

Helvetia (CH) Swiss Property Fund.

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

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.

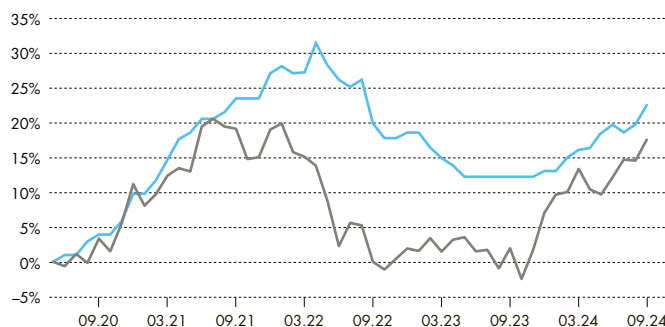
The investment objective of the Helvetia (CH) Swiss Property Fund is to ensure an attractive long-term cash flow return.

In addition to risk and return considerations, the fund management also takes sustainability criteria into account in its investment strategy, which take into account the three sustainability dimensions of society, the economy and the environment and are integrated into the entire real estate life cycle.

Fund information

Swiss security number	51383832
ISIN	CH0513838323
Bloomberg ticker	HSPF
Currency	CHF
Fund domicile	Switzerland
Launch date	03.06.2020
Launch price per unit	CHF 100.00
End of financial year	30.09.
Fund management company	Helvetia Asset Management Ltd
Portfolio manager	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
Distribution policy	Distributing
Redemption frequency	At end of accounting year, subject to 12-month notice period
Management fee in % (as % of total fund assets)	0.60%

Performance and price¹



— Accumulated performance Helvetia (CH) Swiss Property Fund
— Accumulated performance SXI Real Estate® Funds Broad (TR)

Performance

in % (total return)	3M	1Y	YTD	Since 03.06.2020
Fund performance	2.31	9.14	8.33	22.51
Index performance ²	4.67	15.32	9.83	17.57

Price

	30.09.2024
Market price per unit (bid in CHF)	110.50
Premium versus audited NAV as at 30.09.2024	8.50%

¹ 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.

² It should be noted that the SXI Real Estate® Funds Broad Total Return Index is only listed as an exemplary benchmark index and may expressly not be used as a benchmark for value development and performance measurement. Further information on the SXI Real Estate® Funds Broad Total Return Index can be found under "Important legal information".

Key fund data

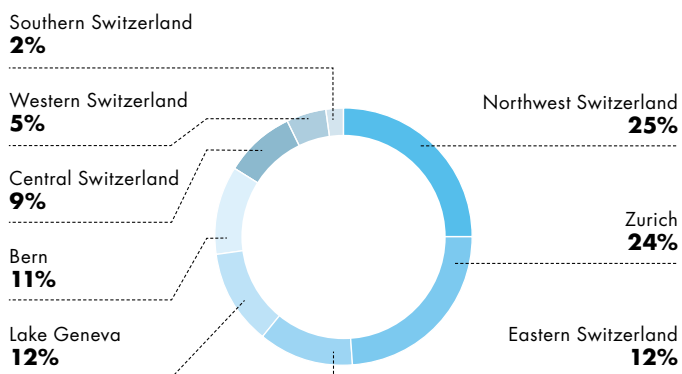
Net asset value CHF 827 470 579	Total fund assets CHF 1 092 759 956
NAV per unit CHF 101.84	Units in circulation 8 125 0000
Borrowing ratio 22.69%	Gearing 24.28%
Operating profit margin (EBIT margin) 65.70%	Net return on completed buildings 3.38%
Investment yield 3.01%	Return on invested capital (ROIC) 2.55%
Fund operating expense ratio (TER _{REF} GAV) 0.79%	Fund operating expense ratio (TER _{REF} MV) 1.00%

Key data for properties

Market value in CHF million	1 081.42
No. of properties	46
Target rental income in CHF million p.a.	44.17
Rent default rate in %	2.06

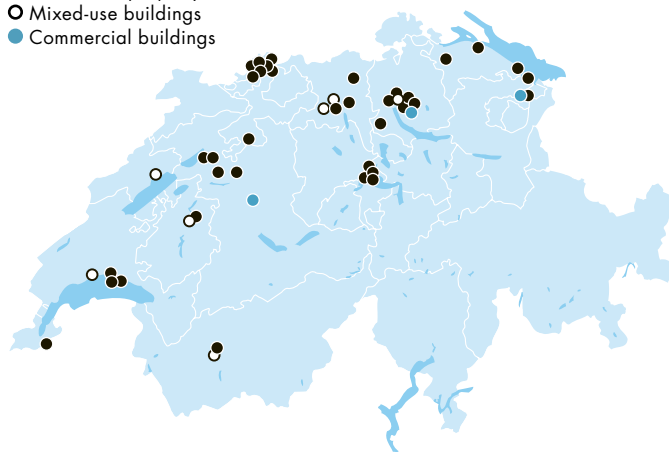
Properties by monitoring region

as a % of the market value of the portfolio



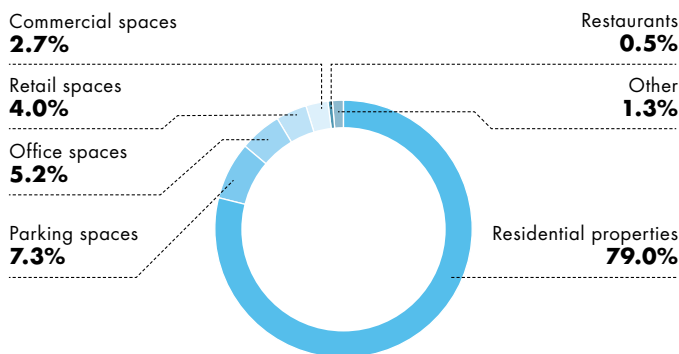
Location of the properties

- Residential property
- Mixed-use buildings
- Commercial buildings



Portfolio distribution by type of use

as a % of target net rent of the portfolio



Important legal information

This document is produced solely for information purposes. It does not constitute an offer or a recommendation to buy or sell financial products. The information provided does not represent any aid to decision-making in economic, legal, tax or other consulting matters. Historical performance is not an indicator of current or future performance.

The Helvetia (CH) Swiss Property Fund is a contractual investment fund under Swiss law of the type "real estate funds". The real estate fund is only distributed in Switzerland.

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Changes in the 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 guarantee 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 sole binding basis for an investment is the current prospectus with integrated fund agreement, the Key Information Document and the latest annual and semi-annual report. The prospectus with integrated fund agreement, the Key Information Document and the annual and semi-annual reports may be obtained free of charge from the fund management company, Helvetia Asset Management Ltd, 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.

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Further information and contact

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