

Media release, 28 April 2021

Swiss Central City Real Estate Fund announces capital increase of maximum CHF 83 million

The fund management company Nova Property Fund Management AG will carry out a capital increase of up to CHF 82.7 million for the Swiss Central City Real Estate Fund from 25 May 2021 until 4 June 2021, 12.00 noon CEST. One (1) subscription right will be allocated to each existing fund unit. Three (3) subscription rights will entitle the holder to subscribe to one (1) new fund unit. A maximum of 760,414 new units will be issued. This increases the number of units in circulation to a maximum of 3,041,656 units. The issue price at the settlement date is CHF 108.80 (incl. 1.5% issue commission and 0.5% incidental costs) per unit. The issue proceeds will be used for the further expansion of the existing, high-quality real estate portfolio.

The issue will be carried out on a "best effort basis" within a rights offering to qualified investors in Switzerland admitted in accordance with the fund contract. There will be no rights trading. Units that are not subscribed for may not be issued, which could change the issue amount. The issue result and the effective number of new units to be issued will be announced on 8 June 2021. Settlement will take place on 15 June 2021.

The Swiss Central City Real Estate Fund's real estate portfolio had a market value of CHF 327.4 million as of 31 December 2020 and has since been expanded through the acquisition of two attractive residential / commercial properties in Lausanne with a market value of approximately CHF 39.5 million. Currently, residential use in the portfolio amounts to 49%. The proceeds from the capital increase will be used to further expand the high-quality portfolio. Opportunities for attractive acquisitions are already in the pipeline.

Fund Portrait

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

The fund is aimed at qualified investors only and is traded over-the-counter by Bank J. Safra Sarasin Ltd.

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DETAILS OF THE CAPITAL INCREASE	
Issue volume	Maximum of CHF 82.7 million
Subscription period	25 May to 4 June 2021, 12:00 noon (CEST)
Issue price per fund unit	CHF 108.80 (incl. 1.5% issuing commission and 0.5% additional charges)
Subscription ratio	Three (3) subscription rights entitle to subscribe for one (1) new fund unit.
Announcement of issue result	8 June 2021
Settlement date	15 June 2021
Investors	Qualified investors (according to §5 of the fund contract)
Security number / ISIN (fund unit)	44 414 255 / CH0444142555
Security number / ISIN (subscription right)	110 466 407 / CH01104664078
Type of issue	The issue will be carried out on a commission basis ("best effort basis") as a rights offering in Switzerland.
Use of proceeds	The proceeds of the issue will be used in accordance with the investment policy for the further expansion and diversification of the real estate portfolio.
Fund management company	Nova Property Fund Management AG
Custodian bank	Bank J. Safra Sarasin AG

All relevant documents concerning the capital increase will be available (in German) as of 3 May 2021 on:
www.swissfunddata.ch and <https://www.novaproperty.ch/en/real-estate-fund/download-center/prospectus/>

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 flow 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. The offering prospectus (in German), which is the sole authoritative document for an investment decision, can be ordered free of charge from the fund management company as of 3 May 2021.

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.