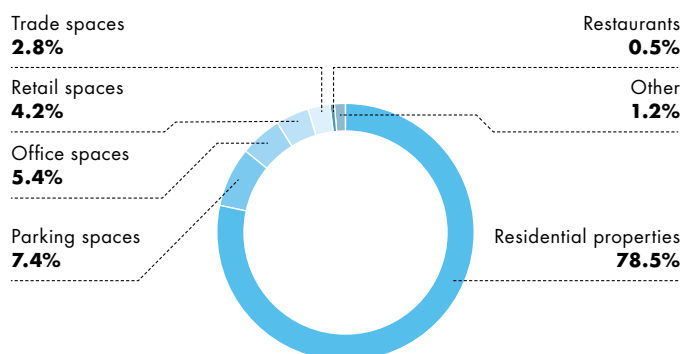
## Key data for properties

Market value in CHF million	1 072.33
No. of properties	46
Target rental income in CHF million p.a.	43.24
Rent default rate in % <sup>1</sup>	2.29

<sup>1</sup> Unaudited AMAS key indicator as at 31.03.2024.

## Portfolio distribution by type of use

as a % of the net target rental income of the portfolio



## Further information and contact

### Helvetia Asset Management Ltd

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### Important legal information

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**The Helvetia (CH) Swiss Property Fund is a contractual investment fund under Swiss law of the type "Real estate fund", intended exclusively for qualified investors pursuant to Art. 10 paras. 3 and 3ter of the Swiss Act on Collective Investment Schemes (CISA) in connection with Art. 4 paras. 3 – 5 and Art. 5 paras. 1 and 4 of the Financial Services Act (FinSA) who live in Switzerland.** Private individuals may only acquire units of this real estate fund if they are deemed to be qualified investors within the meaning of the relevant statutory provisions. Circulation/distribution of this document must therefore be restricted accordingly.

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Changes in property value and interest rate trends as well as their impact on the development of rental income, as well as other market-specific and legal factors, affect the value of the fund units of the Helvetia (CH) Swiss Property Fund. An investment in this fund is thus worthwhile only for investors with a medium to long-term investment horizon and an appropriate level of risk capacity and risk tolerance. Each investment is subject to market fluctuations. Each fund entails specific risks which can increase considerably under unusual market conditions.

Performance data do not include the commission and costs incurred on the issue and redemption of units. All information in this document has been prepared with the greatest of care and in good faith. The fund management company assumes no responsibility for its accuracy, completeness or topicality, and does not accept liability for any losses arising from the use of this information. Unless otherwise indicated, all figures are unaudited. This document is no substitute for personal advice. In particular, the recipient is advised to check that the information provided is in line with their own personal circumstances with regard to any legal, regulatory, tax or other consequences, if necessary with the help of a professional advisor. The information provided herein is for the exclusive use of the recipient.

The current fund contract and the appendix, as well as the latest annual report, constitute the sole binding basis for an investment. The fund contract and the appendix, as well as the annual reports, may be obtained free of charge from the fund management company, Helvetia Asset Management AG, Basel, or the custodian bank, Zürcher Kantonalbank, Zurich. This document may not be reproduced or forwarded, either in part or in its entirety, without the prior consent of the fund management company.