

Swiss Prime Site Finance AG

CHF 185 million senior bonds 2024-2029

Pricing Terms and Conditions	
Issuer	Swiss Prime Site Finance AG (LEI: 894500MW2EGOJ4IUFI24)
Guarantor	Swiss Prime Site AG (LEI: 506700XI9H64OPR34158)
Rating guarantor	Moody's: A3 (stable)
Market	Swiss Franc domestic market
Format	Public fixed rate green bonds
Status	Senior unsecured debt
Amount	CHF 185 million (with reopening option)
Coupon p.a.	1.650%, first coupon payment on 16.07.2025
Pricing date	27.06.2024
Settlement date	16.07.2024
Maturity	16.07.2029
Issue and reoffer price	100.083%
Reoffer spread to mid-swap	+73 bps
SARON mit-swap (GOTTEX)	0.9025%
Reoffer yield	1.6325%
Spread to government	+96 bps
Joint Bookrunner	Deutsche Bank Aktiengesellschaft, acting through Deutsche Bank AG Zurich Branch; Raiffeisen Schweiz Genossenschaft; UBS Investment Bank
Costs	
Lead Manager commission	0.250%
Paying agency fee	0.010% on notional amount (for each coupon and upon redemption)
SIX fee	0.007% on notional amount
Documentation costs	CHF 50'000
All-in costs CHF	1.704%
All-in spread vs. mid swap	+80.2 bps

Legal and documentation	
Documentation	Standalone. Prospectus approval post settlement only, in accordance with Art. 51 FinSA
Governing law	Swiss law
Place of jurisdiction	Zurich
Early Redemption	(a) At the option of the Issuer: The Bonds may be redeemed early in whole, but not in part, at par, plus accrued interest, if any, if less than fifteen (15) per cent in aggregate of the aggregate principal amount of the Bonds are outstanding at the time of such notice. (b) Bondholder put upon occurrence of a Change of Control Event (both according to the Terms of the Bonds).
Key Covenants	Pari Passu Clause, Negative Pledge Clause (with exceptions), Events of Default (including Cross Default Clause (with exceptions) and breach of other obligations), Change of Control Clause (all according to the Terms of the Bonds)
Sales restrictions	In particular, United States of America and United States Persons, European Economic Area, United Kingdom
MIFID II Product Governance	As defined by the manufacturers domiciled in the EEA (MIFID II): Eligible counterparties, professional clients and retail clients in Switzerland only (all channels for distribution), subject to applicable selling restrictions. No PRIIPS KID necessary
Use of proceeds	The net proceeds will be used to finance or refinance Eligible Projects and Assets defined in the Green Finance Framework of the Guarantor dated October 5, 2022
Listing and principal paying agent	UBS AG
Listing	SIX Swiss Exchange
Admission to trading on SIX	12.07.2024
Form	Uncertificated securities (Wertrechte)
Denomination	CHF 5'000 and multiples thereof
Primary clearing system	SIX SIS AG
Valoren Number	135.785.269
ISIN	CH1357852693
Cash flows	
Net proceeds	CHF 184'628'100.00
Annual coupon (including paying agency fee)	CHF 3'071'000.00
Redemption (includes last coupon and paying agency fee on last coupon and redemption)	CHF 188'089'500.00

GOTTEX screenshot

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	SARON		IRS/6M		IRS/3M		SARON LCH/EUREX		CHF/USD		CHF/EUR	
	ACT/360	Time	30/360	Time	30/360	Time	BASIS	Time	BASIS	Time	BASIS	Time
1) 1 Y	1.0150	11:00	1.1040	11:15	1.0320	11:15	0.3750	07:59	-21.0000	09:33	-11.2500	09:33
2) 2 Y	0.9200	10:18	1.0080	10:18	0.9360	10:18	0.6250	07:59	-22.7500	09:33	-11.5000	10:31
3) 3 Y	0.8975	10:18	0.9850	10:18	0.9130	10:18	0.8750	07:59	-24.0000	07:59	-12.3750	06/26
4) 4 Y	0.8950	10:18	0.9830	10:18	0.9110	10:18	1.2500	07:59	-26.0000	07:59	-14.1250	06/26
5) 5 Y	0.9025	10:18	0.9910	10:18	0.9190	10:18	1.6250	07:59	-28.2500	07:59	-16.1250	06/26
6) 6 Y	0.9200	10:18	1.0080	10:18	0.9360	10:18	1.8750	07:59	-31.0000	07:59	-18.6250	06/26
7) 7 Y	0.9450	10:18	1.0340	10:18	0.9620	10:18	2.1250	07:59	-33.7500	07:59	-21.1250	06/26
8) 8 Y	0.9675	10:18	1.0670	10:18	0.9950	10:18	2.1250	07:59	-36.2500	07:59	-23.3750	06/26
9) 9 Y	0.9875	10:18	1.0770	10:18	1.0050	10:18	2.1250	07:59	-39.0000	07:59	-25.7500	06/26
10) 10Y	1.0100	10:18	1.1000	10:18	1.0280	10:18	2.1250	07:59	-41.5000	07:59	-28.0000	06/26
11) 11Y	1.0275	10:18	1.1180	10:18	1.0460	10:18	2.2500	07:59	-44.2500	07:59	-30.5000	06/26
12) 12Y	1.0425	10:18	1.1330	10:18	1.0610	10:18	2.2500	07:59	-47.0000	07:59	-33.1250	06/26
13) 13Y	1.0550	10:18	1.1450	10:18	1.0730	10:18	2.3750	07:59	-49.5000	07:59	-35.5000	06/26
14) 14Y	1.0675	10:18	1.1580	10:18	1.0860	10:18	2.5000	07:59	-51.5000	07:59	-37.5000	06/26
15) 15Y	1.0750	10:18	1.1660	10:18	1.0940	10:18	2.5000	07:59	-52.7500	07:59	-39.0000	06/26
16) 20Y	1.0900	10:18	1.1810	10:18	1.1090	10:18	2.5000	07:59	-59.0000	07:59	-47.0000	06/26
17) 25Y	1.0800	10:18	1.1710	10:18	1.0990	10:18	2.5000	07:59	-59.5000	07:59	-50.8750	06/26
18) 30Y	1.0475	10:18	1.1380	10:18	1.0660	10:18	2.5000	07:59	-59.5000	07:59	-54.1250	06/26
19) 40Y	0.9250	10:18	1.0140	10:18	0.9420	10:18	2.5000	07:59	-59.5000	07:59	-60.2500	06/26
20) 50Y	0.8175	10:18	0.9040	10:18	0.8320	10:18	2.5000	07:59	-61.7500	07:59	-67.3750	06/26

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