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MEDIENMITTEILUNG

Zug, 5. März 2026

Swiss Prime Site gibt den Wandlungspreis der grünen Wandelanleihe in Höhe von CHF 350 Mio. mit Fälligkeit 2032, sowie das Ergebnis der incentivierten Wandlungseinladung bekannt

- Für die Wandelanleihe wurde ein Wandlungspreis von CHF 179.56 festgelegt, basierend auf einer Prämie von 24.0 % auf CHF 144.81, dem arithmetischen Durchschnitt der volumengewichteten Durchschnittspreise der Swiss Prime Site Aktien während des auf die Platzierung folgenden Referenzzeitraums.
- Im Rahmen der gleichzeitig erfolgten, incentivierten Wandlungseinladung für das im Jahr 2023 ausgegebene Wandeldarlehen sowie vor dieser Einladung, hat Swiss Prime Site Wandlungsmittelungen über einen aggregierten Nennwert von CHF 252 Mio. erhalten, was einer Quote von 92% des ursprünglich ausgegebenen Gesamtnennwerts des Wandeldarlehens entspricht.

Im Anschluss an die zwei am 26. Februar 2026 publizierten Medienmitteilungen, gibt Swiss Prime Site AG («Swiss Prime Site») bekannt, dass der Referenzkurs im Zusammenhang mit der Emission der CHF 350 Mio. nicht nachrangigen, unbesicherten grünen Wandelanleihe mit Fälligkeit 2032 (die «Wandelanleihe») auf CHF 144.81 festgelegt wurde. Dieser entspricht dem arithmetischen Durchschnitt der volumengewichteten Durchschnittspreise der Aktien an jedem der vier Handelstage zwischen dem 26. Februar 2026 (einschliesslich) und dem 3. März 2026 (einschliesslich).

Wie am 26. Februar 2026 mitgeteilt, wurde die Wandlungsprämie auf 24.0% festgelegt, was zu einem anfänglichen Wandlungspreis von CHF 179.56 pro Aktie führt. Der Wandlungspreis kann gemäss marktüblicher Bedingungen der Wandelanleihe angepasst werden.

In einer separaten, jedoch gleichzeitig durchgeführten Transaktion hat Swiss Prime Site eine incentivierte Wandlungseinladung an ELM B.V. gerichtet, an welche sie im Jahre 2023 ein Wandeldarlehen in Höhe von CHF 275 Mio. ausgegeben hatte (das «Wandeldarlehen»). Im Rahmen dieser Wandlungseinladung sowie davor hat Swiss Prime Site Wandlungsmittelungen über einen aggregierten Nennwert von CHF 252 Mio. erhalten, was einer Quote von 92% des ursprünglich ausgegebenen Gesamtnennwerts des Wandeldarlehens entspricht. Die Wandlungen werden in bar abgegolten und es werden keine neuen Aktien ausgegeben.

Da nun nur noch weniger als 15% des ursprünglich ausgegebenen Gesamtnennwerts des Wandeldarlehens ausstehen, beabsichtigt Swiss Prime Site, den verbleibenden Betrag gemäss den

anwendbaren Bedingungen zum Nennwert zuzüglich der aufgelaufenen, aber noch nicht bezahlten Zinsen, zurückzuzahlen.

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Swiss Prime Site ist das grösste Immobilienunternehmen der Schweiz und eine der führenden kommerziellen Immobiliengesellschaften in Europa. Das Immobilienportfolio von rund CHF 28 Mrd. umfasst sowohl eigene Liegenschaften als auch für Dritte verwaltete Immobilien. Die eigenen Gebäude haben einen Wert von knapp CHF 14 Mrd. und konzentrieren sich auf die Nutzungsarten Büro, Einzelhandel und Infrastruktur. Das Portfolio erstreckt sich über die dicht besiedelten Regionen Zürich, Genf und Basel, wo Swiss Prime Site überwiegend Immobilien an den besten Lagen besitzt. Der Geschäftsbereich Asset Management, Swiss Prime Site Solutions, verfügt über verwaltete Vermögen von über CHF 14 Mrd. Das Produktangebot umfasst offene und geschlossene Fonds sowie Beratungsmandate für Drittinvestoren. Dabei erfolgt die Anlage, je nach Produkt, überwiegend in Wohnimmobilien sowie in Geschäftsliegenschaften in der Schweiz und in Deutschland.

Swiss Prime Site zeichnet sich durch ein sehr erfahrenes Team in den Bereichen Portfoliomanagement und -entwicklung, eine starke Wachstumsperspektive, hohe Ertragskontinuität und ein hervorragendes Rendite-Risiko-Profil aus.

Swiss Prime Site wurde 1999 gegründet und hat seinen Hauptsitz in Zug. Seit 2000 ist das Unternehmen an der SIX Swiss Exchange kotiert. Zum Ende der letzten Berichtsperiode betrug die Marktkapitalisierung CHF 10 Mrd.

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