



Swiss Properties Invest A/S' IPO fully subscribed

The offering of new shares in Swiss Properties Invest A/S was successfully completed and fully subscribed as the Company received subscription orders for more than DKK 217 million

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Company Announcement No. 2-2022

Copenhagen, 6. July 2022

Result of the Offering

Today, Swiss Properties Invest A/S announces the result of the Offering of shares in connection with the admission to trading of the Company's shares on Nasdaq First North Growth Market Denmark – see Company Announcement No. 1-2022 of 16. June 2022.

The offer period closed on 4. July 2022, at 23:59 (CET). The Company received subscription orders for a total of 2,024,871 shares, and the Offering of 2,000,000 shares at an offer price of 107.50 DKK per share was thus fully subscribed – equal to gross proceeds of DKK 215 million.

As stated in the prospectus Swiss Properties Invest intends to continue its acquisition of attractive commercial properties in Switzerland with the purpose of renting out commercial space, operating and optimising its portfolio of commercial properties with long term shareholder value creation as the Company's primary goal.

In addition to the 1,213,682 shares allocated to the 45 investors in the pre-subscription, the Company received 182 orders for a total of 811,189 shares (DKK 87,2 million) in connection with

the public offering. Thus, the Company received orders for a total of 2,024,871 shares (DKK 217.7 million) equal to an oversubscription of the total Offering of 1.2 %.

"We knew from the start that we had chosen a difficult period for an IPO. Therefore, we are both very proud and very pleased to see our investors showing us the confidence and trust by subscribing for all shares offered." says CEO, Swiss Properties Invest AG, Keld Østergaard.

"And it is absolutely fantastic that we can welcome the 227 co-owners of Swiss Properties Invest. We are now looking forward to getting started with the actual work which is investing in commercial properties in Switzerland and creating good, long-term returns for our investors. And all potential investors are welcome to join us from mid-July, when it will be possible to both buy and sell the Swiss Properties Invest share on Nasdaq First North Growth Market Denmark", says Keld Østergaard.

The first day of trading at Nasdaq First North Growth Market Denmark is expected to be 14. July, 2022, under the ticker "SWISS". The temporary ISIN code, DK0061805744, will be merged with the permanent ISIN code, DK0061805660, which is expected on 15. July 2022.

Summary of the Offering

- As a result of the Offering, Swiss Properties Invest A/S issues 2,000,000 new shares of nominally DKK 100 each at a share price of DKK 107,50 per share.
- The gross proceeds for the Company are DKK 215,000,000 before costs related to the Offering.
- Shares have been allocated to a total of 227 investor depositaries.
- The 'free float', which is the percentage of the share capital held in public hands, constitutes 73 % of the share capital after the completion of the Offering.
- All pre-subscribed shares have been allocated 100 %.
- All subscription orders above DKK 250,000 have received individual allocation.
- For all remaining orders at and above 75 shares:
 - All subscription orders above 75 shares have been allocated 47 % of the shares requested.
- The shares will be delivered electronically against payment to investors' accounts with VP Securities A/S ("VP Securities"). The shares will be delivered under the temporary ISIN DK0061805744 with VP Securities A/S. The temporary ISIN will not be applied for trading on Nasdaq First North Growth Market Denmark but will only be registered in VP Securities for the purpose of subscribing for new offer shares.
- The date of payment and settlement of the shares is 11. July 2022.
- Registration of the capital increase with the Danish Business Authority (in Danish: Erhvervsstyrelsen) is expected to take place on 12. July 2022, subject to settlement of the Offering.
- After completion of the Offering, the share capital of the Company will be increased from nominally DKK 22,500,000 corresponding to 225,000 shares of DKK 100 to nominally DKK 222,500,000 corresponding to 2,225,000 shares.
- First day of trading on Nasdaq First North Growth Market Denmark in the permanent ISIN, DK0061805660, is expected to be 14. July 2022.

- The temporary ISIN code, DK0061805744, is expected to be merged with the permanent ISIN code, DK0061805660, following and subject to settlement of the Offering and registration of the capital increase with the Danish Business Authority.

Liquidity provider

Swiss Properties Invest A/S has entered into a liquidity provider agreement with Jyske Bank A/S. The service will begin on 14. July 2022 and the initial term for the agreement is three (3) months with an ongoing one (1) month termination notice thereafter. The intention of the agreement is to increase liquidity in the share and fulfilling the requirements set by Nasdaq Copenhagen.

ABOUT SWISS PROPERTIES INVEST

Swiss Properties Invest, which was founded on 8. October 2021, is the Danish holding company of the wholly owned subsidiary Swiss Properties Invest AG (CHE-422.631.240), which were founded on 30. November 2021. The purpose of Swiss Properties Invest AG is to own, operate, optimize, and develop a portfolio of attractive commercial properties for renting out commercial space in selected regions (cantons) in Switzerland with the aim of creating shareholder value to its investors.

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