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## PRESS RELEASE

Zug, 26 February 2026

### **Swiss Prime Site successfully placed CHF 350 million green convertible bonds due 2032 at a zero coupon and 24.0% conversion premium**

- **The Bonds will not bear interest and will have a conversion price established at a premium of 24.0% over the average of the volume weighted average prices of Swiss Prime Site shares on each of the four consecutive trading days starting today.**
- **Swiss Prime Site intends to use the proceeds to partly refinance its outstanding CHF 275 million convertible loan notes to ELM B.V. and to fund eligible green real estate investments as set forth in its Green Financing Framework.**
- **This transaction reinforces Swiss Prime Site's diversified and conservative funding strategy and further extends its average debt maturity.**

Swiss Prime Site AG («Swiss Prime Site») today raised financing with the issuance of CHF 350 million senior unsecured green convertible bonds due 2032 (the «Bonds»), convertible into registered shares of Swiss Prime Site (the «Shares»).

The Bonds will not bear interest, were offered at an issue price of 100% of their principal amount and will be redeemed on 5 March 2032 at their principal amount, corresponding to a yield-to-maturity of 0.0% per annum. In certain circumstances customary to such bonds, the Bonds may be redeemed early.

Subject to their terms and conditions, the Bonds may be converted, at the option of their holders, for Shares at the prevailing conversion price that will be initially set at a premium of 24.0% to the arithmetic average of the volume weighted average prices of the Shares on each of the four trading days between 26 February 2026 (included) and 3 March 2026 (included) (the «Reference Share Price»). Such conversion price is subject to adjustment in accordance with the terms and conditions of the Bonds.

Through this new equity-linked financing, Swiss Prime Site reinforces its diversified and conservative funding strategy using the wide range of funding instruments available, extends its average debt maturity and raises financing at attractive terms. The net proceeds from the issuance of the Bonds will be used to partly refinance its outstanding CHF 275 million convertible loan notes to ELM B.V. and to fund eligible green real estate investments, as set forth in Swiss Prime Site's Green Financing Framework.

The Reference Share Price will be announced as soon as reasonably practical following such determination on 3 March 2026. Settlement of the Bonds is expected on or around 5 March 2026 (the

«Settlement Date»). The official Reference Share Price and final conversion price of the Bonds will be announced at the end of the four trading days averaging period. In connection with the issuance of the Bonds, Swiss Prime Site has agreed to a lock-up, ending 90 days after the Settlement Date, subject to customary exceptions and regulatory requirements.

**If you have any questions, please contact:**

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**Swiss Prime Site** is the largest real estate company in Switzerland and one of the leading commercial real estate companies in Europe. The Company's property portfolio is valued at approximately CHF 28 billion and includes its own properties as well as those managed on behalf of third parties. Its own buildings, valued at just under CHF 14 billion, are concentrated in the office, retail and infrastructure segments. The portfolio covers the densely populated regions of Zurich, Geneva and Basel, where Swiss Prime Site mainly owns properties in prime locations. The Asset Management business area, Swiss Prime Site Solutions, has assets under management of over CHF 14 billion. The product range includes open- and closed-end funds as well as advisory mandates for third-party investors. Depending on the product, investment is primarily in residential properties as well as commercial properties in Switzerland and Germany.

Swiss Prime Site is distinguished by its highly experienced portfolio management and development team, a strong growth outlook, consistently high earnings and an outstanding risk-return profile.

Swiss Prime Site was founded in 1999 and is headquartered in Zug. The Company has been listed on SIX Swiss Exchange since 2000. Its current market capitalisation stands at approximately CHF 10 billion.

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