

Press release

## Helvetica Property Investors acquires two further properties for the Helvetica Swiss Commercial Real Estate Fund

**Zurich, April 11, 2017 – Helvetica Property Investors acquired two additional yielding properties for a total of just below CHF 38 million for the Helvetica Swiss Commercial (HSC) Fund. The properties are both in good locations, in the city of Zurich and close to the Zurich airport. The average gross yield of the new acquisitions is 6.2%.**

At the beginning of 2017, the fund had already acquired a yielding property valued at CHF 16 million in St. Gallen City. As of year-end 2016 the portfolio gross yield was slightly reduced to 5.66% due to a higher market valuation of the portfolio. With the recent acquisition, the fund has broadened its cash-flow basis and significantly increased its diversification. The gross yield of the portfolio has therefore expanded to 5.8%. The portfolio value of the fund increased to CHF 140 million. The current rental income is CHF 8.13 million on an annually basis.

The property acquired today is in an excellent location for offices and is located within walking distance from the train station in Zurich Altstetten. This property is currently being leased to a wide diversified base of tenants at attractive rent levels. The gross yield of the acquisition is close to 6.75%.

The property acquired last week is a multi-tenant property and is currently being occupied by a local, financially solid company for five years at an attractive rent level significantly below market rents in the area. The property is located close to the highway between Zurich City and Zurich Airport. The tenant has a 5 years' option to extend the lease agreement at same conditions.

The Fund Manager is currently negotiating further purchases, which are likely to lead to further acquisitions already in the coming weeks. The additional equity expected from the ongoing capital increase is likely to be invested shortly after closing.

*“These acquisitions show that our Firm regularly and repeatedly has exclusive access to” off market deals”. Even in a difficult acquisition environment we can acquire attractive properties and invest the equity entrusted us rather swiftly and without delays, this is good for our investors,”* the CIO and Head of Investments Frederic Königsegg comments.

HSC invests directly and exclusively in yielding properties in the German and French parts of Switzerland. The focus remains on undervalued suburban regions with strong economies and good public infrastructure. The investment objective of the Helvetica Swiss Commercial Funds is long term stable value combined with an attractive cash-flow yield. The current portfolio is broadly diversified by region, types of usage, property sizes and tenant mix.

*“Zurich Altstetten is one of the most attractive office locations in Zurich city, growing rapidly. We acquired the property remarkably below the cost of a new comparable building in the same location. We are*

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Authorised by the Swiss Financial Market Supervisory Authority FINMA.



*convinced that this acquisition is a highly attractive long term investment with value appreciation potential* says Hans R. Holdener”, the CEO and Managing Partner.

### **About Helvetica Property Investors AG**

Helvetica Property Investors is an independent partner-owned and managed Real Estate Fund Management Company regulated by the Swiss Financial Market Supervisory Authority FINMA. Helvetica Property Investors offers the full spectrum of real estate investments, including investment strategies, investment property selection, deal structuring, acquisitions, financing, portfolio management and sales. The firm offers both direct and indirect real estate investments in Switzerland on behalf of its clients. Helvetica Property Investors acts as Fund and Asset Manager for the Helvetica Swiss Commercial Real Estate Fund.

### **FOR FURTHER INFORMATION**

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## Fund information Helvetica Swiss Commercial (HSC)

Name	Helvetica Swiss Commercial
Legal form	Contractual Real Estate Investment Fund under Swiss law
Fund Domicile	Switzerland
Investors	Qualified Investors Art. 10 Abs. 3, 3bis und 3ter KAG
Asset Class	Commercial Real Estate in Switzerland
Investment Strategy	The fund is Investing in yielding properties in Swiss suburban areas
Benchmark	SXI Real Estate Funds Index – Total Return
Fund Manager	Helvetica Property Investors AG, Zurich
Asset Manager	Helvetica Property Investors AG, Zurich
Audit	PricewaterhouseCoopers AG, Zürich
Custodian Bank	Notenstein La Roche Privatbank AG
Valuation	Wüest Partner AG, Zurich
Supervisory Authority	Swiss Financial Market Supervisory Authority FINMA
Fiscal Year	01.01. – 31.12 (for the first time with effect from 31.12.2017)
NAV calculation	Annually audited, monthly unaudited on <a href="http://www.swissfunddata.ch">www.swissfunddata.ch</a>
Issue commission	0.50% - 1.50%
Target return	4.0% - 5.0% p. a.
Dividend payout ratio	Minimum 70% of net Income
Dividend	Target dividend yield >3%
TERREF	First-time calculation after the end of the first financial year
Management Fee	0.70% p. a. on Gross Values
Valor-Nr.	33550793
ISIN	CH0335507932
Ticker Symbol	HelvSwissComm
OTC trading	Raiffeisen Schweiz Genossenschaft, Zürich
Subscription period	March 15 - April 13, 2017 (12.00 MEZ)
Value date	27. April 2017

