Swiss Prime Site Solutions AG
Poststrasse 4a
CH-6300 Zug

+41 58 317 17 17
www.spssolutions.swiss

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

- **Fourth SPSS IFC capital increase to expand the portfolio in line with the strategy**
- **Subscription period: 27 October to 7 November 2025 with payment date of 14 November 2025**
- **Subscription ratio of 8:1 with a maximum of 389 959 new units, equivalent to an issuing volume of around CHF 42 million**
- **Planned conversion into a mutual fund and first trading day on the SIX Swiss Exchange on 9 December 2025**

The SPSS IFC again met its targets in the first half of 2024/2025. With a low vacancy rate of just 1.9% and a cash flow yield of around 2.8% as at 31 March 2025, the fund had already reached 63% of the targeted annual dividend by the halfway point of the year. Since its launch, the SPSS IFC has achieved a total return of 26.3%, outperforming the SWIIT by 15.9% (10.4%, as at 30 September 2025).

The funds from the last capital increase in March 2025 were deployed strategically: two attractive light industrial properties were acquired and the equity base for the planned listing was sustainably strengthened. The upcoming fourth capital increase will offer investors the opportunity to participate in the further growth of a high-yield portfolio. A carefully developed deals pipeline with exclusive opportunities is in place to support the consistent implementation of the growth strategy.

The subscription period for this fourth capital increase will begin on Monday, 27 October and end on Friday, 7 November 2025 at 12:00 noon. The payment date for the fund units will be Friday, 14 November 2025. 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. Investors will have the opportunity to increase their chance of an allocation before the start of the subscription period by means of pre-commitments.

Fourth capital increase for SPSS IFC

The fourth SPSS IFC capital increase aims to secure a maximum issuing volume of 389 959 new units. Eight (8) existing units entitle the bearer to one (1) new unit at the issue price on the payment date of CHF 107.58 each (including ancillary costs and issue commission). The issue will be carried out on a best-effort basis under a subscription offer to investors in Switzerland who are eligible under the terms of the fund contract. Unsubscribed units will not be issued. There will be no official trading in the subscription rights during the subscription period, but they can be freely transferred and traded.

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Use of the capital

The funds raised will be used to expand the portfolio in line with the strategy and are linked to a clearly defined investment plan. The focus is on the «light industrial» commercial type of use, among others. An attractive deal pipeline with specific transaction opportunities has been established for the planned capital increase.

Planned listing on 9 December 2025

FINMA has approved the conversion of the SPSS IFC into a mutual fund. The fund is to be listed on the SIX Swiss Exchange on 9 December 2025. This will make the fund accessible to a broader investor base – both for private and institutional investors.

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:

Monika Gadola Hug, Head Client Relations
Tel. +41 58 317 16 31, monika.gadolahug@sps.swiss

Andrea Schaller, Media Relations
Tel. +41 58 317 17 51, andrea.schaller@sps.swiss

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 about CHF 13 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.

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SPSS IFC: summary of the issue details

Planned number of new units	Maximum of 389 959 units
Subscription period	27 October to 7 November 2025, 12:00 noon (CET)
Issue price per unit	CHF 107.58
Subscription ratio	8:1
Subscription rights trading	There will be no official trading in the subscription rights during the subscription period.
Formula for calculating the subscription right price	Remuneration of subscription rights (in the event of full subscription or oversubscription): $\frac{\text{average price} - \text{issue price}}{\text{number of existing units / number of new units}}$ Remuneration of subscription rights (in the event of undersubscription): $\frac{\text{average price} - \text{issue price}}{\text{number of existing units / number of new units}} * \frac{\text{number of requested subscription rights}}{\text{number of available subscription rights}}$
Payment date	14 November 2025
Valor/ISIN	113 909 906 / CH1139099068
Use	The issue proceeds will be used to further expand the high-yield property portfolio.
Legal form	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA)
Investor base	Qualified investors within the meaning of Art. 10 para. 3 and 3ter CISA in conjunction with Art. 4 paras. 3–5 and Art. 5 paras. 1 and 4 FinSA
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
Tradability	Daily over-the-counter trading through BCV