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## MEDIENMITTEILUNG

Zug, 26. Februar 2026

### **Swiss Prime Site hat erfolgreich eine grüne Wandelanleihe in Höhe von CHF 350 Mio. mit Fälligkeit in 2032, zu einem Zinssatz von null Prozent und einer Wandlungsprämie von 24.0% platziert**

- **Die Anleihe ist zinslos und hat einen Wandlungspreis, der mit einer Prämie von 24.0% über dem volumengewichteten Durchschnittspreis der Swiss Prime Site Aktien über die nächsten vier aufeinanderfolgenden Handelstage ab dem heutigen Datum festgelegt wird.**
- **Swiss Prime Site beabsichtigt, den Nettoerlös zur teilweisen Refinanzierung ihres ausstehenden Wandeldarlehens in Höhe von CHF 275 Mio. an ELM B.V., sowie zur Finanzierung förderfähiger grüner Immobilieninvestitionen gemäss ihres Green Financing Frameworks zu verwenden.**
- **Diese Transaktion stärkt die diversifizierte und konservative Finanzierungsstrategie von Swiss Prime Site und verlängert zusätzlich die durchschnittliche Laufzeit ihrer Verbindlichkeiten.**

Swiss Prime Site AG («Swiss Prime Site») hat heute durch die Ausgabe einer CHF 350 Mio. nicht nachrangigen, unbesicherten grünen Wandelanleihe mit Fälligkeit in 2032 (die «SPS Wandelanleihe») eine Finanzierung aufgenommen, wandelbar in bestehende Namenaktien von Swiss Prime Site (die «Aktien»).

Die SPS Wandelanleihe ist zinslos, wird zu einem Ausgabepreis von 100% ihres Nennwerts angeboten und am 5. März 2032 zum Nennwert zurückgezahlt, was einer Rendite bis zur Fälligkeit von 0,0 % pro Jahr entspricht. Unter bestimmten, für solche Wandelanleihen üblichen Umständen, kann die Wandelanleihe vorzeitig zurückgezahlt werden.

Gemäss ihren Bedingungen kann die SPS Wandelanleihe nach Wahl ihrer Inhaber, zu dem geltenden Wandlungspreis in Aktien umgewandelt werden, der zunächst mit einer Prämie von 24.0% auf dem arithmetischen Durchschnitt der volumengewichteten Durchschnittspreise der Aktien an jedem der vier Handelstage zwischen 26. Februar 2026 (einschliesslich) und 3. März 2026 (einschliesslich) festgelegt wird (der «Referenzkurs»). Der Wandlungspreis kann gemäss den Bedingungen der SPS Wandelanleihe angepasst werden.

Durch diese neue aktiengebundene Finanzierung stärkt Swiss Prime Site ihre diversifizierte und konservative Finanzierungsstrategie unter Einsatz einer breiten Palette verfügbarer Finanzierungsinstrumente, verlängert die durchschnittliche Laufzeit ihrer Verbindlichkeiten und sichert sich Kapital zu attraktiven Konditionen. Der Nettoerlös aus der SPS Wandelanleihe wird zur teilweisen Refinanzierung des ausstehenden Wandeldarlehens in Höhe von CHF 275 Mio. an ELM B.V. und zur Finanzierung förderfähiger grüner Immobilieninvestitionen gemäss des Green Financing Frameworks von Swiss Prime Site verwendet.

Der Referenzkurs wird so bald wie möglich nach dessen Festsetzung am 3. März 2026 bekannt gegeben. Die Auszahlung wird am oder um den 5. März 2026 erwartet (das «Auszahlungsdatum»). Der offizielle Referenzkurs und der endgültige Wandlungspreis der Anleihe werden am Ende des vier Handelstage umfassenden Durchschnittszeitraums bekannt gegeben. Im Zusammenhang mit der Ausgabe der SPS Wandelanleihe hat sich Swiss Prime Site, vorbehaltlich üblicher Ausnahmen und regulatorischen Anforderungen, zu einer Lock-up Periode verpflichtet, die 90 Tage nach dem Auszahlungsdatum endet.

#### **Für Rückfragen wenden Sie sich bitte an:**

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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 Geschäftliegenschaften 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. Die aktuelle Marktkapitalisierung beträgt rund CHF 10 Milliarden.

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