



PRESS RELEASE

Ad Hoc announcement pursuant to article 53 LR

Zug, 3 March 2026

Fifth capital increase for Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC)

- **Capital increase planned for April 2026**
- **Planned issuing volume: approx. CHF 40 – 80 million**
- **First capital increase since successful listing on the SIX Swiss Exchange on 9 December 2025**

First capital increase following successful listing

Following the successful stock exchange listing on 9 December 2025, the fund management is planning a capital increase to further strengthen and diversify the portfolio. Since the listing on the SIX Swiss Exchange, the fund has also been open to private investors for the first time. The subscription period for the planned capital increase is scheduled for April 2026. The targeted issuing volume is between CHF 40 and 80 million. The detailed terms of issue will be published in good time before the start of the subscription period.

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 long-term investment plan. A targeted deal pipeline with several attractive transaction opportunities has been established for the planned capital increase. This will contribute to further portfolio diversification and sustainably increase earnings potential.

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. The investment vehicle is open to private investors and institutional clients and is listed on the SIX. 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 compelling risk/return profiles. The aim is to generate reliable returns and secure regular, attractive distributions for investors. The 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.



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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 over CHF 14.3 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.