



Zug, 15 November 2022

Swiss Prime Site Solutions Investment Fund Commercial: strong figures in first annual report; third issue

- **Outstanding return on investment of 5.75% for the short financial year**
- **Strong cash flow yield of 4.05% well above the target range**
- **Third issue from 21 November to 2 December 2022 with subscription on 9 December 2022**
- **Subscription ratio of 6:1 with a maximum of 353'262 new units and a maximum issue volume of CHF 36.9 million**

The Swiss Prime Site Solutions Investment Fund Commercial («SPSS IFC») can look back on a successful first financial year. The annual report covers the performance over the course of a short financial year of around nine months from the fund's launch on 17 December 2021. For Swiss Prime Site Solutions' first real estate fund, 16 properties with a fair value of approximately CHF 346 million were purchased and capital totalling CHF 213 million was raised. Due to various market factors, the commercial real estate market is currently offering interesting investment opportunities with attractive risk/return profiles. The countercyclical focus of the investment strategy is proving shrewd and making us more resilient in the current environment.

Strong investment returns and cash flow yield

The outstanding return on investment of 5.75% and the strong cash flow yield of 4.05% achieved within the short financial year of 9.5 months vindicates the route that the SPSS IFC has taken. The resulting distribution of CHF 3.50 per share corresponds to an attractive cash yield of 3.55% and a dividend ratio of 86% (payment date: 9 December 2022; ex date: 18 November 2022).

Third issue from 21 November to 2 December 2022

SPSS IFC is conducting a rights issue between 21 November and 2 December 2022, 12 pm (CET). A maximum of 353'262 new units will be issued. Each existing unit will be assigned one subscription right. The issue price payable will be CHF 104.46 net. The payment date for the fund units will be 9 December 2022. There will be no official trading in the subscription rights during the subscription period, but they can be freely transferred and traded.

Utilisation of issue proceeds

The issue proceeds will be used to further expand the high-quality property portfolio. Specifically, an attractive, broadly diversified and in some cases exclusive acquisition pipeline with Core+ properties has been built up with a value of approximately CHF 140 million.

Online presentation on Wednesday, 16 November 2022

A video webcast is being held on Wednesday, 16 November at 9 am. A simultaneous French translation of the online presentation will be provided. [Register now](#)



Fund profile

The Swiss Prime Site Solutions Investment Fund Commercial contains 16 properties with a combined value of CHF 346 million. The fund pursues an anticyclical investment strategy focusing on commercial properties in good to very good locations throughout Switzerland. The investment focus is on broad diversification, high cash flow stability and economically established locations.

Summary of issue details

Planned maximum number of new units	353'262 units
Subscription period	21 November to 2 December 2022, 12 pm (CET)
Issue price per unit	104.46
Subscription ratio	6:1
Subscription rights trading	There will be no official trading in the subscription rights during the subscription period.
Payment date	9 December 2022
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 of 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/PropertyMatch and Lienhardt & Partner Privatbank Zürich AG



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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 around CHF 7.0 billion in assets under management and a pipeline of over CHF 800 million, 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.