

## Media Release

# The HSC real estate fund expands its portfolio and continues to grow

**Zurich, 16 May 2019 – Helvetica Property purchased two further high-quality properties for Helvetica Swiss Commercial Fund (HSC) for a total of around CHF 60 million. The fund's portfolio thus continues to grow to a total of over 480 million Swiss francs.**

The two newly acquired properties are located in good, active economic locations in Villars-sur-Glane in the canton of Fribourg and in Winterthur in the canton of Zurich.

In Villars-sur-Glane, in the immediate vicinity of the city limits of Fribourg, rental income of almost CHF 1.8 million per year is generated on a leasable area of around 10,000 square metres. The newly acquired property is fully let and the lease term is more than 10 years. The tenants are a garage chain present throughout Switzerland, as well as a petrol station group also active throughout Switzerland.

The newly acquired property in Winterthur is in the immediate vicinity of the Winterthur Hegi railway station. Numerous property developments are in progress in the surrounding area. Rental income of almost CHF 1.35 million per year is generated on a leasable area of around 20,500 square metres. The property purchased in Winterthur is practically fully let. The average lease term is around 11 years.

*«Having built up a well-performing real estate portfolio worth almost 500 million Swiss francs in just under 30 months, we targeted two properties with an above-average lease term and very stable cash flow," says Frederic Königsegg, CIO, Head Investment Management.*

The growth strategy of the HSC real estate fund will be continued. The focus will be on the planned listing in 2019 and the further consistent expansion of the portfolio.

## FOR MORE INFORMATION

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Authorised by the Swiss Financial Market Supervisory Authority FINMA.



KEY FACTS		
Location	Winterthur	Villars-sur-Glane
Canton	Zurich	Fribourg
Tenants	13	2
Usage	Office, Industrial, Industrial light, Storage	Sales, Garage, Petrol Station
Year built	1984	2009
Leasable area m <sup>2</sup>	20.556	10.861
Parking	91	207
WAULT	11 years	10 years
Occupancy rate	98.4%	100.0%
Market value	CHF 28.6 Million	CHF 31.5 Million
Gross rent p.a.	CHF 1.35 Million Triple-net	CHF 1.80 Million

### About Helvetica Property Investors

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.

