



Zug, 4 November 2024

Key data for the 13th capital increase of the Akara Swiss Diversity Property Fund PK (Akara Diversity PK)

- **13th capital increase Akara Diversity PK**
- **Subscription ratio of 40:1 with a maximum of 43'880 new units and an issue volume of around CHF 51 million**
- **Subscription period: 11 to 29 November 2024 with payment date of 13 December 2024**

Swiss Prime Site Solutions is carrying out the 13th capital increase for the Akara Diversity PK real estate fund (specialising in residential and commercial properties). The subscription period will begin on Monday, 11 November and end on Friday, 29 November 2024 at 12:00 noon. The payment date for the fund units will be 13 December 2024.

13th capital increase Akara Diversity PK

The 13th capital increase of Akara Diversity PK aims to secure a maximum issuing volume of 43'880 new units. Forty (40) existing units entitle to subscribe to one (1) new unit at the issue price on the payment date of CHF 1'166.00 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.

Existing investors can exercise their subscription rights in respect of the capital increase. If any subscription rights remain unexercised, new investors will have the opportunity to participate in the fund. By submitting a pre-commitment (deadline 10 November 2024), investors will once again benefit from preferential conditions.

Use of the capital

The capital raised will be used mainly to expand the portfolio in line with the strategy. Exclusive transaction opportunities have already been secured. In addition, ongoing projects are financed and, where possible, the borrowed capital ratio is reduced further.

Akara Diversity PK fund profile

Akara Diversity PK, which comprises total fund assets of about CHF 2.8 billion, is open to tax-exempt pension funds and social insurance and compensation funds registered in Switzerland. Investment funds may also invest if their investor base consists solely of the above-mentioned tax-exempt institutions domiciled in Switzerland. The valuation of the shares is based on the NAV without premiums/discounts, which reduces volatility. Investment is made in existing properties and development and construction projects with residential or commercial usage types (50%, ±15 percentage points) throughout Switzerland. It aims to achieve a steady and attractive distribution, long-term value growth and broad diversity. Most properties are held directly.



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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 CHF 12.8 billion in assets under management and a 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.



Akara Diversity PK: summary of the issue details

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|--------------------------------|--|
| Issuing volume | Maximum of 43'880 units |
| Subscription period | 11 November to 29 November 2024, 12:00 noon (CET) |
| Issue price per unit | CHF 1'166.00 |
| Calculation of the issue price | <p>In accordance with section 13.3 of the Fund Contract, the issue price of the units (rounded to one Swiss franc) is based on the net asset value per unit. This is comprised of:</p> <ul style="list-style-type: none">- NAV as at 30 June 2024 1'126.89- Purchase of the forecast change in NAV from 1 July to 13 December 2024* 18.49- Ancillary costs (0.50%), based on the forecast NAV as at 13 December 2024 5.73- Issue commission (1.30%), based on the forecast NAV as at 13 December 2024 14.89 <p>* The net asset value as at 13 December 2024 includes the assumed and forecast changes in value and income of the properties held by the real estate fund since the determination of the NAV as at 30 June 2024 to 13 December 2024.</p> |
| Subscription ratio | 40:1 |
| Payment date | 13 December 2024 |
| Valor/ISIN | New units: 33 349 032 / CH 033 349 032 1 Subscription rights: 138 913 513 / CH 138 913 513 3 |
| Utilisation of issue proceeds | The capital raised will be used mainly to expand the portfolio in line with the strategy. In addition, ongoing projects are financed and, where possible, the borrowed capital ratio is reduced further. |
| Legal form | Contractual real estate fund for qualified investors (Art. 25 et seq. CISA) |
| Investor base | Tax-exempt 2nd pillar and pillar 3a institutions domiciled in Switzerland (in particular pension funds, institutions within the meaning of the Vested Benefits Act, supplementary institutions, security funds, investment foundations, welfare funds, financing foundations, bank foundations under pillar 3a), tax-exempt social insurance and compensation funds domiciled in Switzerland (in particular unemployment, health, old-age, disability and survivors' insurance funds, excluding licensed insurance companies) and investment funds, provided that their investors consist exclusively of the above-mentioned institutions. |
| Custodian bank | Banque Cantonale Vaudoise (BCV), Lausanne |



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