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Swiss Prime Site Solutions Investment Fund Commercial: further growth in 2022

- **Over CHF 92.3 million in capital raised in 2022**
- **Acquisition of two properties as a partial contribution in kind made by VF Corporation**
- **Investor base expanded to include over 100 investors**

Despite a challenging market environment, Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC) managed to raise CHF 23.1 million in shareholders' equity with its third issue and a contribution in kind. The fund has raised more than CHF 92.3 million in additional capital in the financial year 2022. «With a market value of around CHF 440 million, SPSS IFC has experienced strong portfolio growth since its launch 12 months ago», says Maximilian Hoffmann, CIO SPSS IFC. The accumulated shareholders' equity, including the contribution in kind of a cumulative CHF 236.5 million, corresponds to 2 342 755 fund shares issued. At the same time, the investor base expanded to include over 100 investors. The issue proceeds will be used to further expand the high-quality property portfolio.

In a partial contribution in kind made by the VF Corporation group, SPSS IFC is acquiring and leasing back two properties in Stabio, an attractive location in «Ticino Fashion Valley». These modern, multi-purpose research & development buildings are part of the EMEA regional headquarters (VF Campus) of VF Corporation, one of the world's largest active-lifestyle companies in the apparel, footwear, and accessories industry. The deal is the subject of a triple-net green lease contract¹ with a term of 15 years and extension options. SPSS IFC thus gains both a new investor and a long-term tenant. «We are happy to have concluded the agreement with SPSS IFC for the leaseback of VF Campus' main buildings. This will allow us to finance our strategic business projects and continue to invest in the development of our Headquarter in Stabio, Ticino, as we have planned to expand it with the construction of a new building in the next couple of years», says Martino Scabbia Guerrini, EVP, President EMEA, APAC & Emerging Brands. «I am grateful to SPSS IFC for believing in our vision and pleased to have signed this long-term partnership.»

¹ A rental agreement in which the tenant is responsible for all operating, management and maintenance costs, including structural issues



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Fund profile

As at January 2023, the Swiss Prime Site Solutions Investment Fund Commercial holds a portfolio of 18 properties with a combined market value of around CHF 440 million. The fund pursues an anti-cyclical investment strategy focusing on commercial properties throughout Switzerland. The investment focus is on broad diversification, high cash flow stability and economically established locations.

The fund documentation is available at www.swissfunddata.ch and www.spssolutions.swiss.
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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 7.0 billion in assets under management and a pipeline of over CHF 800 million, 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.