



PRESS RELEASE

Ad Hoc announcement pursuant to article 53 LR

Zug, 30 April 2026

Successful capital increase for the Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC)

- **First capital increase since the stock exchange listing raises around CHF 74 million**
- **Fund certificates to be paid up on 30 April 2026**
- **Proceeds will be used to further expand and diversify the property portfolio in line with the strategy**

The fifth capital increase for the Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC) – the first since the stock exchange listing on 9 December 2025 – has been successfully completed. The issue was carried out at a subscription ratio of 5:1, corresponding to a volume of approximately CHF 74 million. A total of 701 926 new units were issued. After the payment date, a total of 4 211 558 units will be in circulation.

«We would like to thank our investors for the great trust they have placed in us. We will use the funds in a targeted and responsible way to drive the further expansion of the portfolio in line with our strategy», says Maximilian Hoffmann, Chief Investment Officer of SPSS IFC.

The fund units for the fifth capital increase will be paid up on 30 April 2026. The issue was carried out on a best-effort basis under an offer to investors in Switzerland who are eligible under the terms of the fund contract. The subscription rights were listed on the Swiss Exchange (SIX) during the subscription period.

Targeted portfolio expansion with a focus on light industrial

The funds from the capital increase will be used to expand the fund portfolio in line with the strategy and a clearly defined, long-term investment plan. A systematically developed deal pipeline with attractive transaction opportunities, particularly in the light industrial segment, supports further diversification and strengthens the fund's sustainable earnings potential.

Fund profile

The Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC) gives investors access to an attractive portfolio of high-yield Swiss commercial properties. The investment vehicle is open to private investors and institutional clients and is listed on the SIX. The focus is on high-yield commercial properties in economically robust locations throughout Switzerland. The fund strategy is based on broad diversification, high cash flow stability and compelling risk/return profiles. The aim is to generate reliable returns and secure regular, attractive distributions for



investors. The 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) resident or domiciled in Switzerland.

The fund documentation is available at www.swissfunddata.ch and www.spssolutions.swiss.

Valor / ISIN: 113 909 906 / CH1139099068

Symbol (from 09/12/2025): IFC

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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 over CHF 14.3 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.