



Zug, 30 September 2025

## **Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC): planned capital increase and conversion into a mutual fund**

- **Capital increase planned for 27 October to 7 November 2025**
- **Planned issuing volume: approx. CHF 40–60 million**
- **Conversion into a mutual fund and first trading day on the SIX Swiss Exchange planned for 9 December 2025**

### **Capital increase to expand the portfolio**

The fund management company is preparing a capital increase ahead of the planned IPO. The subscription period is set to run from **27 October to 7 November 2025**. The payment date for the new fund units will be 14 November 2025. The target issuing volume is CHF 40–60 million. The detailed terms of the issue will be published in good time before the start of the subscription period.

Existing investors will be able to exercise their subscription rights in this capital increase. Investors will also be able to improve their chance of an allocation by means of pre-commitments.

### **Strategic use of the capital**

The capital raised will be used to expand the portfolio in line with the strategy and on the basis of a clear investment plan. The further expansion of the portfolio will focus on the «light industrial» commercial type of use. A corresponding deal pipeline with attractive transaction opportunities has been established specifically for the planned capital increase.

### **Successful amendment of the fund agreement and planned listing**

The legal basis for converting the Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC) into a mutual fund has been established and approved by FINMA. The conversion will take effect with the listing on 9 December 2025. This will open up the fund to a broader investor base and allow both private and institutional investors to participate in the investment strategy.

«With the planned capital increase, we are consistently pursuing our investment strategy while creating the basis for even broader diversification of the portfolio. FINMA's decision to approve the conversion into a mutual fund marks a key milestone on the path to the planned stock exchange listing. We are thus clearly underscoring our commitment to further developing and strengthening the product», says Maximilian Hoffmann, CIO Funds (Commercial).

### **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. Until the listing on 9 December 2025, the fund is open exclusively to institutional investors. With the conversion into a



mutual fund, it will also be accessible to private investors. 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 strong risk/return profiles. The aim is to generate reliable returns and secure regular, attractive distributions for investors. 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.

**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 CHF 13.7 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.