

Ad hoc announcement

pursuant to Art. 53 LR

Basel, 20 March 2026

Successful capital increase of Helvetia (CH) Swiss Property Fund

The fund management company Helvetia Asset Management Ltd has successfully completed the capital increase of the Helvetia (CH) Swiss Property Fund in the amount of around CHF 128 million. All 1,218,750 new units were subscribed. The funds will be used to finance the acquisition of four properties from the portfolio of Helvetia Swiss Life Insurance Company Ltd with a market value of around CHF 108 million as well as the selective acquisition of further properties.

The capital increase of Helvetia (CH) Swiss Property Fund carried out from 9 to 19 March 2026 was completed successfully. All new units were subscribed. The issue price was CHF 105.00 per unit and the total issue volume amounted to around CHF 128 million.

The issue was executed on a commission basis ("best-effort basis") as part of a public subscription offering in Switzerland. With a subscription ratio of 8:1, a total of 1,218,750 new units were subscribed. The new units are expected to be paid up on 27 March 2026, which will also mark their first day of trading on the SIX Swiss Exchange. A total of 10,968,750 units will be in circulation from this date.

The proceeds from the issue will be used to acquire a portfolio comprising three residential properties and one commercial property with a core or core-plus profile in the cantons of Basel-Landschaft, Basel-Stadt and Bern. The real estate is characterised by high property and location quality that is aligned with the existing portfolio of the Helvetia (CH) Swiss Property Fund, as well as corresponding income and value stability. The portfolio will be acquired by Helvetia Swiss Life Insurance Company Ltd at a market value of around CHF 108 million. Additionally, the issue proceeds are earmarked for the selective acquisition of further properties.

As at 30 September 2025, the fund's property portfolio had a market value of CHF 1.3 billion. Following the capital increase, the market value of the fund's property portfolio amounted to around CHF 1.4 billion.

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.

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.