

# Helvetica Property Investors Initiates First Capital Increase for the Helvetica Swiss Commercial Real Estate Fund

**Zurich, March 14, 2017 – The Board of Directors of Helvetica Property Investors “Fund Manager” decided on January 25, 2017 to issue up to 772,200 new shares of the Helvetica Swiss Commercial (HSC) Real Estate Fund, thereby increasing the total number of shares from 772,200 to a maximum of 1,544,400. The issue of new shares will be executed on a best-effort basis as part of a subscription offer in Switzerland. The Equity Proceeds from the Capital Increase will be invested in Real Estate Assets in line with the Investment Strategy of the fund, throughout Switzerland.**

Helvetica Property Investors successfully closed the initial issue of the Helvetica Swiss Commercial (HSC) Real Estate Fund with CHF 77.22 million equity proceeds on December 9, 2016, and has since then acquired high-quality Real Estate Assets for around CHF 100 million. Now, the first capital increase with subscription rights is being launched.

The subscription period has been set to March 15, 2017 until April 13, 2017, 12.00 p.m. (CET). Existing shareholder will be granted (1) one subscription right. One (1) subscription right entitles the shareholder to subscribe (1) one new share against payment of the issue price. Subscription rights cannot be traded. During the subscription period, non-exercised rights will expire and become worthless. The Fund Manager reserves the right, together with the custodian bank or a third party, to acquire unsubscribed shares upon expiry of the subscription period and to subsequently place them free of charge in the market.

The issue price of CHF 104.00 (Net Asset Value per new share) was calculated in line with the fund contract. It is based on the Funds' Net Asset Value as per December 31, 2016 of CHF 100.59 per share and includes value changes in properties, income generated in the period January 1 until April 27, 2017 plus additional charges to the benefit of the Fund (property transfer tax, notary costs, fees, standard brokerage fees, duties, etc.) These additional charges reflect the side costs related to the fund's investment activities totalling CHF 1.50 per share. The properties of the fund have been appraised and reviewed by independent valuation experts as at December 31, 2016. These appraisals form the basis of the calculation of the issue price. Based on the allocated volume, a subscription fee of 0.5–1.5% will be charged. The objective of the capital increase is to use the net proceeds to further building up the portfolio and reducing debt ratio. This announcement does not constitute a prospectus in the sense of Art. 652a or Art. 1156 of the Swiss Code of Obligations.





## **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 MORE INFORMATION**

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Please also find our media releases at [www.helveticaproperty.com](http://www.helveticaproperty.com)



Name	Helvetica Swiss Commercial (HSC)
Legal form	Contractual Real Estate Investment Fund under Swiss law
Investors	Qualified Investors Art. 10 para. 3, 3bis and 3ter CISA
Asset class	Real Estate Switzerland
Investment Strategy	Investments in commercial properties in major economic regions in Switzerland
Benchmark	SXI Real Estate Funds Index – Total Return
Fund manager	Helvetica Property Investors AG
Asset manager	Helvetica Property Investors AG
Auditing	PricewaterhouseCoopers AG, Zurich
Custodian bank	Notenstein La Roche Privatbank AG, St. Gallen
Valuation	Wüest Partner AG
Supervisory authority	FINMA Swiss Financial Market Supervisory Authority
Fiscal year	01.01. – 31.12 (for the first time with effect from 31.12.2017)
NAV calculation	Annually
NAV publication	Annually (unaudited half-yearly)
Subscription fee	0.50% to 1.50%
Target return	4.0% to 5.0% p. a.
Income distribution	Dividend paying (at least 70%)
Distribution	Target distribution >3%
TERREF	Initial calculation according to the financial statements of the first financial year
Management fee	0.70% p. a. on total assets
Securities number	33550793
ISIN	CH0335507932
Ticker symbol	HelvSwissComm
OTC trading	Raiffeisen Schweiz Genossenschaft, Zurich
Start of subscription period	March 15, 2017
Payment in full	April 27, 2017

