

Helvetica Swiss Living Fund – Offering Results and Business Update

Zurich, June 23, 2026 – Helvetica Swiss Living Fund (HSL Fund) has successfully completed a capital increase and is on track for a strong first half of 2026.

Results of the capital increase

The Helvetica Swiss Living Fund's capital increase was successfully completed. Subscription rights were exercised in full. The offering will provide the fund with new capital in the maximum amount of CHF 41 million. In addition to the participation of existing investors, new investors were also attracted, thereby broadening the investor base.

The subscription period ran from June 9 to June 19, 2026, and the capital increase was carried out through a rights offering. All 396,798 new units will be issued, increasing the number of outstanding units to 3,967,982. The issue price was CHF 103.20 net per unit. The new units will be paid up on June 25, 2026.

The successful implementation demonstrates that, in addition to existing investors, new investors were also convinced by the investment concept of suburban residential properties. In particular, the current distribution of profits, the future prospects and potential, as well as the fund's comparatively low premium, were viewed positively.

The proceeds from the offering will be used primarily for the purchase of additional properties in German-speaking Switzerland, as well as for value-enhancing investments in the existing portfolio. 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 yield net returns of 3.2% and 3.5%, respectively. These figures exceed the portfolio's current net return on existing holdings. In addition, a portion of the proceeds from the offering will be invested in a comprehensive renovation of the existing portfolio that has already begun.

Business update

The Helvetica Swiss Living Fund is performing well in the first half of 2026. Based on preliminary (unaudited) figures, the fund management company currently expects a net income of approximately **CHF 1.55 per unit** (full year 2025: CHF 2.84 per unit) and is thus on track to once again achieve the minimum distribution target of CHF 2.80 (a definitive statement regarding the distribution of profits can only be made as part of the annual financial statements). The strong net income is attributable not only to the stable rental situation but also, in particular, to the reduction in operating and maintenance costs announced at the beginning of the year, which were provisionally reduced as planned by the end of the first half. The vacancy rate remains stable at a low level of approximately **3%**. The other key financial figures are also performing at a solid level.

Positive value growth is also expected for the portfolio in the first half of the year. In addition, a property was sold at a price significantly above its most recently reported appraised value, which has a positive impact on the fund's net asset value per unit (NAV). Details will follow in the semi-annual report, which will be published at the end of August 2026.

About the Helvetica Swiss Living Fund (HSL Fund) The Helvetica Swiss Living Fund is a Swiss real estate fund listed on the SIX Swiss Exchange for retail investors. It invests in German- and French-speaking Switzerland in residential properties located primarily in suburban, high-growth areas with good access to economic centers, with a focus on affordable residential housing. The investment horizon is geared toward long-term preservation of asset value and the distribution of profits. As of December 31, 2025, the portfolio comprised gross assets of approximately CHF 504 million, consisting of 38 properties and approximately 1,148 apartments, with residential properties accounting for approximately 95% of the portfolio. Listing: SIX Swiss Exchange | Ticker: HSL | Security ID: 49 527 566 | ISIN: CH0495275668

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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 listed investment vehicles—the Helvetica Swiss Commercial Fund (HSC Fund), which focuses on commercial real estate, and the Helvetica Swiss Living Fund (HSL Fund), which focuses on residential real estate, as well as the Helvetica Life Investment Foundation, which focuses on energy-efficient residential properties and projects—invest throughout 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)

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