



## PRESS RELEASE

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### Swiss Prime Site Solutions launches first real estate investment fund

- **Launch of the first real estate investment fund with a focus on commercial properties in Switzerland**
- **Access to an attractive seed portfolio**
- **Initial issue between 1 November 2021 and 10 December 2021**
- **Roadshows in Zurich, Geneva and Lausanne**

Swiss Prime Site Solutions, which has been approved as a fund manager by the Swiss Financial Market Supervisory Authority (FINMA), is launching its first real estate fund on 1 November 2021. «We are convinced that investors will benefit from our broad knowledge, excellent market access and high level of asset management expertise», says Anastasius Tschopp, CEO Swiss Prime Site Solutions.

The Swiss Prime Site Solutions Investment Fund Commercial («SPSS IF Commercial») is a contractual real estate fund under Swiss law for qualified investors resident in Switzerland. The fund primarily invests in commercial properties with a high degree of diversification of tenants with a high credit rating and reputation. The long-term focus of use will be on commercial, office and retail space throughout Switzerland. «Right from the start, the SPSS IFC will offer qualified investors a diversified real estate portfolio in prime locations, with first-class properties and an attractive risk-return profile in the usual Swiss Prime Site quality», says Maximilian Hoffmann, CIO Funds Swiss Prime Site Solutions.

#### **Access to an attractive seed portfolio**

With the initial launch, investors will have access to an attractive seed portfolio of seven properties, exclusively available for purchase from Swiss Prime Site Immobilien AG. Further investment opportunities with a current total of around CHF 180 million are in the pipeline, undergoing in-depth acquisition analysis. This would bring the value of the entire real estate portfolio to around CHF 260 million, with a total of 13 properties.

#### **Initial issue starts 1 November 2021**

The initial issue starts on 1 November 2021 and continues until 10 December 2021 with a payment date of 17 December 2021. The fund is aimed at qualified investors in Switzerland and will be traded over the counter. Investors can join the initial launch at net asset value.

The fund aims to achieve growth of around CHF 200–300 million per year in line with returns and strategy. The intention is for the fund to be listed on the SIX Swiss Exchange within three to five years.

### Roadshows in the subscription period

There will be investor events in Zurich, Lausanne and Geneva that participants can also join online. Further details are available on the following websites with registration for physical or virtual participation.

- Monday, 1 November 2021, 2:00-3:00 pm      Zurich, Prime Tower  
<https://ifc.spss.swiss/zurich>
- Tuesday, 2 November 2021, 8:30-9:30 am      Lausanne  
<https://ifc.spss.swiss/lausanne>
- Wednesday, 3 November 2021, 8:30-9:30 am      Geneva  
<https://ifc.spss.swiss/geneve>

### Fund information

Fund name	Swiss Prime Site Solutions Investment Fund Commercial
Valor / ISIN	113 909 906 / CH1139099068
Legal form	Contractual real estate fund for qualified investors (Art. 25 ff. CISA)
Investor base	Qualified investors within the meaning of Art. 10 para. 3 CISA in conjunction with Art. 4 para. 3–5 and Art. 5 para. 1 and 4 FinSA who are resident in Switzerland
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
Auditor	KPMG AG, Zurich
Accounting year	1 October to 30 September
Appropriation of earnings	Distributing
Property	Properties are held directly, which provides a tax advantage for investors subject to taxation in Switzerland
Fund currency	CHF

In the launch phase of the fund, discounts are granted (in addition to the graduation from higher subscription volumes) from the issuing commission for a firm commitment to subscribe before the start of the subscription period (pre-commitments), provided that the relevant units are subsequently fully paid up (discount for the investor's willingness to support the fund in the launch phase).

In case of a possible oversubscription (max. CHF 250 million), pre-commitments will be fully allocated.

The fund documentation is available at [www.swissfunddata.ch](http://www.swissfunddata.ch) and [www.spssolutions.swiss](http://www.spssolutions.swiss).



**Swiss Prime Site  
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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 CHF 3.35 billion in assets under management and a pipeline of over CHF 600 million, develops tailor-made services and real estate solutions for third-party clients. Swiss Prime Site Solutions AG has been approved as a fund manager by FINMA pursuant to Art. 2 (1)(d) in conjunction with Art. 5 (1) FinIA.

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