

Press release, 4 December 2024
Ad hoc announcement pursuant to Art. 53 LR

Swiss Central City Real Estate Fund reduces annual fund management fee to 0.35% as of 1 January 2025

The fund management company of the Swiss Central City Real Estate Fund (SIX Swiss Exchange: CITY) has decided to reduce the annual fee for the fund management, portfolio and asset management as well as the distribution of the fund from previously 0.45% to new 0.35%, currently for two years. The reduction of the management fees enters into force on 1 January 2025.

Marcel Denner, COO of the fund management company, says: "This reduction in management fees makes the Swiss Central City Real Estate Fund more attractive to both, existing and potential investors. The fund's positioning has improved in the current financial year, with a very low vacancy rate, new and renewed leases, a high WAULT and declining financing costs. The fund strategy of generating attractive returns for investors with properties in top locations and an active portfolio management approach will be consistently pursued."

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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 in Switzerland. The key criteria are centrality of the property, good accessibility, stable cash flows and a product profile geared to the needs of the tenants.

SIX Swiss Exchange listed; Security number 44414255; ISIN CH0444142555; Symbol CITY

Nova Property Fund Management AG

Nova Property Fund Management AG is a fund management company authorised by the Swiss Financial Market Supervisory Authority FINMA on 5 November 2018 with its registered office in Pfäffikon SZ and has been active in the fund business since that date. 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. With its five portfolios, the owner-managed fund management company currently covers the entire Swiss real estate market for residential and commercial properties. These portfolios include Novavest Real Estate AG (SIX Swiss Exchange: NREN), Swiss Central City Real Estate Fund (SIX Swiss Exchange: CITY), two investment groups at 1291 Die Schweizer Anlagestiftung (KGAST

member) and Central Real Estate Holding AG (including its subsidiary Rhystadt AG), which together hold about CHF 3.7 billion in Swiss real estate assets.

Disclaimer

This media release constitutes neither a prospectus nor a basic information leaflet within the meaning of the Swiss Financial Services Act (FIDLEG), nor a simplified prospectus or key investor information pursuant to the final provisions of the Swiss Collective Investment Schemes Ordinance (CISO). 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. All statements relating to the future are based on data available to the fund management company Nova Property Fund Management AG at the time this media release was prepared. Nova Property Fund Management AG assumes no obligation whatsoever to revise and update any forward-looking statements in this media release at a later date as a result of new information, future events or the like. 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 and the integrated fund contract (both available in German), which can be ordered free of charge from the fund management company.

This media release is intended for the territory of Switzerland only.