

**Ad hoc announcement pursuant Art. 53 KR**

Zug, March 2, 2026

## **PURE Swiss Opportunity REF (PSO) acquires five attractive properties in Zurich – 2025 portfolio targets exceeded**

**The proceeds from the capital increase in December 2025 were fully invested by the purchase of five properties between December 2025 and February 2026. All properties are in very good macro and micro locations in the city of Zurich. The value of PSO real estate portfolio increases to CHF 303 million as at 28 February 2026 (value of the real estate portfolio at the end of 2025: CHF 256.3 million).**

The five fully let properties, with a **total market value of around CHF 56 million**, consist of three completely renovated residential properties with high standards of finish in popular residential areas of Zurich, as well as two commercial properties located directly at Oerlikon railway station and close to the University of Zurich, respectively. The commercial space in the Oerlikon property is leased on a long-term basis, and there is potential for rent increases in the residential portion. The property near the University also offers medium-term potential for value appreciation through conversion to apartments.

These acquisitions will have the following positive effects on the **PSO** portfolio for the **2026 financial year**:

- **Property portfolio value** reaches around **CHF 303 million** as of February 2026
- **Increase in residential occupancy** rate from 46% to **50%**
- **Target rental income per year** rises by CHF 1.5 million to **CHF 10.4 million**
- **Improvement in portfolio quality** through investments in prime macro and micro locations

Based on the unaudited annual figures for the **2025 financial year**, the fund management expects the following indicative results for the **PSO**:

- Value of the real estate portfolio: **CHF 256.3 million**
- Target rental income for 2025: about **CHF 7.7 million**
- Investment return: **6.5% p.a.**
- Debt ratio: **< 22.0%**

The fund management company plans to increase the **distribution** by 20 centimes to **CHF 4.50** per fund unit for the 2025 financial year.

The final figures for 2025 will be announced when the annual results are published on **30 March 2026**.

## Fund information

<b>Fund name</b>	PURE Swiss Opportunity REF (PSO)
<b>ISIN / Valor</b>	CH0555854626 / 55585462
<b>Ticker symbol</b>	PSO
<b>Fund domicile</b>	Switzerland
<b>Number of listed fund units</b>	1'703'612 (all units listed)
<b>Fund currency</b>	CHF
<b>Legal form</b>	Contractual real estate fund (Art. 58 ff. KAG)
<b>Fund management company</b>	PURE Funds AG
<b>Use of proceeds</b>	Distributing
<b>Supervisory authority</b>	FINMA
<b>Custodian bank / Market Maker</b>	BCV (Banque Cantonale Vaudoise)
<b>Stock exchange / Investor circle</b>	SIX Swiss Exchange / open to all public investors
<b>SIX Indices</b>	SXI Real Estate Broad / SXI Real Estate Funds Broad (SWIIT)
<b>Redemption of fund units</b>	End of fiscal year / 12-month notice period
<b>Fiscal year</b>	January 1 to December 31
<b>Prospectus with integrated fund agreement</b>	<a href="http://www.pure.swiss">www.pure.swiss</a> , <a href="http://www.swissfunddata.ch">www.swissfunddata.ch</a>

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