

Media release, 4 November 2021

Swiss Central City Real Estate Fund – Capital increase in planned amount of CHF 84.5 million significantly oversubscribed; listing on SIX Swiss Exchange in preparation

The capital increase by the Swiss Central City Real Estate Fund was significantly oversubscribed and successfully completed with proceeds of CHF 84.5 million. Following the capital increase, the planned listing on the SIX Swiss Exchange is now being pursued. The fund management company will submit the corresponding listing application to SIX in the coming days. The listing of all fund units and the opening as a public fund is expected to take place on 13 December 2021.

The capital increase carried out by the fund management company Nova Property Fund Management AG for the Swiss Central City Real Estate Fund from 25 October 2021 to 3 November 2021 was completed very successfully. The issue was carried out on a "best effort basis" within a rights' offering to qualified investors in Switzerland admitted in accordance with the fund contract. The subscription ratio was 4:1 (four subscription rights entitled the purchase of one new fund unit). The capital increase met with strong demand from both existing and new investors and as a result the investor base was once again broadened. A total of 760,414 new fund units were issued at an issue price of CHF 111.10 per new unit. The number of outstanding units following the capital increase amounts to 3,802,070. Settlement will take place on 15 November 2021.

The fund will receive CHF 84.5 million from this capital increase. The proceeds from the capital increase will be used for the further expansion and diversification of the high-quality portfolio.

Listing on SIX Swiss Exchange planned for mid-December 2021

The fund management company plans to have the Swiss Central City Real Estate Fund listed as a public fund on SIX Swiss Exchange. The corresponding listing application will be submitted to SIX in the next few days. FINMA has already approved the conversion of the fund into a public fund. The first day of trading for the Swiss Central City Real Estate Fund on SIX Swiss Exchange is scheduled for 13 December 2021. Until the listing date, only qualified investors can invest in the fund; from the date of listing onwards, the fund will be open to all investors. With the SIX listing, the fund is expected to be included in the "SXI Real Estate Broad" and the "SXI Real Estate Funds Broad" indices. This will enable increased liquidity and visibility of the fund units for all investors.

Fund Portrait

The Swiss Central City Real Estate Fund aims to generate stable, adequate returns by building a real estate portfolio in attractive downtown and central locations. Accordingly, the fund management company invests the fund's assets in properties in prime locations with sustainable economic potential throughout Switzerland.

The fund is currently traded over-the-counter by Bank J. Safra Sarasin Ltd, which will continue to ensure active market making of the fund units following the listing.

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Swiss Central City Real Estate Fund

The Swiss Central City Real Estate Fund invests in properties in prime locations in the major economic centres. The key criteria are centrality of the property, good accessibility, stable cash flows and a product profile geared to the needs of the tenants.

Security number 44414255; ISIN CH0444142555; Symbol CITYRES

Nova Property Fund Management AG

Nova Property Fund Management AG was authorised by the Swiss Financial Market Supervisory Authority FINMA as a fund management company domiciled in Zurich on 5 November 2018 and has been active in fund management since then. This includes the establishment, management and administration of collective investment schemes under Swiss law and the distribution of the self-managed funds. In addition, the company provides investment advice to real estate investment companies and investment foundations with a focus on real estate.

Disclaimer

This media release constitutes neither a prospectus nor a basic information sheet within the meaning of the Swiss Financial Services Act (FIDLEG), nor a simplified prospectus or key investor information pursuant to the Swiss Collective Investment Schemes Act (CISA). It constitutes neither an offer nor a recommendation to subscribe to or redeem fund units or to purchase or sell other financial instruments or services, but is intended solely for information purposes. This media release may contain forward-looking statements that are subject to uncertainties and risks and may change. Historical performance is no indicator of current or future performance. Decisions to purchase or subscribe to new units of the Swiss Central City Real Estate Fund should be made exclusively on the basis of the relevant prospectus or fund contract (both available in German), which can be ordered free of charge from the fund management company.

Until the date of listing of the fund on the SIX Swiss Exchange, this media release is addressed **exclusively to qualified investors** within the meaning of Art. 10 para. 3 and para. 3ter of the Swiss Collective Investment Schemes Act and is intended for the territory of Switzerland only.

All relevant documents concerning the capital increase are available (in German) under

www.swissfunddata.ch and <https://www.novaproperty.ch/en/real-estate-fund/download-center/prospectus/>