

Media release

Capital Increase for the Helvetica Swiss Commercial Real Estate Fund Starts Today

Zurich, November 20, 2017 – The capital increase for the Helvetica Swiss Commercial real estate fund (“HSC”) starts today and runs until December 15, 2017, 12.00 CET. The goal of the capital increase is to gain additional equity to further expand the fund’s high-quality portfolio.

In less than 12 months since the fund’s launch, the Fund Manager was able to grow the HSC’s portfolio to approximately CHF 200 million and generate an actual gross yield of 5.87%. According to the defined fund strategy, the portfolio is well-balanced and has hidden capital growth potential in addition to the current operating return, which will be unlocked by an active, hands-on management approach.

The further expansion of the portfolio by regions, types of use, objects size and tenant mix, to become more diversified, continues. Currently the Fund Manager is in exclusive negotiations for the acquisition of several properties worth CHF 50 million, in regions that are currently not represented in the Fund’s portfolio. Negotiations are also at an advanced stage for the possible acquisitions of additional assets worth approximately CHF 300 million. The capital increase is fully focused on the fund’s further growth.

All relevant documents related to the capital increase can be downloaded as of now from www.swissfundata.ch or <http://www.helveticaproperty.com>.

FOR MORE INFORMATION

Hans R. Holdener

CEO and Managing Partner

Phone + 41 43 544 70 80

E-Mail hrh@helveticaproperty.com

Marcel Hug

CFO, Head Corporate Services

Phone + 41 43 544 70 84

E-Mail mh@helveticaproperty.com

Financial statements are available on the website of the fund manager.

<http://www.helveticaproperty.com> or www.swissfundata.ch

Helvetica Property Investors AG

Gartenstrasse 23, CH-8002 Zürich

Telefon + 41 43 544 70 80

www.helveticaproperty.com

Authorised by the Swiss Financial Market Supervisory Authority FINMA.



CAPITAL INCREASE KEY DATA

Issue volume	Up to CHF 64.92 million
Subscription ratio	2 to 1
Number of existing shares	1 235 300
Number of new shares (max.)	617 650
Offering price	CHF 105.11
Minimum subscription	CHF 105 110.00
Subscription rights trading	No official subscription rights trading
Subscription period	November 20 to December 15, 2017, 12.00 CET
Allocation	December 20, 2017
Payment date	January 10, 2018
Issuing commission	1.00% - 1.50%
Securities number	Shares 33550793, Subscription rights 38955025
Use of proceeds	Further expansion and diversification of the portfolio

All press releases can be found at www.helveticaproperty.com

About Helvetica Property Investors AG

Helvetica Property Investors is an independent, partner-owned and partner-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.



About Helvetica Swiss Commercial Real Estate Fund

The Helvetica Swiss Commercial real estate fund (HSC) is an open contractual real estate investment fund under Swiss law for qualified investors. The fund is suited for long-term value investors interested in a stable and consistent cash-flow. The fund invests in commercial properties with value appreciation potential across the most dynamic economic regions in Switzerland. The focus is on potentially undervalued properties with an attractive cash-flow yield. The fund manager pursues an active hands-on management approach to unlock and realize hidden potential in the properties by means of revitalization, renovations, vacancy reductions and lease extensions. The long-term goal is to build a broadly diversified portfolio by region, type of use, object size and tenant mix.

