

Media release, 6 October 2021

Swiss Central City Real Estate Fund launches capital increase of up to CHF 84.5 million on 25 October 2021

The fund management company Nova Property Fund Management AG will carry out a further capital increase for the Swiss Central City Real Estate Fund from 25 October 2021 until 3 November 2021, 12.00 noon CET. The maximum amount of the issue is CHF 84.5 million. One (1) subscription right will be allocated to each existing fund unit. Four (4) subscription rights will entitle the holder to subscribe to one (1) new fund unit. In total, a maximum of 760,414 new units will be issued. This will increase the number of units in circulation from 3,041,656 units to a maximum of 3,802,070 units. The issue price at settlement date is CHF 111.10 (incl. 1.75% issue commission and 0.5% additional charges) per unit. The 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 official rights trading. Units that are not subscribed for may not be issued, which could change the total amount of the issue. The result of the issue and the effective number of new units to be issued will be announced on 4 November 2021. Settlement will take place on 15 November 2021. The proceeds from the capital increase will be used for the further expansion and diversification of the high-quality portfolio. There are already very attractive objects for acquisition in the pipeline.

Change into a public fund and listing on SIX Swiss Exchange planned

The fund management company has applied to FINMA to convert the fund into a public fund. FINMA has granted the corresponding approval, which means amendments to the fund contract are expected to come into effect by mid-December 2021. A listing of the Swiss Central City Real Estate Fund on SIX Swiss Exchange is also planned. The fund management company will submit the listing application to SIX Swiss Exchange following completion of the current capital increase. Subject to the listing approval by SIX Swiss Exchange, the listing of all fund units is scheduled for mid-December 2021. The SIX listing will also allow the fund to become a component of the SIX indices "SXI Real Estate Broad" and "SXI Real Estate Funds Broad" and investors will benefit from both increased liquidity and visibility of their fund units.

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 current capital increase is aimed at qualified investors only. The fund is traded over-the-counter by Bank J. Safra Sarasin AG.

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DETAILS OF THE CAPITAL INCREASE	
Issue volume	Maximum of CHF 84.5 million
Subscription period	25 October to 3 November 2021, 12.00 noon (CET)
Issue price per fund unit	CHF 111.10 (incl. 1.75% issuing commission and 0.5% additional charges)
Subscription ratio	Four (4) subscription rights entitle to subscribe for one (1) new fund unit.
Announcement of issue result	4 November 2021
Settlement date	15 November 2021
Investors	Qualified investors (according to §5 of the current fund contract)
Security number / ISIN (fund unit)	44 414 255 / CH0444142555
Security number / ISIN (subscription right)	113 558 968 / CH1135589682
Type of issue	The issue will be carried out on a 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 11 October 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 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. 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 11 October 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.