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Zug, 29 September 2026

18th capital increase for the Akara Swiss Diversity Property Fund PK (Akara Fund) in November 2026

- **Subscription period from 11 November to 1 December 2026**
- **Payment date of 11 December 2026**
- **Planned issuing volume: approx. CHF 150–200 million**

The Akara Fund has confirmed its stable development with solid half-year results for 2026. In the first half of the year, the fund achieved an investment return of 2.56% and increased rental income by more than 9% to around CHF 54 million. The portfolio was selectively expanded through the acquisition of seven properties with a fair value of approximately CHF 288 million and, as at 30 June 2026, comprised a total of 150 properties with a market value of CHF 3.32 billion. Both the gross and net yields on completed buildings increased over the same period. At the same time, the loan-to-value ratio was reduced to 20.73%.

18th capital increase in November 2026

Following the significantly oversubscribed 17th capital increase in June 2026, the planned 18th capital increase will lay the foundation for continued sustainable growth. The subscription period for the 18th capital increase is expected to run from Wednesday, 11 November to Tuesday, 1 December 2026. The aim is to raise CHF 150–200 million in capital. The payment date for the fund units will be 11 December 2026. 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.

Pipeline creates foundation for sustainable growth

With a project pipeline of around CHF 600 million by 2031, the portfolio has significant growth potential. The focus is on further strengthening the residential segment: the planned development projects are expected to increase the residential proportion from 50% at present to 56% by 2031, corresponding to an additional 900 residential units. Annual target rental income of around CHF 25 million is expected upon completion of the projects. The project pipeline thereby makes a significant contribution to long-term earning power and to the strategic focus on an even more residential-oriented portfolio. At the same time, attractive acquisition opportunities have already been secured in the first half of the year, with high-yield residential properties further increasing the residential property ratio. The project pipeline is also being expanded with selective project acquisitions.

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Akara Fund profile
The Akara Fund, which comprises total fund assets of around CHF 3.0 billion, 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 potential for 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 around CHF 14 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.