

PRESS RELEASE

Ad hoc announcement pursuant to Art. 53 LR

Zug, 25 February 2025

Swiss Prime Site raises CHF 300 million to further expand its high-quality property portfolio

- **Swiss Prime Site has successfully raised CHF 300 million in gross proceeds through an accelerated bookbuilding**
- **Attractive and tangible acquisition pipeline of yielding properties underway with expected rental income of more than CHF 17 million per annum**
- **The net proceeds are expected to be deployed within the next 9-12 months; the transaction is expected to be accretive to Funds from Operations I (FFO I) per share upon full deployment and to NAV immediately**

Swiss Prime Site AG ("Swiss Prime Site", SIX: SPSN) has successfully raised CHF 300 million in gross proceeds through the placement of 2'926'829 new registered shares (the "New Shares") at a placement price of CHF 102.50 per New Share.

René Zahnd, CEO of Swiss Prime Site, said: "With today's successful share placement, Swiss Prime Site is best positioned to further profitably grow its property portfolio while maintaining a conservative financing approach with a strong equity base. The fresh capital will enable us to seize the strong momentum we are observing in the transaction markets. We thank our shareholders and investors for the support and confidence in Swiss Prime Site."

Use of proceeds

The placement will provide Swiss Prime Site with additional capital to realize its acquisition pipeline – in parallel to its continuous project developments – whilst maintaining its strong balance sheet with a Loan-to-Value ratio below 39%, as guided for the financial year 2025. The Company actively manages a tangible pipeline of transaction processes which, pursuant to current estimates, collectively are expected to generate annual rental income of more than CHF 17 million.

The net proceeds are expected to be deployed for property acquisitions within the next 9-12 months; they may be used for general corporate purposes within this timeframe. The transaction is expected to be accretive to Funds from Operations I (FFO I) per share upon full deployment and accretive to NAV immediately.

Resulting change in share capital

The share capital of Swiss Prime Site will increase from CHF 154'615'092.00 to CHF 160'468'750.00 through the issuance of 2'926'829 New Shares each with a par value of CHF 2.00 against cash contributions.

The New Shares will rank pari passu with the existing shares and carry full dividend rights upon settlement, including for the financial year 2024. The Board of Directors has proposed an increased dividend of CHF 3.45 per share to the Annual General Meeting on 13 March 2025, with payment expected on 25 March 2025.



The New Shares are expected to be listed and admitted to trading on SIX Swiss Exchange on 26 February 2025. Payment and settlement are expected to take place on 27 February 2025.

Swiss Prime Site agreed to a lock-up expiring 180 calendar days after the listing of the New Shares, subject to customary exceptions.

For more information, please follow this link: [Placement](#)

If you have any questions, please contact:

Investor Relations, Florian Hauber

Tel. +41 58 317 17 64, florian.hauber@sps.swiss

Media Relations, Patrick Djizmedjian

Tel. +41 58 317 17 42, patrick.djizmedjian@sps.swiss



Swiss Prime Site is the largest real estate company in Switzerland and one of the leading commercial property companies in Europe. The property portfolio is valued at approximately CHF 26 billion and includes own properties as well as those managed on behalf of third parties. The own buildings, which are valued at CHF 13 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 owns properties in prime locations. The Asset Management business unit, Swiss Prime Site Solutions, manages assets totalling around CHF 13 billion. The product range includes open- and closed-end funds, as well as advisory mandates for third-party investors, mostly leading Swiss pension funds. Swiss Prime Site Solutions mainly focuses on residential properties and to a smaller degree on commercial properties in secondary cities.

This combination allows Swiss Prime Site to cover the entire Swiss market and benefit from the positive environment across all real estate segments. In addition to the competent team of Swiss Prime Site with a wealth of experience in portfolio management and development, the company is characterised by a strong growth outlook, consistently high earnings, an outstanding risk-return profile as well as a stable and growing dividend payout.

Swiss Prime Site was founded in 1999 and is headquartered in Zug. The company has been listed on the SIX Swiss Exchange since 2000. The current market capitalisation stands at approximately CHF 8 billion.

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