

Zug, 17 April 2025

Key data for the 14th capital increase of the Akara Swiss Diversity Property Fund PK (Akara Diversity PK)

- **14th Akara Diversity PK capital increase to expand the portfolio**
- **Subscription ratio of 20:1 with a maximum of 88'461 new units and an issue volume of around CHF 101 million**
- **Subscription period: 28 April to 16 May 2025 with payment date of 30 May 2025**

With a cash flow return of 3.04% and a return on investment of 4.46% for the past year, Akara Diversity PK is among the top NAV-based, tax-exempt real estate investment products in Switzerland. The attractive construction and development pipeline, along with exciting acquisition opportunities, give the fund management company confidence that this positive momentum can be continued in the coming years. As the fund manager for the mixed real estate fund (focus: residential and commercial properties), Swiss Prime Site Solutions is therefore conducting the 14th capital increase. The subscription period will begin on Monday 28 April and end on Friday 16 May 2025 at 12:00 noon. The payment date for the fund units will be 30 May 2025.

14th capital increase for Akara Diversity PK

The 14th capital increase for Akara Diversity PK aims to secure a maximum issuing volume of 88'461 new units. Twenty (20) existing units entitle the bearer to one (1) new unit at the issue price on the payment date of CHF 1'144.00 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.

The issue will give existing investors the opportunity to reinvest the dividend, which will be paid out on 25 April 2025. 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. Investors will have the opportunity to increase their chance of an allocation before the start of the subscription period by means of pre-commitments.

Use of the capital

The capital raised will be used to expand the portfolio in line with the strategy. Exclusive transaction opportunities have already been secured. In addition, ongoing projects from the development pipeline are being financed; this is expected to generate additional rental income of around CHF 19 million over the next four years. Finally, the borrowed capital ratio will also be further reduced if possible.



**Swiss Prime Site
Solutions** REAL ESTATE
ASSET MANAGERS

Swiss Prime Site Solutions AG
Poststrasse 4a
CH-6300 Zug

+41 58 317 17 17
www.spssolutions.swiss

Akara Diversity PK fund profile

Akara Diversity PK, which comprises total fund assets of about CHF 3.0 bn, 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.

If you have any questions, please contact:

Monika Gadola Hug, Head Client Relations

Tel. +41 58 317 16 31, monika.gadolahug@sps.swiss

Andrea Schaller, Media Relations

Tel. +41 58 317 17 51, andrea.schaller@sps.swiss

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 bn in assets under management and a development pipeline of CHF 1.5 bn, 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

Issuing volume	Maximum of 88'461 units								
Subscription period	28 April to 16 May 2025, 12:00 noon (CET)								
Issue price per unit	CHF 1'144.00								
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> <table><tr><td>- NAV as at 31 December 2024 (less the distribution of CHF 35.00 made on 25 April 2025)</td><td>1'117.73</td></tr><tr><td>- Purchase at projected NAV change from 1 January to 30 May 2025*</td><td>14.94</td></tr><tr><td>- Ancillary costs (0.40%), based on the forecast NAV as at 30 May 2025</td><td>4.53</td></tr><tr><td>- Issue commission (0.60%), based on the forecast NAV as at 30 May 2025</td><td>6.80</td></tr></table> <p>* The net asset value as at 30 May 2025 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 31 December 2024 to 30 May 2025.</p>	- NAV as at 31 December 2024 (less the distribution of CHF 35.00 made on 25 April 2025)	1'117.73	- Purchase at projected NAV change from 1 January to 30 May 2025*	14.94	- Ancillary costs (0.40%), based on the forecast NAV as at 30 May 2025	4.53	- Issue commission (0.60%), based on the forecast NAV as at 30 May 2025	6.80
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Subscription ratio	20:1								
Payment date	30 May 2025								
Valor/ISIN	New units: 33 349 032 / CH 033 349 032 1 Subscription rights: 142 315 321 / CH 142 315 321 7								
Utilisation of issue proceeds	The issue proceeds will be used primarily for the strategic expansion of the property portfolio in line with the fund's investment policy. 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	The fund is aimed exclusively at tax-exempt pillar 2 and 3a institutions domiciled in Switzerland, particularly pension institutions, institutions within the meaning of the Vested Benefits Act, substitute occupational benefit institutions, guarantee funds, investment foundations, welfare funds, financing foundations and bank foundations within pillar 3a, as well as tax-exempt social security and compensation funds (especially unemployment, health, old-age, invalidity and survivors' insurance funds, with the exception of licensed								



	insurance companies) in Switzerland. Investment funds may also invest if their investor base consists solely of the above-mentioned tax-exempt institutions domiciled in Switzerland.
Custodian bank	Banque Cantonale Vaudoise (BCV), Lausanne
Valuation experts	PricewaterhouseCoopers AG, Zurich
Auditor	KPMG AG, Zurich
Fund management	Swiss Prime Site Solutions AG
Portfolio management	Swiss Prime Site Solutions AG

Disclaimer

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