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PRESS RELEASE

Ad hoc announcement pursuant to Art. 53 LR

Zug, 26 February 2026

Swiss Prime Site intends to issue CHF 350 million green convertible bonds due 2032

- **The Bonds will not bear interest and are anticipated to have a conversion price established at a premium ranging from 20.0% to 27.5% over the average of the volume weighted average prices of Swiss Prime Site shares on each of the next four trading days.**
- **In a separate but concurrent transaction, Swiss Prime Site today has sent an incentivized conversion invitation to ELM B.V., to which it issued CHF 275 million in convertible loan notes in 2023.**
- **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.**

Swiss Prime Site AG («Swiss Prime Site»), rated A3 by Moody's, intends to issue 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, will be offered at an issue price of 100% of their principal amount and be redeemed on 5 March 2032 at their principal amount. 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 is expected to be initially set at a premium of between 20.0% and 27.5% 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.

Pricing of the Bonds will be determined based on an accelerated bookbuilding process. The conversion premium of the Bonds is expected to be announced later today. 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»).

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.

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 offering of the Bonds will be conducted as a private placement in and outside of Switzerland. The advance subscription rights of Swiss Prime Site's shareholders have been excluded. Application for the listing and trading of the Bonds on the SIX Swiss Exchange or any other trading venue in Switzerland may be made at a later stage. The Bonds will not be rated. This press release is merely a summary of certain key provisions of the Bonds. References above to the Bonds are subject to the full terms and conditions of the Bonds.

Separate, concurrent transaction concerning the outstanding CHF 275 million convertible loan notes to ELM

Swiss Prime Site has today also sent an incentivized conversion invitation to ELM B.V., a so-called «repackaging vehicle» to which it issued CHF 275 million convertible loan notes (the «Loan Notes») in 2023 (and which in turn issued exchangeable notes (the «ELM Notes») on terms corresponding to the terms of the Loan Notes), for the conversion of such Loan Notes in a specified period, in exchange for a cash settlement amount due under the terms of the Loan Notes (but calculated by reference to the same period used for calculation of the Reference Share Price) plus an additional cash incentive amount, as separately described in the relevant notice. ELM B.V. has indicated that it will extend an equivalent invitation to holders of the ELM Notes.

If at any time less than 15% of the aggregate principal amount of the Loan Notes originally issued are outstanding, Swiss Prime Site may redeem such outstanding Loan Notes in accordance with the terms of the Loan Notes at their principal amount together with accrued but unpaid interest, Swiss Prime Site intends to exercise this option if the relevant circumstances arise. Furthermore, following the conclusion of the incentivized conversion invitation, Swiss Prime Site intends to use its option to settle any subsequent exercises of the conversion right under the Loan Notes in cash.

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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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SOLELY FOR THE PURPOSES OF THE PRODUCT GOVERNANCE REQUIREMENTS CONTAINED WITHIN: (A) EU DIRECTIVE 2014/65/EU ON MARKETS IN FINANCIAL INSTRUMENTS, AS AMENDED ("MIFID II"); (B) ARTICLES 9 AND 10 OF COMMISSION DELEGATED DIRECTIVE (EU) 2017/593 SUPPLEMENTING MIFID II; (C) LOCAL IMPLEMENTING MEASURES IN THE EEA; (D) REGULATION (EU) NO 600/2014 AS IT FORMS PART OF UK DOMESTIC LAW BY VIRTUE OF THE EUROPEAN UNION (WITHDRAWAL) ACT 2018 OF THE UNITED KINGDOM (THE "EUWA") ("UK MIFIR"); AND (E) THE FCA HANDBOOK PRODUCT INTERVENTION AND PRODUCT GOVERNANCE SOURCEBOOK (TOGETHER, THE "PRODUCT GOVERNANCE REQUIREMENTS"), AND DISCLAIMING ALL AND ANY LIABILITY, WHETHER ARISING IN TORT, CONTRACT OR OTHERWISE, WHICH ANY "MANUFACTURER" (FOR THE PURPOSES OF THE PRODUCT GOVERNANCE REQUIREMENTS) MAY OTHERWISE HAVE WITH RESPECT THERETO, THE BONDS HAVE BEEN SUBJECT TO A PRODUCT APPROVAL PROCESS, WHICH HAS DETERMINED THAT: (I) THE TARGET MARKET FOR THE BONDS IS (A) IN THE EEA, ELIGIBLE COUNTERPARTIES AND PROFESSIONAL CLIENTS ONLY, EACH AS DEFINED IN MIFID II; AND (B) IN THE UK, ELIGIBLE COUNTERPARTIES (AS DEFINED IN THE FCA HANDBOOK CONDUCT OF BUSINESS SOURCEBOOK) AND PROFESSIONAL CLIENTS (AS DEFINED IN UK MIFIR); AND (III) ALL CHANNELS FOR DISTRIBUTION OF THE BONDS TO ELIGIBLE COUNTERPARTIES AND PROFESSIONAL CLIENTS ARE APPROPRIATE. ANY PERSON SUBSEQUENTLY OFFERING, SELLING OR RECOMMENDING THE BONDS (A "DISTRIBUTOR") SHOULD TAKE INTO CONSIDERATION THE MANUFACTURERS' TARGET MARKET ASSESSMENT; HOWEVER, A DISTRIBUTOR SUBJECT TO MIFID II OR THE PRODUCT GOVERNANCE REQUIREMENTS IS RESPONSIBLE FOR UNDERTAKING ITS OWN TARGET MARKET ASSESSMENT IN RESPECT OF THE BONDS (BY EITHER ADOPTING OR REFINING THE MANUFACTURERS' TARGET MARKET ASSESSMENT) AND DETERMINING APPROPRIATE DISTRIBUTION CHANNELS.

THE TARGET MARKET ASSESSMENT IS WITHOUT PREJUDICE TO THE REQUIREMENTS OF ANY CONTRACTUAL OR LEGAL SELLING RESTRICTIONS IN RELATION TO ANY OFFERING OF THE BONDS.

FOR THE AVOIDANCE OF DOUBT, THE TARGET MARKET ASSESSMENT DOES NOT CONSTITUTE: (A) AN ASSESSMENT OF SUITABILITY OR APPROPRIATENESS FOR THE PURPOSES OF MIFID II OR UK MIFIR; OR (B) A RECOMMENDATION TO ANY INVESTOR OR GROUP OF INVESTORS TO INVEST IN, OR PURCHASE, OR TAKE ANY OTHER ACTION WHATSOEVER WITH RESPECT TO THE BONDS.

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IN THE CASE OF ANY SECURITIES BEING OFFERED TO A POTENTIAL INVESTOR IN ITS CAPACITY AS A FINANCIAL INTERMEDIARY (AS SUCH TERM IS USED IN ARTICLE 5(1) OF THE PROSPECTUS REGULATION OR THE UK PUBLIC OFFERS AND ADMISSIONS TO TRADING REGULATIONS 2024 (THE "POATR")), SUCH FINANCIAL INTERMEDIARY WILL BE DEEMED TO HAVE REPRESENTED AND AGREED THAT THE SECURITIES ACQUIRED BY IT IN THE OFFERING HAVE NOT BEEN ACQUIRED ON BEHALF OF PERSONS IN A MEMBER STATE OR IN THE UK OTHER THAN QUALIFIED INVESTORS OR PERSONS IN MEMBER STATES OR THE UK FOR WHOM SUCH FINANCIAL INTERMEDIARY HAS AUTHORITY TO MAKE DECISIONS ON A WHOLLY DISCRETIONARY BASIS, NOR HAVE THE SECURITIES BEEN ACQUIRED WITH A VIEW TO THEIR OFFER OR RESALE IN A MEMBER STATE OR IN THE UK WHERE THIS WOULD RESULT IN A REQUIREMENT FOR PUBLICATION BY SWISS PRIME SITE OR THE JOINT BOOKRUNNERS OF A PROSPECTUS PURSUANT TO ARTICLE 3 OF THE PROSPECTUS REGULATION OR REGULATION 12 OF THE POATR, UNLESS THE PRIOR WRITTEN CONSENT OF THE JOINT BOOKRUNNERS HAS BEEN OBTAINED TO SUCH OFFER OR RESALE.

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