

Media release

Successful Capital Increase of Helvetica Swiss Commercial Real Estate Fund

Zurich, April 28, 2017– Helvetica Property Investors has successfully completed the first capital increase of the Helvetica Swiss Commercial Fund, raising a total of CHF 48.2 million. The proceeds will be invested in real estate assets throughout Switzerland and in line with the fund's investment strategy.

The capital increase, set in the period between March 15 and April 13, 2017, attracted solid interest among qualified investors and was successfully closed with a capital inflow of CHF 48.2 million.

The capital increase was carried out on a best-effort basis as part of a subscription offer in Switzerland. During the subscription period, a par for par subscription right to acquire new shares was granted to existing shareholders. Non-exercised rights expired and became valueless.

A total of 463,100 new share certificates were issued at a price of CHF 104.00 per share. The payment of the new shares is due on April 27, 2017. After that date, the number of shares in circulation will be 1'235'300. The proceeds of the capital increase will be used to further expand the high-quality real estate portfolio and to reduce the loan to value ratio of the fund.

"Again, we will be able to invest the equity proceeds in properties of good quality shortly after the shares are being paid. This demonstrates our skills in acquiring attractive properties off-market. Putting money to work quickly is more important than ever in times when interest rates are negative," said Frederic Königsegg, CIO, Head Investments with the Fund Manager.

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Authorised by the Swiss Financial Market Supervisory Authority FINMA.



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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Fund Information Helvetica Swiss Commercial (HSC)

Name	Helvetica Swiss Commercial (HSC)
Legal form	Contractual Real Estate Investment Fund under Swiss law
Fund Domicile	Switzerland
Investors	Qualified Investors Art. 10 para. 3, 3bis and 3ter CISA
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, Zurich
Custodian Bank	Notenstein La Roche Privatbank AG, St. Gallen
Valuation	Wüest Partner AG, Zurich
Supervisory Authority	Swiss Financial Market Supervisory Authority FINMA
Fiscal Year	01.01. – 31.12 (First time 31.12.2017)
NAV calculation	Annually audited, monthly unaudited on www.swissfunddata.ch
Target return	4.0% - 5.0% p. a.
Dividend pay-out ratio	Minimum 70% of net Income
Dividend	Target distribution >3%
TER _{REF}	First-time calculation after the end of the first financial year
Management Fee	0.70% p. a. on total assets
Valor-Nr.	33550793
ISIN	CH0335507932
OTC trading	Raiffeisen Schweiz Genossenschaft, Zurich

