

Ad hoc announcement pursuant to Art. 53 KR

Zug, 14 November 2025

PURE Swiss Opportunity REF (PSO)

Key data on the capital increase in December 2025

- **Issue volume: CHF 40 million through the issue of a maximum of 306,384 new units**
- **Subscription period: 24 November to 5 December 2025**
- **Release date: 12 December 2025**
- **Issue price: CHF 130.45 per fund unit**

Capital increase

From 24 November to 5 December 2025, the fund management company PURE Funds AG will carry out a capital increase of up to CHF 40 million for the **PSO** fund.

The issue will be made on a commission basis ('best effort basis') as part of a public rights' offering in Switzerland. Each existing unit entitles the holder to one (1) subscription right. Nine (9) subscription rights entitle the holder to purchase two (2) new units at the issue price in Swiss francs.

Subscription rights may be traded on the SIX Swiss Exchange from 24 November to 3 December 2025. Unused subscription rights will expire after the subscription period has ended. The issue of new units is limited to a maximum of 306,384. The payment date for the newly issued units is 12 December 2025. Any unsubscribed unit will not be issued, which may reduce the issue amount accordingly. The exact number of new units to be issued will be determined after the subscription period has expired on the basis of the subscriptions received. Investors will be informed of the final number of new units by 12 December 2025 at the latest.

Use of proceeds

The proceeds from the issue will be used to acquire properties that are in line with the strategy and to reduce the debt ratio. There is an attractive pipeline of high-yield properties that will further increase the residential quota in the portfolio.

Terms and conditions of the capital increase

Issue volume	Maximum CHF 40 million
Subscription ratio	9:2 – Nine (9) existing units entitle the holder to subscribe for two (2) new units
Subscription or issue price	CHF 130.45 net per unit
Type of issue	The issue will be conducted on a commission basis (best effort basis) as part of a public rights' offering in Switzerland
Number of existing units	1,378,730
Number of new units	Maximum 306,384
Subscription period	24 November to 5 December 2025 (12 noon CET)
Subscription rights trading	24 November to 3 December 2025 on the SIX Swiss Exchange
Cut-off date for allocation of subscription rights	25 November 2025 (after close of trading)
Payment of the new units	12 December 2025
Trading currency	CHF
Valor number/ISIN/ticker symbol	Valor: 55 585 462 / ISIN: CH0555854626 / PSO
Valor number/ISIN (subscription right)	Valor: 149 971 792 / ISIN: CH1499717929

All relevant documents relating to the capital increase are available on [Swissfunddata](#) and on our [Website](#).

Fund information

Fund name	PURE Swiss Opportunity REF (PSO)
ISIN / Valor	CH0555854626 / 55585462
Ticker symbol	PSO
Fund domicile	Switzerland
Number of listed fund units	1,378,730 (all units listed)
Fund currency	CHF
Legal form	Contractual real estate fund (Art. 58 ff. KAG)
Fund management company	PURE Funds AG
Use of proceeds	Distributing
Supervisory authority	FINMA
Custodian bank / Market Maker	BCV (Banque Cantonale Vaudoise)
Stock exchange / Investor circle	SIX Swiss Exchange / open to all public investors
SIX Indices	SXI Real Estate Broad / SXI Real Estate Funds Broad (SWIIT)
Redemption of fund units	End of fiscal year / 12-month notice period
Fiscal year	January 1 to December 31
Prospectus with integrated fund agreement	www.pure.swiss , www.swissfunddata.ch

About PURE Funds AG

Partnership, uniqueness, return and commitment – that is **PURE**. PURE Funds AG is an independent, privately held fund management company authorised by FINMA. We manage and distribute our own fund solutions with a focus on investments in real estate. We also offer consulting, asset and portfolio management, and the handling of real estate transactions for third parties. Through our innovative and passionate approach, we create opportunities, generate value and shape the future together with our partners. We question and optimise proven business areas, are agile and realise opportunities with foresight.

Further information and contact details

PURE Funds AG | T +41 41 726 19 19 | info@pure.swiss | www.pure.swiss

CEO | Flavio Lauener | T +41 41 726 19 10 | flavio.lauener@pure.swiss

Head Investment Management | Michael Kirschner | T +41 41 726 19 13 | michael.kirschner@pure.swiss

Investor Relations | Beat Blattner | T +41 41 726 19 19 | beat.blattner@pure.swiss

Disclaimer

This media release does not constitute a prospectus within the meaning of Art. 35 ff. of the Federal Act on Financial Services or Art. 27 ff. of the Listing Rules of SIX Swiss Exchange AG, nor does it constitute a basic information sheet. It does not constitute an offer or a recommendation to subscribe for or redeem fund units, but is provided for information purposes only. Historical performance should not be taken as a guarantee of current or future performance or returns. Furthermore, performance does not take into account all commissions and costs associated with the issue and redemption of units. This press release may contain forward-looking statements that are subject to uncertainties and risks and may change. All forward-looking statements are based on data available to the fund company PURE Funds AG at the time this press release was prepared. PURE Funds AG assumes no obligation to update forward-looking statements at a later date due to new information, future events or similar factors. The documents that are binding for investment decisions, in particular the issue prospectus, the prospectus with integrated fund contract and the current annual report, can be obtained free of charge from the fund management company, PURE Funds AG, Gotthardstrasse 14, 6300 Zug, or from the custodian bank, Banque Cantonale Vaudoise, Case Postale 300, 1001 Lausanne. This media release is not intended for persons residing and/or doing business outside Switzerland. In particular, this media release may not be sent or taken to the United States, nor may it be distributed to a US person (as defined in Regulation S of the US Securities Act of 1933, as amended).