



Zug, 5 March 2025

14th capital increase of the Akara Swiss Diversity Property Fund PK (Akara Diversity PK) in April/May 2025

- **Subscription period from 28 April to 16 May 2025**
- **Payment date of 30 May 2025**
- **Planned issuing volume: approx. CHF 60–100 m**

The Akara Swiss Diversity Property Fund PK recorded an investment return of 2.12% in the first half of 2024 (01.01.2024 – 30.06.2024), with an outperformance of 1.70% compared to the KGAST Immo-Index Mixed. The net return on the completed buildings rose to 3.17%, while the vacancy rate was reduced to a record low of 1.85% – proof of the high attractiveness of the existing properties. The fair value of the portfolio was CHF 2.77 bn, while rental income reached CHF 45.5 m in the first half of 2024.

Portfolio efficiency was further increased through targeted sales and acquisitions in line with the strategy. At the same time, borrowing costs fell to 1.52%, which strengthens the fund's financial stability. Swiss Prime Site Solutions achieved an excellent cash flow return of 1.49% and a positive capital growth of 0.63% for the fund.

The results for the 2024 financial year will be published on 16 April 2025. The developments in the second half of 2024 confirm the trends evident in the first half of the year.

14th capital increase in April/May 2025

The fund manager of Swiss Prime Site Solutions is therefore planning to carry out a further capital increase for Akara Diversity PK. The subscription period for the 14th capital increase will run from Monday, 28 April to Friday, 16 May 2025. The aim is to raise CHF 60–100 m in capital. The payment date for the fund units will be Friday, 30 May 2025. The detailed terms of the issue will be published before the start of the subscription period.

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. Before the start of the subscription period, investors can increase their chances of being allocated by means of pre-commitments.

Use of the capital

The planned capital increase serves to expand the portfolio in line with the strategy and to finance sustainable new construction projects. The project pipeline includes around 700 new apartments by 2028 and 3 500 m² of commercial space. The deal pipeline focuses on ESG-compliant residential and commercial projects with sustainable potential for value growth.



Akara Diversity PK fund profile

Akara Diversity PK, which comprises total fund assets of about CHF 2.8 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:

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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 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.