



PRESS RELEASE

Ad Hoc announcement pursuant to article 53 LR

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Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC): key data for the fifth capital increase

- **Fifth SPSS IFC capital increase to expand the portfolio in line with the strategy**
- **First capital increase following the successful listing on 9 December 2025**
- **Subscription period: 13 to 24 April 2026 with payment date of 30 April 2026**
- **Subscription ratio of 5:1 and a maximum of 701 926 new units, equivalent to an issuing volume of around CHF 74 million**

In the 2024/2025 financial year (1 October 2024 to 30 September 2025), the strategic objectives for the SPSS IFC were fully achieved and even exceeded in key areas. Profitability stabilised at a high level, while the cost base was further optimised. At the same time, the balance sheet structure was significantly strengthened: the loan-to-value ratio fell considerably from 40.7% to 26.3%.

Thanks to strong operational performance, total income increased by 14.9% while total expenses fell by 12.6%. As a result, net income increased by 37% to CHF 17.2 million. The EBIT margin improved to 79.4% and the vacancy rate remained very low at less than 2%. The property portfolio grew by CHF 32 million to CHF 463 million in the reporting year. A further acquisition in December 2025 increased the portfolio value to almost CHF 500 million.

The cumulative return on investment amounted to 6.4% (previous year: 4.6%), supported by a cash flow yield of 5.8%. The oversubscribed capital increases in March and November 2025 and the outperformance of the SWIIT index since the fund's launch by 15.9 percentage points (as at financial year-end, 30 September 2025) underline the continued high level of investor confidence and provide a solid basis for the planned capital increase. Since its listing on 9 December 2025, the fund has also been open to private investors, offering them the opportunity to participate in the further growth of a high-yield portfolio.

Fifth capital increase for SPSS IFC

The subscription period for this fifth capital increase will begin on Monday, 13 April and end on Friday, 24 April 2026 at 12:00 noon. The payment date for the fund units will be Thursday, 30 April 2026. Existing investors will be able to exercise their subscription rights in this capital increase. If any subscription rights remain unexercised, new investors will also be able to participate in the fund.



The capital increase aims to secure a maximum issuing volume of 701 926 new units. Five (5) existing units entitle the bearer to one (1) new unit at the issue price on the payment date of CHF 105.80 each (including ancillary costs and issue commission). The issue will be carried out on a best-effort basis under an offer to investors in Switzerland who are eligible under the terms of the fund contract. The subscription rights will be listed on the stock exchange (SIX Swiss Exchange) during 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 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.



SPSS IFC: summary of the issue details

Planned number of new units	Maximum of 701 926 units
Subscription period	13 to 24 April 2026, 12:00 noon (CET)
Issue price per unit	CHF 105.80
Subscription ratio	5:1
Subscription rights trading	The subscription rights will be traded on the SIX Swiss Exchange from 13 to 22 April 2026. Zürcher Kantonalbank will act as market maker.
Payment date	30 April 2026
Valor / ISIN / Symbol	113 909 906 / CH1139099068 / IFC
Use	The issue proceeds will be used to further expand the high-yield property portfolio.
Legal form	Contractual investment fund under Swiss law in the «real estate fund» category
Holding structure: real estate	Directly held real estate
Stock exchange	SIX Swiss Exchange
Custodian bank	Banque Cantonale Vaudoise (BCV)
Valuation experts	PricewaterhouseCoopers AG, Zurich
Fund management	Swiss Prime Site Solutions AG
Portfolio management	Swiss Prime Site Solutions AG
Bloomberg code	IFC SW

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