

Press release, 2 June 2022
Ad hoc announcement pursuant to Art. 53 LR

Swiss Central City Real Estate Fund acquires fully rented commercial property in centre of Geneva

The fund management company Nova Property Fund Management AG acquired for its Swiss Central City Real Estate Fund (SIX Swiss Exchange: CITY) a seven-storey apartment property in an attractive location in the well-known and lively quarter “Jonction” in Geneva. The building comprises furnished individual apartments for long-term residential use as well as smaller gastronomy and commercial spaces with a total usable floor space of over 3,100 m². The property is fully let with long-term triple-net-leases and a WAULT of 14.7 years. The largest anchor tenant is a renowned and independent institution of the Canton of Geneva. The total investment for the property amounts to CHF 69 million with target rental income of around CHF 2 million per annum.

Transfer of ownership of the property took place on 1 June 2022. With this acquisition, the value of the Fund’s real estate portfolio increases to over CHF 570 million, and the annual target rental income rises to just over CHF 19 million.

Contacts:

Marcel Schneider
CEO

marcel.schneider@novaproperty.ch

Marcel Denner
COO

marcel.denner@novaproperty.ch

Nova Property Fund Management AG

Feldeggstrasse 26
8008 Zurich
+41 (0)44 276 40 40
info@novaproperty.ch
www.novaproperty.ch

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 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. 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), SenioResidenz AG (BX Swiss AG: SENIO), Swiss Central City Real Estate Fund (SIX Swiss Exchange: CITY), 1291 Die Schweizer Anlagestiftung (KGAST member) and Central Real Estate Holding AG (including its subsidiary Rhystadt AG), which together hold well over CHF 2.5 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.