

Helvetica Swiss Living Fund – Terms of the Capital Increase

Zurich, June 4, 2026 – The fund management of the Helvetica Swiss Living Fund (HSL Fund) is launching a capital increase with an issue volume of approximately CHF 41 million. Nine (9) subscription rights entitle the holder to one (1) new unit at an issue price of CHF 103.20 per unit.

- **Target volume:** approximately CHF 41 million
- **Subscription period:** June 9 through June 19, 2026, 12:00 p.m. CEST
- **Payment date:** June 25, 2026
- **Issue price:** CHF 103.20

Offering procedure

The offering will be conducted on a best-effort basis as part of a public offering in Switzerland. Each existing unit entitles the holder to one (1) subscription right. Nine (9) subscription rights entitle the holder to purchase one (1) new unit at the issue price of CHF 103.20 per unit in Swiss francs.

Subscription rights may be traded on the SIX Swiss Exchange from June 9 to June 17, 2026. The issuance of new units is limited to a maximum of 396,798. This issue will increase the number of issued units of the HSL Fund from 3,571,184 to a maximum of 3,967,982. The payment date for the newly issued units is June 25, 2026. Unsubscribed units may not be issued, which could reduce the issue amount accordingly. The exact number of new units to be issued will be determined after the subscription period expires, based on the subscriptions received. Investors will be informed of the final number of new units by June 22, 2026, at the latest.

Use of Proceeds from the Offering

The proceeds from the offering will be used primarily for the acquisition of additional properties in German-speaking Switzerland as well as for value-enhancing investments in the existing portfolio. The fund management has therefore already secured two properties exclusively outside of bidding processes. The total investment volume for these properties amounts to approximately CHF 50 million. The properties are located in Eastern Switzerland and the canton of Aargau and offer net yields of 3.2 % and 3.5 %, respectively. These yields exceed the portfolio's current net yield. In addition, a portion of the proceeds from the offer will be invested in a comprehensive renovation of the existing portfolio that has already begun.

Register for a 15-minute online presentation on the capital increase:

Date: Tuesday, June 9, 2026:

[Registration for the German presentation 10:00 – 10:15 a.m.](#)

[Registration for the English presentation 11:00 – 11:15 a.m.](#)

Key details of the capital increase

Fund Name	Helvetica Swiss Living Fund (HSL Fund)
Issue volume	Target volume: CHF 40.9 million
Subscription period	June 9, 2026, to June 19, 2026, 12:00 p.m. CEST
Issue price	CHF 103.20 net
Subscription ratio	9:1 – nine (9) existing units entitle the holder to subscribe for one (1) new units
Trading of subscription rights	June 9, 2026, through June 17, 2026, on the SIX Swiss Exchange
Payment	June 25, 2026
Security No. / ISIN of the unit	49527566 / CH0495275668 / HSL
Security No. / ISIN Subscription Right	144951802 / CH1449518021 / HSL1
Custodian Bank	Bank J. Safra Sarasin AG, Basel

The offering prospectus containing the full terms and conditions of the offer will be published prior to the start of the subscription period.

For further inquiries, please contact:

Investor Relations

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About Helvetica

Helvetica Property Investors AG, founded in 2006, is an independent real estate investment manager and a FINMA-regulated fund management company. We offer institutional and private investors, as well as pension funds, stable real estate investments with solid returns, or develop customized investment solutions managed along our fully integrated value chain. Our publicly traded investment vehicles—the Helvetica Swiss Commercial Fund (HSC Fund), focused on commercial real estate, and the Helvetica Swiss Living Fund (HSL Fund), focused on residential real estate, as well as the Helvetica Life Investment Foundation, focused on energy-efficient residential properties and projects—invest across Switzerland in high-growth, suburban locations. Sustainability is an integral part of Helvetica and is formally embedded at the fund level throughout the entire real estate cycle. [Helvetica.com](https://www.helvetica.com)

Helvetica Swiss Living Fund

The Helvetica Swiss Living Fund is a Swiss real estate fund listed on the SIX Swiss Exchange for retail investors. It invests throughout Switzerland in residential properties located primarily in high-growth suburban areas with good access to economic centers. All properties are GEAK-certified. The investment horizon is focused on long-term capital preservation and the distribution of consistent returns. The HSL Fund is authorized by the Swiss Financial Market Supervisory Authority (FINMA). Listed on the SIX Swiss Exchange; Ticker Symbol HSL; Security Number 49 527 566; ISIN CH0495275668

Disclaimer

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