

Ad hoc announcement

pursuant to Art. 53 LR

Basel, 2 March 2026

The fund management company of Helvetia (CH) Swiss Property Fund announces conditions of planned capital increase

Helvetia Asset Management Ltd will carry out a capital increase («best effort») of around CHF 128 million for the Helvetia (CH) Swiss Property Fund. The proceeds of the issue will be used to acquire a real estate portfolio of Helvetia Swiss Life Insurance Company Ltd with a market value of around CHF 108 million and for the selective acquisition of further properties.

On 17 February 2026, Helvetia Asset Management Ltd announced that it was examining the acquisition of a property portfolio from the holdings of Helvetia Swiss Life Insurance Company Ltd with a market value of around CHF 108 million for Helvetia (CH) Swiss Property Fund. The fund management company plans to issue new units amounting to a maximum of around CHF 128 million to finance the acquisition of a real estate portfolio of four properties held by Helvetia Swiss Life Insurance Company Ltd and the selective acquisition of further properties.

On 28 January 2026, FINMA granted the fund management company an exemption from the prohibition on transactions with related parties pursuant to Art. 63 para. 2 and 4 CISA in conjunction with Art. 32a CISO for the transfer of the four abovementioned properties owned by Helvetia Swiss Life Insurance Company Ltd.

The portfolio earmarked for acquisition consists of three residential properties and one commercial property with a core/core-plus profile across three cantons and is characterised by the high quality of the properties and locations that are aligned with the existing portfolio of the Helvetia (CH) Swiss Property Fund, with corresponding income and value stability.

Issue conditions

The new units will be issued on a commission basis ("best effort") as part of a public subscription offer in Switzerland. A maximum of 1,218,750 new units will be issued, which corresponds to a subscription ratio of 8:1. Accordingly, eight (8) subscription rights entitle the holder to subscribe to one (1) new fund unit. The issue price of CHF 105.00 is based on the net asset value as at 30 September 2025, plus the purchase in the current income and the applicable issuing commission of 1.5%. The number of units in circulation will increase from 9,750,000 to a maximum of 10,968,750. Units that are not subscribed may not be issued, which would reduce the issue amount. Following the expiry of the subscription period, the fund management company reserves the right to place any unsubscribed units on the market together with the custodian bank or third parties with the necessary care.

Subscription rights trading will take place on SIX Swiss Exchange Ltd from 9 to 17 March 2026, and the subscription period will run from 9 to 19 March 2026, 12 noon (CET). The new units will be paid up on 27 March 2026.

Issue volume	Up to CHF 127,968,750
Subscription ratio	8:1 / eight (8) previous units entitle the holder to purchase one (1) new unit
Issue price	CHF 105.00 net per unit incl. issuing commission of 1.5% in favour of the fund management company
Type of issue	The issue will be carried out on a commission basis ("best effort") as part of a public subscription offer in Switzerland.
Number of existing units	9,750,000
Number of new units	Maximum of 1,218,750
Security number / ISIN / ticker symbols subscription right	Securities no.: 153044549 / ISIN: CH1530445498 / HSPF1
Subscription period	9 March 2026 to 19 March 2026, 12 noon (CET)
Subscription rights trading	9 March to 17 March 2026 on SIX Swiss Exchange
Subscription payment and first trading day for the new units	27 March 2026
Use of issue proceeds	The proceeds of the issue will be used to acquire a real estate portfolio of Helvetia Swiss Life Insurance Company Ltd with a market value of around CHF 108 million and for the selective acquisition of further properties.
Lead manager	Zürcher Kantonalbank, Zurich

Further details on the capital increase and the property portfolio being acquired can be found in the issue prospectus and the investor presentation at www.swissfunddata.ch and www.helvetia-am.ch.

Fund profile

The Helvetia (CH) Swiss Property Fund is a contractual investment fund under Swiss law in the category of real estate funds. The fund was launched on 3 June 2020 and listed on the SIX Swiss Exchange on 25 June 2024. It invests directly in high-quality real estate, focusing on residential properties in large cities, medium-sized towns and their surrounding agglomerations throughout Switzerland.

The main share of the portfolio (around 80%) is invested in residential use, complemented by mixed-use and commercial properties. The portfolio strategy centres on optimising current income, realising potential within the existing stock and actively managing the portfolio. As at 30 September 2025, the fund held 49 properties and was broadly diversified in terms of location, building age and tenant structure.

The market value of the fund's real estate portfolio stood at CHF 1,319 million as at 30 September 2025. Following the capital increase, the market value of the fund's real estate portfolio will exceed CHF 1.4 billion.

Fund information

Name	Helvetia (CH) Swiss Property Fund
Security no./ISIN	Security no.: 51383832/ISIN: CH0513838323
Ticker symbol	HSPF
Legal form	Contractual real estate fund under Swiss law
Fund domicile	Switzerland
Investor group	unlimited
Distribution policy	distributing
Launch date	3 June 2020
Reporting year	1 October to 30 September
Fund management company	Helvetia Asset Management Ltd, Basel
Portfolio management	Helvetia Asset Management Ltd, Basel
Custodian bank	Zürcher Kantonalbank, Zurich
Market maker	Bank J. Safra Sarasin AG, Zurich

The prospectus with integrated fund agreement, the Key Information Document as well as the annual and semi-annual reports are available at www.swissfunddata.ch and www.helvetia-am.ch.

This ad hoc announcement is also available on our website www.helvetia-am.ch.

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About Helvetia Asset Management Ltd

Helvetia Asset Management Ltd is regulated by the Swiss Financial Market Supervisory Authority FINMA and provides fund management and asset management services. It offers collective investment schemes and is an independent fund management company operating in the interests of its investors. The company also provides asset management and investment advice for real estate and mortgage investments of collective investment schemes, pension schemes and institutional investors. It also provides other services for real estate and mortgage investments and carries out management and administration for investment foundations, including related activities in the area of investment and distribution. Helvetia Asset Management Ltd has its registered office in Basel, Switzerland, and is a wholly owned subsidiary of Helvetia Baloise Holding Ltd, Basel, Switzerland.

Disclaimer

Helvetia (CH) Swiss Property Fund is a contractual investment fund under Swiss law of the type “real estate fund” (hereinafter “real estate fund”). This real estate fund is distributed exclusively in Switzerland, and the units of the real estate fund may only be offered in Switzerland. The real estate fund is not available to US persons. Neither this announcement nor any copy thereof may be sent, taken into or distributed in the USA or to persons who are deemed to be US persons (among other things pursuant to Regulation S of the US Securities Act and the US Income Tax Law). This announcement may not be reproduced, either in full or in part, without the written permission of Helvetia Asset Management Ltd. The details given of the real estate fund are intended exclusively as information and do not constitute legal, tax or financial advice, nor are they an offer or a recommendation to buy or sell investment instruments or other financial services or a solicitation or invitation to submit an offer. Historical performance is not an indicator of current or future performance. Performance data do not include the commission and costs incurred on the issue and redemption of units. The main risks of real estate investments include limited liquidity in the real estate market, changes in mortgage interest rates, the subjective valuation of real estate, inherent risks in connection with the construction of buildings and environmental risks. The Helvetia (CH) Swiss Property Fund does not qualify as a collective asset with sustainability relevance within the meaning of the AMAS self-regulation of 29 April 2024. Statements and key figures on sustainability aspects do not mean that the collective asset is sustainable within the meaning of the AMAS self-regulation or is considered to be managed sustainably. All information in this announcement has been prepared with the greatest of care and in good faith. The fund management company does not accept liability for any losses arising from the use of this information. The sole binding basis for the purchase of or subscription to fund units is the prospectus with the integrated fund agreement, the Key Information Document and the latest annual and semi-annual report. These documents can be obtained free of charge from the fund management company, Helvetia Asset Management Ltd, St. Alban-Anlage 26, 4002 Basel, Switzerland, or the custodian bank, Zürcher Kantonalbank, Bahnhofstrasse 9, 8001 Zurich, Switzerland. This announcement is published in several languages. Should there be any inconsistencies between the German version and a version in another language, the German version shall prevail.