Ad hoc announcement according to Art. 53 LR

DOMINICÉ SWISS PROPERTY FUND: ANNOUNCEMENT OF A CAPITAL INCREASE

(ISIN CH0215751527)

Morges, 04.09.2025 - **DSPF announces a new capital increase in October.**

Dominicé Swiss Property Fund (DSPF) announces a capital increase of approximately CHF 80 to 100 million at the beginning of October 2025.

Fund manager statement « The proceeds will finance the acquisition of a prime residential portfolio in the canton of Vaud, valued at approximately CHF 45 million. This portfolio stands out for its excellent condition, high-quality construction, and near-zero vacancy rate. In parallel, six additional acquisitions totaling around CHF 65 million are under way in the cantons of Vaud and Geneva.

A portion of the capital raised will also be allocated to ongoing development projects and to the launch of new development initiatives in the coming months.

Together, these investments will further enhance the quality and diversification of the Fund's portfolio while preserving its target leverage ratio ».

The terms and issue price of the capital increase will be announced upon publication of the issuance prospectus. The Fund's management reserves the right to defer the operation depending on market conditions.

Informationen zum Dominicé Swiss Property Fund sind auf der Homepage der Fondsleitung abrufbar: www.solutionsandfunds.ch

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