



Zug, 5 February 2025

## **Capital increase for Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC) in March 2025**

- **Capital increase planned for 10 to 21 March 2025**
- **Payment date of 28 March 2025**
- **Planned issuing volume: approx. CHF 50–80 million**

The SPSS IFC can look back on a successful 2023/2024 financial year (1.10.2023–30.9.2024). All strategic targets were met and some were exceeded. The fund recorded a significant increase in rental income of +9.7% and a strong cash flow yield of 5.7%, well above the target range. Furthermore, the dividend distribution was increased by 11% to CHF 4.90 per unit certificate. The vacancy rate reached a record low of 1.5%. Since its launch, the fund has outperformed the SWIT by 8.1% (as at 31.12.2024).

The fund manager is therefore planning to carry out a further capital increase. The subscription period for this third capital increase will run from Monday 10 March to Friday 21 March 2025. The aim is to raise CHF 50–80 million in capital. The payment date for the fund units will be Friday 28 March 2025. The detailed terms of the issue will be published before the start of the subscription period.

Existing investors can exercise their subscription rights in respect of the capital increase. Investors will have the opportunity to increase their chance of an allocation before the start of the subscription period by means of pre-commitments.

### **Use of the capital**

The capital raised will be used to expand the portfolio in line with the strategy and to repay borrowed capital. The further expansion of the portfolio will focus on the light industrial commercial type of use. A corresponding deal pipeline with attractive transaction opportunities has been established specifically for the planned capital increase.



## **Fund profile**

The Swiss Prime Site Solutions Investment Fund Commercial is aimed at qualified investors and primarily invests in commercial real estate in established business locations throughout Switzerland. The investment focus is on broad diversification, high cash flow stability and attractive risk-return profiles. With an investment strategy that maintains an anti-cyclical focus on commercial properties, the SPSS IFC utilises attractive investment opportunities and offers enhanced protection from the effects of inflation with a high indexing rate of over 95%. SPSS IFC is the direct owner of the real estate; as such, taxes on income and capital gains are pre-paid by the fund itself, making them tax-free to investors (private and business assets) who are resident in Switzerland.

## **If you have any questions, please contact:**

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## **Swiss Prime Site Solutions AG**

Swiss Prime Site Solutions is a group company of the listed Swiss Prime Site AG. The real estate asset manager, which has about CHF 13 billion in assets under management and a development pipeline of CHF 1.5 billion, develops tailor-made services and real estate solutions for clients. Swiss Prime Site Solutions AG has been approved as a fund manager by FINMA pursuant to Art. 2 para. 1 (d) in conjunction with Art. 5 para. 1 FinIA.