

Press release, 20 February 2026
Ad hoc announcement pursuant to Art. 53 LR

Swiss Central City Real Estate Fund implements strategic portfolio optimisation and increases distribution to CHF 2.40 per fund unit

- **Successful lease renewals secure future income**
- **WAULT of fixed-term rental agreements is high at 8.2 years (31.12.2024: 7.8 years)**
- **Market value increase of the portfolio CHF 440.1 million as of 31.12.2025; excl. transactions +0.9%**
- **Share of rental income from residential use increased to around 55% as of 31.12.2025**
- **Vacancy rate reduced to a low 1.4% (31.12.2024: 2.4%)**
- **Increased distribution of CHF 2.40 per fund unit with payment on 26 March 2026**

In the 2025 reporting year, Swiss Central City Real Estate Fund (SIX Swiss Exchange: CITY) continued to drive forward its ongoing projects in Basel and Lucerne and successfully implemented various lease extensions in its portfolio. In addition, as part of the strategic portfolio optimisation, two properties in Lausanne and Geneva with a total sales volume of CHF 87.5 million were sold, as the fund management viewed their further development and value appreciation potential to be very limited. At the end of 2025, the market value of the portfolio stood at CHF 440.1 million and comprised 32 properties in inner-city locations, with residential use accounting for almost 55%. The target rental income for the portfolio as of 31 December 2025, amounts to CHF 16.5 million. Targeted sales of properties and other operational measures in 2025 have sustainably strengthened the portfolio's profitability.

Substantial reduction in vacancy rate to a low 1.4%

Successful leasing campaigns led to a further significant reduction in the vacancy rate to a low 1.4% as of 31 December 2025, compared with 2.4% at the end of 2024.

WAULT at 8.2 years, increased by 0.4 years

In the summer of 2025, the fund management successfully extended the existing lease agreements with three commercial tenants, H&M Hennes & Mauritz, PostFinance, and Läderach, in the property at Greifengasse 36, 38 / Rebasse 6 in Basel, by 10 years and, in the case of PostFinance, by 5 years. This enables the fund to secure long-term income at an early stage with important anchor tenants in this property. As a result of these and other lease extensions, the WAULT of fixed-term leases increased to a high 8.2 years (31.12.2024: 7.8 years).

Optimised cost structure

The reduced fee in 2025 of 0.35% p.a. for the management of the real estate fund, asset management and distribution, as well as reduced interest expenses, had an impact on the fund's cost structure. The optimisations resulted in a fund operating expense ratio TER_{REF} GAV of 0.64%, compared to 0.71% in the previous year 2024. In December 2025, the fund management also decided to maintain the reduced fee of 0.35% p.a. unchanged for 2027.

Results for 2025

Income statement

In line with the portfolio adjustments made in 2024 and 2025, rental income amounted to CHF 17.9 million (2024: CHF 19.6 million). The fund's net income increased to CHF 9.7 million (2024: CHF 8.2 million) as a result of cost optimisation and lower interest expenses.

Total income, taking into account realised capital changes of CHF -15.8 million (2024: CHF +0.4 million) and unrealised capital gains of CHF +6.1 million (2024: CHF -11.3 million), was CHF 0.04 million for fiscal year 2025 (2024: CHF -1.0 million).

Statement of financial position

In the 2025 reporting year, excluding transactions, the market value of the real estate portfolio increased by 0.9% compared with the previous year to CHF 440.1 million (31 December 2024 excluding transactions: CHF 436.3 million). Total fund assets amounted to CHF 452.3 million as at the balance sheet date (31 December 2024: CHF 541.6 million), mainly due to the sold properties. Net fund assets stood at CHF 359.1 million as at 31 December 2025 (31 December 2024: CHF 383.1 million). The net asset value per fund unit was CHF 98.53, with 3,644,006 fund units outstanding (31 December 2024: CHF 100.77; 3,802,070 fund units).

The proceeds from the sale of properties enabled the fund's borrowing ratio to be reduced to 19.2% as at 31 December 2025 (31 December 2024: 27.2%).

7% increase in distribution to CHF 2.40 per fund unit

For the 2025 reporting year, the distribution will be increased to CHF 2.40 per fund unit (2024: CHF 2.25), with a distribution ratio of 90%. The distribution will take place on 26 March 2026 and is again in line with the guidance communicated, underlining the transparency and reliability of the distribution policy.

Sustainability

In the 2025 financial year, the Swiss Central City Real Estate Fund achieved a building certification rate of 100% with the Swiss ESG standard 'Swiss Sustainable Real Estate Index' (SSREI). In addition, the fund once again participated in the globally leading sustainability benchmark, the Global Real Estate Sustainability Benchmark (GRESB), and was able to join the top group in the Swiss real estate market with a renewed Green Star status rating of 89/100 points and 4 out of 5 GRESB stars. For further information, please refer to the sustainability report in the 2025 Annual Report.

Outlook

Due to ongoing uncertainties regarding international economic and trade policy, geopolitical risks and the continuing conflicts in the Middle East and Ukraine, it remains difficult to assess the future development of the economic situation. The State Secretariat for Economic Affairs (SECO) and the Swiss National Bank anticipate below-average economic growth in Switzerland in 2026.

With regard to the Swiss real estate market, the fund management of Swiss Central City Real Estate Fund is optimistic about the year 2026. Demand in the residential market is likely to remain high due to continued immigration to Switzerland and limited construction activity. With a residential share of around 55%, Swiss Central City Real Estate Fund has a robust and diversified business model. The fund remains focused on properties in prime locations and, with an active portfolio management approach, aims to optimise its property portfolio and generate attractive long-term returns for investors.

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Key Figures Fiscal Year 2025

Balance Sheet		31.12.2025	31.12.2024
Market value of properties	CHF	440 088 000	532 718 000
Market value of properties excl. transactions	CHF	440 088 000	436 268 000
Target rental income investment properties excl. transactions/projects ¹	CHF	16 523 181	16 377 740
Average discount rate	%	2.55	2.55
Gross asset value (GAV)	CHF	452 314 650	541 625 181
Net fund assets (NAV)	CHF	359 050 209	383 140 358
Net asset value per fund unit	CHF	98.53	100.77
Pay-out per fund unit (paid in March)	CHF	2.40	2.25
Fund units at the end of the reporting period	Units	3 644 006	3 802 070
Borrowing ratio	%	19.21	27.21
Gearing	%	20.62	29.26
Interest on debt capital	%	0.97	1.51
Weighted average term of debt	Years	1.04	0.62
Income Statement		01.01.-31.12.2025	01.01.-31.12.2024
Rental income	CHF	17 856 803	19 583 283
Total operating income	CHF	17 861 174	19 652 896
Total expenses	CHF	8 141 421	11 444 422
Net income	CHF	9 719 753	8 208 474
Realised capital gains and losses	CHF	-15 801 127	392 161
Unrealised capital gains and losses	CHF	6 051 707	-11 324 952
Total income	CHF	36 973	-1 013 318

¹ Target rental income based on annual rents.

The audited Annual Report 2025 (in German) as well as a Summary Report in English are available on the Nova Property Fund Management AG website at:

<https://www.novaproperty.ch/en/products-and-mandates/swiss-central-city-real-estate-fund/downloads/>

The Annual Report 2025 (German version) is also available on www.swissfunddata.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 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. The owner-managed

fund management company currently manages six portfolios covering 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 of 1291 Die Schweizer Anlagestiftung (member of KGAST) and Central Real Estate Holding AG (including its subsidiary Rhystadt AG) and Renevo, which together hold about CHF 3.9 billion in Swiss real estate assets.

Disclaimer

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