



Zug, 2 May 2023

Swiss Prime Site Solutions: key data for the capital issue of the Akara Swiss Diversity Property Fund PK (Akara Diversity PK) and semi-annual report of the Swiss Prime Site Solutions Investment Fund Commercial (SPSS IFC)

- **12th capital issue, Akara Diversity PK: subscription ratio of 36:1 and a maximum of 44 560 new units, equivalent to an issuing volume of around CHF 50 million**
- **Subscription period: 8 to 26 May 2023 with payment date of 9 June 2023**
- **Semi-annual report of the SPSS IFC as at 31.03.2023 and video webcast**

Swiss Prime Site Solutions is carrying out the 12th capital issue for the Akara Diversity PK (focus on residential and commercial real estate). The subscription period will begin on Monday, 8 May 2023 and end on Friday, 26 May 2023, 12:00 noon. The payment date for the fund units will be 9 June 2023. Existing investors will be able to exercise their subscription rights in the capital increase.

12th capital issue, Akara Diversity PK

The 12th capital issue of Akara Diversity PK aims to secure a maximum issuing volume of 44 560 units. Thirty-six (36) existing units entitle the bearer to one (1) new unit at the issue price on the payment date of CHF 1 146.00 each (including ancillary costs and issue commission). The issue will be carried out on a best-effort basis under a subscription offer to investors who are eligible under the terms of the fund contract. Unsubscribed units will not be issued.

Principle “first come, first served”

The capital increase will be carried out in compliance with the subscription rights of existing shareholders. Letters of intent received in advance and new subscriptions during the subscription period will follow the "first come, first served" principle.

Use of the capital

The capital raised will be mainly used to further develop the portfolio in line with the strategy. The issue proceeds will go toward obligations arising from various construction projects. At the same time, new investors will also receive the opportunity to join the investor base.

Akara Diversity PK fund profile

Akara Diversity PK is open to tax-exempt pension funds and social insurance and compensation funds registered in Switzerland. Investment funds may also invest if their investor base consists solely of the above-mentioned tax-exempt institutions domiciled in Switzerland. The valuation of the shares is based on the NAV without premiums/discounts, which reduces volatility. Investment is made in existing properties and development and construction projects with residential or



commercial usage types (50%, ± 15 percentage points) throughout Switzerland. It aims to achieve a steady and attractive distribution, long-term value growth and broad diversity. Most properties are held directly.

Semi-annual report as at 31.03.2023 of the SPSS IFC

On Monday, 8 May 2023, the semi-annual report (as of 31 March 2023) of the SPSS IFC will be published. A video webcast will be held for this purpose on Wednesday, 10 May 2023 at 11.00 a.m. Simultaneous French and English translation of the online presentation will be provided.

[Register now](#)

The 4th capital issue of the SPSS IFC will take place in June. The subscription period runs from Monday, 12 June to Friday, 23 June 2023, 12.00 noon. The payment date for the fund units will be 30 June 2023.

SPSS IFC fund profile

The Swiss Prime Site Solutions Investment Fund Commercial invests directly in good to very good locations throughout Switzerland, primarily in commercial real estate. The investment focus is on broad diversification, high cash flow stability and economically established locations. The investment strategy's countercyclical focus on commercial properties is proving shrewd and resilient amid high inflation, thanks to rent indexation. The indexing rate is 91% effective 31 January 2023. SPSS IFC is the direct owner of the real estate; as such, taxes are pre-paid by the fund. Thus, income and assets are tax-free to investors. The fund is aimed at qualified investors.

If you have any questions, please contact:

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Swiss Prime Site Solutions AG

Swiss Prime Site Solutions is a group company of the listed Swiss Prime Site AG. The real estate asset manager, which has more than CHF 7.9 billion in assets under management and a pipeline of CHF 1.1 billion, develops tailor-made services and real estate solutions for clients. Swiss Prime Site Solutions AG has been approved as a fund manager by FINMA pursuant to Art. 2 para. 1 (d) in conjunction with Art. 5 para. 1 FinIA.



Summary of the issue details

Akara Diversity PK

Issuing volume	Maximum 44 560 units
Subscription period	8 May to 26 May 2023, 12:00 noon (CET)
Issue price per unit	CHF 1 146.00
Subscription ratio	36:1
Payment date	9 June 2023
Valor / ISIN	New units: 33 349 032 / CH 033 349 032 1 Subscription rights: 126 352 395 / CH1263523958
Legal form	Contractual real estate fund for qualified investors (Art. 25 et seq. CISA)
Investor base	Qualified investors within the meaning of Art. 10 para. 3 CISA in conjunction with Art. 4 paras. 3-5 FinSA
Custodian bank	Banque Cantonale Vaudoise (BCV), Lausanne
Valuation experts	PricewaterhouseCoopers AG, Zurich
Fund management	Swiss Prime Site Solutions AG
Portfolio management	Swiss Prime Site Solutions AG