

SWISS PRIME SITE

PRESS RELEASE

Ad hoc announcement pursuant to Art. 53 LR

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Swiss Prime Site: another milestone on the way to a comprehensive real estate investment platform

- **Swiss Prime Site Solutions receives FINMA licence as a fund management company pursuant to FinIA**
- **Real estate asset management driving the group's growth**

Swiss Prime Site Solutions receives FINMA licence as a fund management company pursuant to FinIA

Swiss Prime Site Solutions AG, a group company of Swiss Prime Site, has received legally binding authorisation from the Swiss Financial Market Supervisory Authority (FINMA) to manage collective investment schemes under Swiss law and offer self-managed funds. This will enable the well-established real estate asset manager to significantly expand its range of services and is expected to accelerate the strong growth rate achieved in recent years. «Obtaining the FINMA fund management licence was one of our strategic goals for the current financial year. This opens the door to offering real estate investment opportunities that meet investors' needs», says René Zahnd, CEO Swiss Prime Site. Anastasius Tschopp, CEO Swiss Prime Site Solutions, adds: «We are pleased to have overcome this necessary regulatory hurdle. The entire team has been hard working on a first product to make sure we can enter the market for real estate investment funds by the end of the year. This product will shortly be presented to qualified investors.» Swiss Prime Site Solutions was able to recruit three proven and experienced specialists for the new services: Maximilian Hoffmann, Fabian Linke and Samuel Bergstein.

Real estate asset management driving the group's growth

With its authorisation as a fund management company, Swiss Prime Site Solutions will now be able to expand its services in line with its strategy, while also basing its business model on three pillars. Since 2017, the company has been successfully entrusted with the executive management and asset management advisory of the Swiss Prime Investment Foundation. Assets under management have since more than doubled to over CHF 2.8 billion. Asset management advisory for third parties was also successfully established at the end of 2020. In this area of business, Swiss Prime Site Solutions has assets under advice of around CHF 0.5 billion from different pension funds and has further significant mandates for building up real estate portfolios in the pipeline. «The FINMA fund management licence will now enable us to expand the business model of Swiss Prime Site Solutions to include the third pillar of real estate funds. This steadily brings us closer to our goals of doubling the asset management volume to CHF 7 billion by 2025, significantly increasing the profitability of Swiss Prime Site Solutions to CHF 30 million p.a. and growing together as a group into a genuine real estate investment platform», concludes René Zahnd.

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Swiss Prime Site

Swiss Prime Site AG is the leading listed real estate company in Switzerland. Its high-quality real estate portfolio is worth over CHF 12 billion and consists of properties with good value retention in prime locations, which predominantly comprise office and retail floor space. Swiss Prime Site Immobilien invests in high-quality buildings and land, which together with conversion, modernisation and development of entire sites form the company's core business. In doing this, the Group creates market-compliant, sustainable living spaces for customers and society as a whole. The Services business segment comprises the real estate-related Group companies Swiss Prime Site Solutions, Wincasa and Jelmoli. Swiss Prime Site Solutions is an asset manager focused on the property sector and develops tailor-made services and investment products and will be active in the fund business in future. Wincasa is the biggest and most important integral real estate service provider in Switzerland and encompasses the entire property life cycle. Jelmoli is the leading omnichannel premium department store in Switzerland. This gives Swiss Prime Site a unique positioning to meet customers' needs in the long term, increase their satisfaction and strengthen their loyalty. In addition, the company invests in innovation across the Group and wherever possible at all levels of the value chain in order to sustainably reduce the consumption of resources and ensure the long-term increase of financial success.

Swiss Prime Site is distinguished by its experienced management team, high earnings continuity and outstanding risk-return profile. The company has been listed on the SIX Swiss Exchange since 2000 and has a market capitalisation of over CHF 7 billion.

SIX Swiss Exchange | Symbol SPSN | Securities number 803 838

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