



Zug, 3 March 2025

Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC): key data for the third capital increase

- **Third SPSS IFC capital increase to expand the portfolio**
- **Subscription ratio of 3:1 with a maximum of 779'918 new units and a maximum issue volume of around CHF 80 million**
- **Subscription period: 10 to 21 March 2025 with payment date of 28 March 2025**

Swiss Prime Site Solutions is carrying out the third capital increase for the SPSS IFC fund (specialising in commercial properties). The subscription period will begin on Monday 10 March and end on Friday 21 March 2025 at 12:00 noon. The payment date for the fund units will be 28 March 2025. Existing investors will be able to exercise their subscription rights in this capital increase.

Third capital increase for SPSS IFC

The third capital increase for the SPSS IFC aims to secure a maximum issuing volume of 779'918 new units. Three (3) existing units entitle the bearer to one (1) new unit at the issue price on the payment date of CHF 102.95 each (including ancillary costs and issue commission). The issue will be carried out on a best-effort basis under a subscription offer to investors who are eligible under the terms of the fund contract. Unsubscribed units will not be issued. There will be no official trading in the subscription rights during the subscription period, but they can be freely transferred and traded.

Use of the capital

The capital raised will be used to expand the portfolio in line with the strategy. 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 capital increase. The borrowed capital ratio will also be further reduced if possible.

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 95%. SPSS IFC is the direct owner of the real estate; as such, taxes on income and capital gains are pre-paid by the



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fund itself, making them tax-free to investors (private and business assets) that are resident or domiciled in Switzerland.

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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.



SPSS IFC: summary of the issue details

Planned number of new units	Maximum of 779'918 units
Subscription period	10 to 21 March 2025, 12:00 noon (CET)
Issue price per unit	CHF 102.95
Subscription ratio	3:1
Subscription rights trading	There will be no official trading in the subscription rights during the subscription period.
Formula for calculating the subscription right price	Remuneration of subscription rights (in the event of full subscription or oversubscription): $\frac{\text{average price} - \text{issue price}}{\text{number of existing units} / \text{number of new units}}$ Remuneration of subscription rights (in the event of undersubscription): $\frac{\text{average price} - \text{issue price}}{\text{number of existing units} / \text{number of new units}} * \frac{\text{number of requested subscription rights}}{\text{number of available subscription rights}}$
Payment date	28 March 2025
Valor/ISIN	113 909 906 / CH1139099068
Use	The issue proceeds will be used to further expand the high-quality property portfolio.
Legal form	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA)
Investor base	Qualified investors within the meaning of Art. 10 para. 3 and 3ter CISA in conjunction with Art. 4 paras. 3–5 and Art. 5 paras. 1 and 4 FinSA
Custodian bank	Banque Cantonale Vaudoise (BCV)
Valuation experts	PricewaterhouseCoopers AG, Zurich
Fund management	Swiss Prime Site Solutions AG
Portfolio management	Swiss Prime Site Solutions AG
Tradability	Daily, over-the-counter trading through BCV and Lienhardt & Partner Privatbank Zürich AG

Disclaimer

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