

# Ad hoc announcement

**pursuant to Art. 53 LR**

Basel, 19 February 2025

## **Helvetia Asset Management Ltd plans capital increase for Helvetia (CH) Swiss Property Fund for the acquisition of a real estate portfolio**

**The fund management company Helvetia Asset Management Ltd is planning in March 2025 a capital increase of Helvetia (CH) Swiss Property Fund with a volume of around CHF 166 million for the purpose of acquiring a property portfolio with a market value of around CHF 252 million.**

In line with the strategy of the Helvetia (CH) Swiss Property Fund, Helvetia Asset Management Ltd is examining the acquisition of up to seven properties from the portfolio of Helvetia insurance with a value of around CHF 252 million. The required FINMA approval for the transaction has been obtained. The portfolio envisaged for acquisition consists of seven Core/Core Plus properties with a high residential focus across four cantons and is characterised by a high quality of properties and locations that are aligned with the existing portfolio of the Helvetia (CH) Swiss Property Fund, with corresponding earnings and value stability. To finance the acquisition of the properties, the fund management company plans to issue new units in the amount of around CHF 166 million. The exact terms of the planned capital increase will be published in due course.

### **Fund portrait**

The Helvetia (CH) Swiss Property Fund is a contractual investment fund under Swiss law of the type real estate fund. The fund was launched on 3 June 2020 and listed on the SIX Swiss Exchange on 25 June 2024. It invests directly in high-quality real estate with a focus on residential properties in large cities, medium-sized towns and their agglomerations throughout Switzerland.

The main part of the portfolio (almost 80%) is invested in residential use, supplemented by mixed-use and commercial properties. The focus of the portfolio strategy is on optimising current income, realising the potential of the portfolio and actively managing the portfolio. As of 30 September 2024, the fund has 46 properties and is broadly diversified in terms of location, building age and tenant structure.

The market value of the fund's real estate portfolio was CHF 1,081 million as at 30 September 2024. Following the capital increase, the market value of the fund's real estate portfolio is expected to be around CHF 1.3 billion, which will increase the liquidity of the units.

## Fund information

Name	Helvetia (CH) Swiss Property Fund
Security no./ISIN	Security no.: 51383832/ISIN: CH0513838323
Ticker symbol	HSPF
Legal form	Contractual real estate fund under Swiss law
Fund domicile	Switzerland
Investor group	unlimited
Distribution policy	distributing
Launch date	3 June 2020
Reporting year	1 October to 30 September
Fund management company	Helvetia Asset Management Ltd, Basel
Portfolio management	Helvetia Asset Management Ltd, Basel
Custodian bank	Zürcher Kantonalbank, Zurich
Market maker	Bank J. Safra Sarasin AG, Zurich

The prospectus with integrated fund agreement, the Key Information Document as well as the annual and semi-annual reports are available at [www.swissfunddata.ch](http://www.swissfunddata.ch) and [www.helvetia-am.ch](http://www.helvetia-am.ch).

This ad hoc announcement is also available on our website [www.helvetia-am.ch](http://www.helvetia-am.ch).

## For further information please contact:

### Analysts

Peter Eliot  
Head of Investor Relations

Phone: +41 58 280 59 19  
[investor.relations@helvetia.ch](mailto:investor.relations@helvetia.ch)

### Media

Rebecca Blum  
Corporate Communications

Phone: +41 58 280 50 33  
[media.relations@helvetia.ch](mailto:media.relations@helvetia.ch)

### **About Helvetia Asset Management Ltd**

Helvetia Asset Management Ltd is regulated by the Swiss Financial Market Supervisory Authority FINMA and provides fund management and asset management services. It offers collective investment schemes and is an independent fund management company operating in the interests of its investors. The company also provides asset management and investment advice for real estate and mortgage investments of collective investment schemes, pension schemes and institutional investors. It also provides other services for real estate and mortgage investments and carries out management and administration for investment foundations, including related activities in the area of investment and distribution. Helvetia Asset Management Ltd has its registered office in Basel, Switzerland, and is a wholly owned subsidiary of Helvetia Holding Ltd, St. Gallen, Switzerland.

### **Disclaimer**

Helvetia (CH) Swiss Property Fund is a contractual investment fund under Swiss law of the type "real estate fund" (hereinafter "real estate fund"). This real estate fund is distributed exclusively in Switzerland, and the units of the real estate fund may only be offered in Switzerland. The real estate fund is not available to US persons. Neither this announcement nor any copy thereof may be sent, taken into or distributed in the USA or to persons who are deemed to be US persons (among other things pursuant to Regulation S of the US Securities Act and the US Income Tax Law). This announcement may not be reproduced, either in full or in part, without the written permission of Helvetia Asset Management Ltd.

The details given of the real estate fund are intended exclusively as information and do not constitute legal, tax or financial advice, nor are they an offer or a recommendation to buy or sell investment instruments or other financial services or a solicitation or invitation to submit an offer. Historical performance is not an indicator of current or future performance. Performance data do not include the commission and costs incurred on the issue and redemption of units. The main risks of real estate investments include limited liquidity in the real estate market, changes in mortgage interest rates, the subjective valuation of real estate, inherent risks in connection with the construction of buildings and environmental risks.

All information in this announcement has been prepared with the greatest of care and in good faith. The fund management company does not accept liability for any losses arising from the use of this information.

The sole binding basis for the purchase of or subscription to fund units is the prospectus with the integrated fund agreement, the Key Information Document and the latest annual and semi-annual report. These documents can be obtained free of charge from the fund management company, Helvetia Asset Management Ltd, St. Alban-Anlage 26, 4002 Basel, Switzerland, or the custodian bank, Zürcher Kantonalbank, Bahnhofstrasse 9, 8001 Zurich, Switzerland.

This announcement is published in several languages. Should there be any inconsistencies between the German version and a version in another language, the German version shall prevail.