

Ad hoc announcement

pursuant to Art. 53 LR

Basel, 26 May 2026

Helvetia (CH) Swiss Property Fund posts pleasing half-year results for 2025/26

The Helvetia (CH) Swiss Property Fund has reported its half-year financial statements with a net income of CHF 14.82 million as at 31 March 2026, marking an increase of 9% over the previous year. The rent default rate was reduced to 1.37% (30 September 2025: 1.44%).

The performance of the Helvetia (CH) Swiss Property Fund was successful in the first half of the 2025/2026 financial year as at 31 March 2026. Net income increased by 9% year on year to CHF 14.82 million. This positive development can be attributed in particular to higher rental income as a result of the targeted expansion of the real estate portfolio through property acquisitions. In addition, the portfolio's already very low rent default rate was reduced slightly from 1.44% as at 30 September 2025 to 1.37% as at 31 March 2026. This is also considered to be below the market average when compared with competitors. The main drivers here are the persistently high demand for residential space, the attractive locations, the high quality of the properties and consistent, active letting management practices.

The fund's performance for the reporting period as at 31 March 2026 was 9.8%, exceeding by far the half-year performance of the SXI Real Estate Funds Broad (SWIIT) Index (0.6%).

Capital increase supports growth and financial flexibility

The property portfolio has been expanded since the last annual financial statements as at 30 September 2025. The number of properties rose from 49 to 53, while the market value increased by CHF 108 million to CHF 1,427 million. This corresponds to an increase of around 8%.

This development was driven by the acquisition of four properties from Helvetia Swiss Life Insurance Company Ltd. Financing for this took place via a capital increase of CHF 128 million. With a debt financing ratio of 21.15%, the Helvetia (CH) Swiss Property Fund has maintained its financial flexibility while creating the basis for further selective acquisitions and the pursuit of ongoing development projects. The management fee was reduced from 0.60% to 0.55% with effect from 1 April 2026.

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 SIX Swiss Exchange on 25 June 2024. It invests directly in high-quality properties, focusing on residential

properties in large cities, medium-sized towns and their surrounding agglomerations throughout Switzerland. The main share of the portfolio (almost 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. The fund is 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.