

# 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 mostly invested 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 are therefore generally 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.

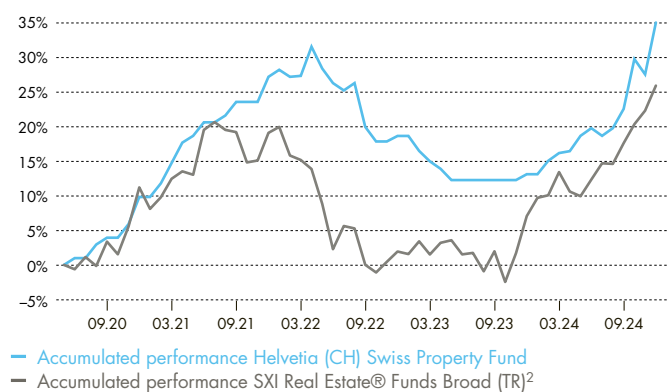
In addition to risk and return considerations, the fund management company also includes sustainability criteria in its investment strategy which in turn take account of the three sustainability dimensions – society, the economy and the environment – and are integrated into the entire property life cycle.

## Fund information

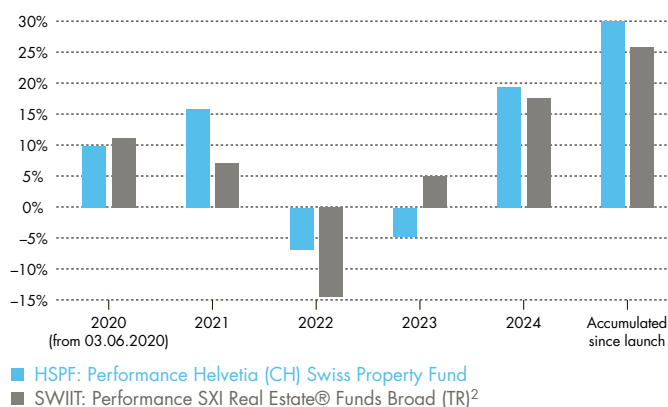
Swiss security number	51383832
ISIN	CH0513838323
Bloomberg ticker	HSPF
Currency	CHF
Fund domicile	Switzerland
Launch date	03.06.2020
Launch price per unit	CHF 100.00
End of financial year	30.09.
Fund management company	Helvetia Asset Management Ltd
Portfolio manager	Helvetia Asset Management Ltd, Alfonso 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 price<sup>1</sup>

### Accumulated performance



### Annual performance



### Performance

in % (total return)	1M	3M	1Y	YTD	Since launch
Fund performance	5.87	10.18	19.36	19.36	34.99
Index performance <sup>2</sup>	2.95	7.06	17.59	17.59	25.88

### Price

	31.12.2024
Market price per unit (bid in CHF)	119.00
Premium versus audited NAV as at 30.09.2024	16.85%

<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.

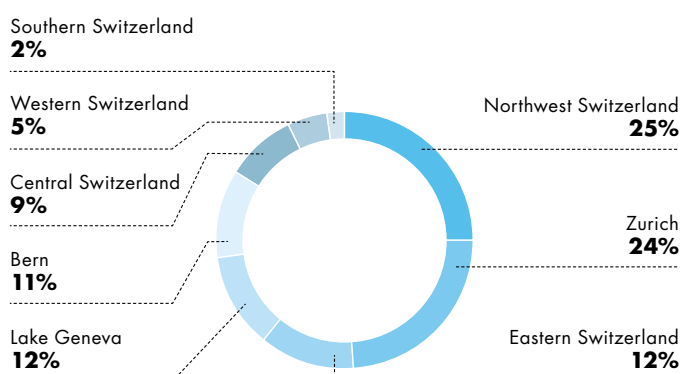
<sup>2</sup> It should be noted that the SXI Real Estate® Funds Broad Total Return Index is only listed as a guide and may not be used as a benchmark for value development and performance measurement. Further information on the SXI Real Estate® Funds Broad Total Return Index can be found under "Important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

## Key fund data<sup>1</sup>

Net asset value <b>CHF 827 470 579</b>	Total fund assets <b>CHF 1 092 759 956</b>
NAV per unit <b>CHF 101.84</b>	Units in circulation <b>8 125 000</b>
Dividend yield <b>2.49%</b>	Payout ratio <b>100.11%</b>
Operating profit margin (EBIT margin) <b>65.70%</b>	Borrowing ratio <b>22.69%</b>
Return on investment <b>3.01%</b>	Return on invested capital (ROIC) <b>2.55%</b>
Net return on completed buildings <b>3.38%</b>	Fund operating expense ratio (TER <sub>REF</sub> GAV) <b>0.79%</b>

## Properties by monitoring region<sup>1</sup>

as a % of the market value of the portfolio

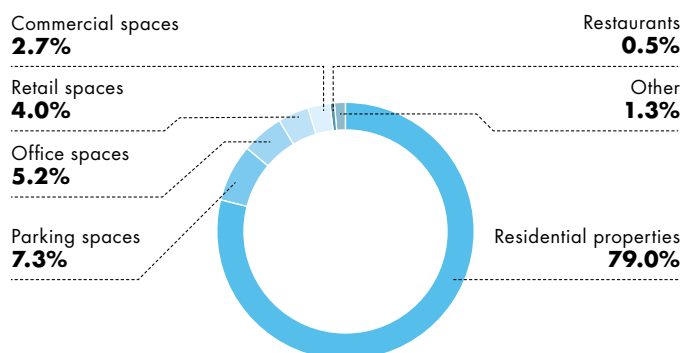


## Key data for properties<sup>1</sup>

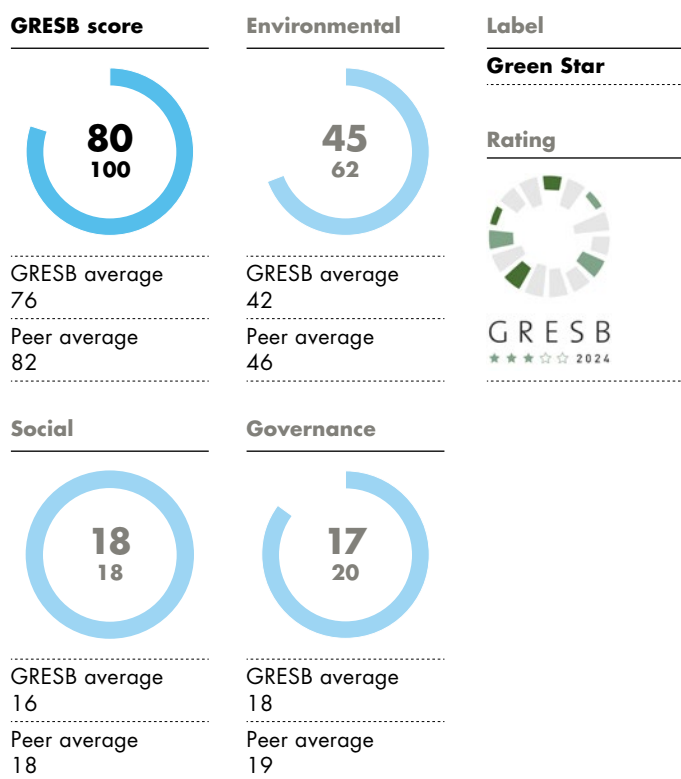
Market value in CHF million	1 081.42
Target gross return p.a. in %	4.08
No. of properties	46
Target rental income in CHF million p.a.	44.17
Rent default rate in %	2.06

## Portfolio distribution by type of use<sup>1</sup>

as a % of target net rent of the portfolio



## Sustainability: GRESB score<sup>2</sup>



<sup>1</sup> Figures as at the close of the financial year incl. the last reassessment of the property portfolio from 30.09.2024. Key figures in accordance with AMAS.

<sup>2</sup> Please note that the Helvetia (CH) Swiss Property Fund does not qualify as collective assets with a sustainability focus within the meaning of AMAS self-regulation dated 29 April 2024. The key figures presented in this section do not result in the collective assets being sustainable within the meaning of the AMAS self-regulation regime or being regarded as sustainably managed.

## 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 fund". 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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The Helvetia (CH) Swiss Property Fund does not qualify as collective assets with a sustainability focus within the meaning of AMAS self-regulation as of 29 April 2024. Key figures presented under "Sustainability: GRESB score" do not result in the collective assets being sustainable within the meaning of the AMAS self-regulation regime or being regarded as sustainably managed.

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## Further information and contact

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