

Media Release

Capital Increase for the Helvetica Swiss Commercial Real Estate Fund starts

Zürich, June 1, 2018 – The capital increase for the Helvetica Swiss Commercial real estate fund (“HSC”) begins June 4 with up to maximum CHF 102 Million. The goal of the capital increase is to gain additional equity to further expand the fund’s high-quality portfolio.

Helvetica Property Investors AG will carry out a capital increase of up to CHF 102 million for the HSC fund from June 4 to June 19, 2018 (12.00 CET). Each existing share will be allotted one (1) subscription right. Two (2) subscription rights entitle to the subscription of one (1) new share against cash payment of the issue price. Accordingly, the fund management decided to issue up to 926,475 new shares. This will increase the total number of outstanding shares from 1,852,950 to at most 2,779,425. The net issue price will be CHF 109.95 for each new share of the HSC. The issue price was determined according to the fund contract (Paragraph 17 section 3). The precise number of newly issued shares will be determined after the end of the subscription period, based on the number of subscriptions. Payment for the subscribed new shares will be due on June 26, 2018.

There is no official subscription rights trade. Subscription rights which are not used during the subscription period expire worthless and without compensation. The fund management reserves the right to take over non-subscribed shares after the subscription period and, subsequently, place them on the market with all due diligence with the custodian bank or third parties.

The goal of the capital increase is to gain additional equity to further expand the high-quality portfolio. This announcement does not constitute an issuing prospectus according to Article 652a and Article 1156 of the Swiss code of obligations. With a view to its planned listing, the HSC was approved for public distribution by FINMA in first Quarter 2018, thus, the fund is now open to all investors.

FOR MORE INFORMATION

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

Financial statements are available on the website of the fund manager <http://www.HelveticaProperty.com> or www.swissfunddata.ch

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Authorised by the Swiss Financial Market Supervisory Authority FINMA.



KEY FACTS

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|-----------------------------------|--|
| Issue volume | Maximum CHF 102 Millionen |
| Subscription ratio | 2:1 |
| Number of existing shares | 1'852'950 |
| Number of new shares | Maximum 926'475 |
| Offering price per share | CHF 109.95 net per share |
| Minimum subscription | CHF 109'950 |
| Subscription rights trading | No official subscription rights trading |
| Subscription period | June 4 – June 19, 2018, 12.00 CET |
| Allocation | June 22, 2018 |
| Payment date | June 26, 2018 |
| Subscription rights number shares | 41 534 207 / CH415342077 |
| Securities number shares | 33 550 793 / CH0335507932 |
| Use of equity proceeds | The additional equity will be used to invest in properties in line with the fund's investment strategy |
| Fund Manager | Helvetica Property Investors AG, Zurich |
| Custodian Bank | Banque Cantonale Vaudoise, 1001 Lausanne |
| Auditor | PricewaterhouseCoopers AG, Zurich |

All relevant documents related to the capital increase can be downloaded as of now from www.swissfunddata.ch or www.HelveticaProperty.com.

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.



About Helvetica Swiss Commercial Real Estate Fund

The Helvetica Swiss Commercial real estate fund («HSC») and is an open contractual real estate investment fund under Swiss law open to all 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.

