

Media release

Basel, 17 June 2021

Helvetia (CH) Swiss Property Fund performing successfully and planning a capital increase in 2022

The Helvetia (CH) Swiss Property Fund delivered a positive performance in the first eight months of its second financial year. Since its launch in June 2020, the real estate fund has reported an encouraging price trend. Thanks to a low and still declining rent default rate, it has proven persistently resistant in the COVID-19 crisis. The fund management company is currently in the planning stage for a new capital increase in the first half of 2022.

The Helvetia (CH) Swiss Property Fund started its second financial year on a successful note. The real estate fund increased its unaudited indicative net asset value to CHF 449 million (CHF 99.80 per unit) as at 31 May 2021. This means that the net asset value was close to the issue price, largely offsetting the one-off transaction costs of acquiring the initial real estate portfolio. The Fund's first-time distribution will be paid out for the current financial year. The price of fund units in over-the-counter trading has likewise followed a favourable trend, amounting to CHF 121.00 as at 31 May 2021 and representing a performance of 18.6% since the launch in June 2020. The Helvetia (CH) Swiss Property Fund therefore beat the benchmark SXI Real Estate Funds Broad (SWIIT), which showed a performance of 13.4% in the same period.

High portfolio resilience and further reduction in the rent default rate

On the strength of the dominant residential component of 83% of the target rental income, the portfolio of the Helvetia (CH) Swiss Property Fund remained largely unscathed by the adverse effects of the COVID-19 pandemic in the first eight months of the second financial year. The rent default rate was even significantly reduced, amounting to a low 2.3% as at 31 May 2021 (30 September 2020: 3.2%).

Capital increase planned for spring 2022

As announced earlier, the fund management company intends to expand the real estate portfolio further in the next few years. The fund management company is currently in the planning stage for a new capital increase of approximately CHF 200 million in the first half of 2022. The proceeds of the issue will again be used to purchase a broadly diversified real estate portfolio from Helvetia Insurance's portfolio.

Fund information

Name	Helvetia (CH) Swiss Property Fund
Security / ISIN	Security: 51383832 / ISIN: CH0513838323
Legal form	Contractual real estate fund under Swiss law
Fund domicile	Switzerland
Investor group	Limited to qualified investors pursuant to Art. 10 para. 3, 3bis and 3ter CISA
Income use	distributed
Launch date	3 June 2020
Fund manager	Helvetia Asset Management Ltd, Basel
Portfolio management	Helvetia Asset Management Ltd, Basel
Custodian bank	Zürcher Kantonalbank, Zurich
OTC trading	Bank J. Safra Sarasin AG, Zurich
Audit firm	KPMG AG, Zurich
Valuation expert	Wüest Partner AG, Zurich

The fund agreement and the annual report are available at www.swissfunddata.ch and www.helvetia-am.ch.

This media release is also available on our website www.helvetia-am.ch.

For further information please contact:

Analysts

Susanne Tengler
Head of Investor Relations

Phone: +41 58 280 57 79
investor.relations@helvetia.ch

Media

Jonas Grossniklaus
Head of Media Relations

Phone: +41 58 280 50 33
media.relations@helvetia.ch

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