



Swiss Prime Site Solutions Investment Fund (SPSS IF) Commercial

(ISIN CH1139099068)

Issue of new fund units November 2025

Subscription form «free subscription»

Swiss Prime Site Solutions Investment Fund (SPSS IF) Commercial is an investment fund under contract law in the 'real estate fund' category within the meaning of Art. 25 et seq. in conjunction with Art. 58 et seq. of the Federal Act of 23 June 2006 on Collective Capital Investment Schemes (CISA). It is marketed exclusively to qualified investors within the meaning of Art. 10 para. 3 and 3ter CISA in conjunction with Art. 4 paras. 3–5 and Art. 5 para. 1 FInSA. This subscription is based on the Swiss Prime Site Solutions Investment Fund (SPSS IF) Commercial prospectus with integrated fund agreement.

Subscription period	Monday, 27 October to Friday, 7 November 2025, 12:00 pm CET
Price	To be determined after the subscription period. It includes the issue price of CHF 107.58 per fund unit (issue commission and incidental costs are included in the issue price) as well as the compensation for the subscription rights required for this subscription.
Payment date	Friday, 14 November 2025

Subscriber details

Name, first name
or company name _____

Address _____

Post code/city _____

Distribution partner _____

Pre-commitment
signed as per _____

The subscriber subscribes in accordance with the terms set out in the applicable prospectus with integrated fund agreement:

_____ **fund units in Swiss Prime Site Solutions Investment Fund (SPSS IF) Commercial**
at a price to be determined after the subscription period. It includes the issue price of CHF 107.58 per fund unit (issue commission and incidental costs are included in the issue price) as well as the compensation for the subscription rights required for this subscription.
Valor no. 113 909 906 / ISIN CH1139099068

The subscriber hereby unconditionally and irrevocably undertakes to pay the amount corresponding to the new fund units subscribed for or, in the event of a reduction, the correspondingly reduced amount with a value date of 14 November 2025 and hereby authorizes his/her custodian bank to debit his/her account.

The units will be delivered out against payment of the price on 14 November 2025.

Submission of the Subscription Form

The undersigned must proceed as follows after completing and signing this subscription form:

1. Submit the original signed subscription form to their bank early; (as a validity requirement, the bank of the undersigned will then forward a copy of the subscription form to the custodian bank, where it must be received no later than 7 November 2025, 12:00 pm CET)
2. Send a copy of the signed subscription form by email to both the custodian bank (immo.desk@bcv.ch) and the fund management company (investorservices@sps.swiss), indicating the name of the bank where the original subscription form was submitted.

Only subscription forms whose copies are submitted to the custodian bank (immo.desk@bcv.ch) by a Swiss banking institution no later than 7 November 2025, 12:00 pm CET will be accepted for the subscription.

Payment in full and booking of units, payment details

Payment in full of the fund units subscribed

Debited from my account no. _____

Bank with which account is held _____

Booked to the following account

With my custody account no. _____

Bank with which account is held _____

The subscribing investor confirms:

- have informed your bank of the subscription;
- have instructed their bank to forward the original of this form to the custodian bank;
- have taken note that the subscription will only be accepted once a Swiss bank has confirmed this subscription;
- release his bank from banking secrecy in connection with this subscription, in particular by authorising it to forward this form to the custodian bank or the fund management company;
- that she/he is a qualified investor within the meaning of Art. 10 para. 3 and 3ter CISA in conjunction with Art. 4 paras. 3–5 and Art. 5 para. 1 FInSA (see last page);
- belong to the following client category according to the Federal Act on Financial Services (FinSA, see last page):
 - ☐ Institutional client (according to Art. 4 para. 4 FinSA)
 - ☐ Professional client (according to Art. 4 para. 3 FinSA)
 - ☐ Professional client via opting-out (according to Art. 5 para. 1 FinSA)
- the accuracy of the information provided:
 - regarding qualification as an eligible investor (as stated above), and
 - regarding FinSA classification (institutional or professional investor), as stated above and as provided to the bank where the original of this subscription form was submitted.

Any changes to the aforementioned qualifications and information will be promptly reported to the fund management company. The fund management company is entitled to carry out the necessary checks with third parties to verify the qualification;
- that she/he has acknowledged the content of the current prospectus with integrated fund agreement of Swiss Prime Site Solutions Investment Fund (SPSS IF) Commercial;



- that she/he irrevocably commits to pay the issue price for its subscribed fund units in cash by the payment date

_____, the _____ 2025
Place Date Legally valid signature(s)

Confirmation by the investor's bank

By submitting this subscription form to the Custodian (for contact details see above), the Investor's bank confirms:

- 1) that this subscription can be accepted by the Custodian; and
- 2) that it has carried out the customer segmentation in accordance with the FinSa with respect to the subscriber or the subscribing institution
- 3) that the subscriber actually belongs to the group of investors admitted by the fund contract.

Disclaimer:

The fund management company as well as the custodian bank reserve the right to postpone or not to carry out the issue of new fund units at any time prior to the date of payment due to events of a national or international, monetary, financial, economic, political or settlement nature or in the event of occurrences of any other kind that would seriously jeopardize the success of the offer.

Custodian Bank: Banque Cantonale Vaudoise, Lausanne - Immo Desk, phone: +41 (0)21 212 40 96

Fund Management Company: Swiss Prime Site Solutions AG, Zug, phone: +41 (0)58 317 16 31



CISA Art. 10 Investors

- ³ Qualified investors within the meaning of this Act are professional clients as defined in Article 4 paragraphs 3–5 or Article 5 paragraphs 1 and 4 FinSA.
- ^{3ter} Qualified investors also include retail clients for whom a financial intermediary in accordance with Article 4 paragraph 3 letter a FinSA or a foreign financial intermediary that is subject to equivalent prudential supervision provides portfolio management or investment advice in accordance with Article 3 letter c items 3 and 4 FinSA within the scope of a permanent portfolio management or investment advice relationship, provided they have not declared that they do not wish to be treated as such. Such declaration must be made in writing or in another form demonstrable via text.

CISO Art 6a Investors

The financial intermediary:

- a. shall, within the meaning of Article 10 paragraph 3ter of the Act, inform investors that they are deemed qualified investors;
- b. shall explain the risks that this entails; and
- c. shall inform them that they have the option of declaring in writing or in another form demonstrable via text that they do not wish to be deemed qualified investors.

FinSA Art. 4 Client segmentation

- ³ Professional clients are:
- a. financial intermediaries as defined in the Banking Act of 8 November 1934 (BankA), the Financial Institutions Act of 15 June 2018 (FinIA) and the CISA;
 - b. insurance companies as defined in the ISA;
 - c. foreign clients subject to prudential supervision as the persons listed under a and b above;
 - d. central banks;
 - e. public entities with professional treasury operations;
 - f. occupational pension schemes with professional treasury operations and other occupational pension institutions providing professional treasury operations;
 - g. companies with professional treasury operations;
 - h. large companies;
 - i. private investment structures with professional treasury operations created for high-net-worth retail clients.
- ⁴ Institutional clients are professional clients as defined in paragraph 3 letters a to d as well as national and supranational public entities with professional treasury operations.
- ⁵ A large company is a company which exceeds two of the following parameters:
- a. balance sheet total of CHF 20 million;
 - b. turnover of CHF 40 million;
 - c. equity of CHF 2 million.

FinSA Art. 5 Opting out and opting in

- ¹ High-net-worth retail clients and private investment structures created for them may declare that they wish to be treated as professional clients (opting out).
- ⁴ Swiss and foreign collective investment schemes and their management companies which are not already deemed to be institutional clients within the meaning of Article 4 paragraph 3 letter a or c in conjunction with Article 4 paragraph 4 may declare that they wish to be treated as institutional clients.