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MEDIA RELEASE

For immediate release

13 May 2015

Swiss Prime Site AG increases its capital by approximately CHF 424 million and optimizes the conditions for further growth

Swiss Prime Site AG is planning a rights offering to support its ongoing growth strategy. The Company intends to use the net proceeds from the capital increase for investments in its current new building, development and property refurbishing/repositioning projects within the next 18 to 24 months. Furthermore, Swiss Prime Site AG intends to seize further growth opportunities in the Swiss real estate market, which shall expand its investment portfolio with additional high-quality properties at prime locations. The capital increase will provide the Company with additional financial flexibility to act quickly on such opportunities. Until the investment steps of its projects are due and/or additional opportunities materialize, Swiss Prime Site AG intends to use the net proceeds from the Offering to temporarily reduce the utilization of existing revolving credit lines, which will lower the loan-to-value ratio of its portfolio.

The Board of Directors of Swiss Prime Site AG has decided to increase the share capital of Swiss Prime Site AG by issuing up to 5 970 131 fully paid-in registered shares with a nominal value of CHF 15.30 each. Shareholders will be allocated one subscription right for each registered share held after close of trading on 19 May 2015. The exercise of 32 subscription rights will entitle the holder to acquire three new registered shares against payment of the subscription price. The subscription price has been set at CHF 71.00 per new registered share, corresponding to expected gross proceeds of approximately CHF 424 million assuming subscription rights are exercised in full. The subscription price compares with a net asset value of the Swiss Prime Site share as of 31 March 2015 of CHF 69.94.

A bank syndicate consisting of UBS AG, as Sole Global Coordinator and together with Bank Vontobel AG, Credit Suisse AG and Zürcher Kantonalbank as Joint Bookrunners will offer the new registered shares for subscription to the existing shareholders of Swiss Prime Site AG within the scope of the rights offering during the period from 20 May 2015 to 28 May 2015, 12:00 noon CEST. The subscription rights will be traded on the SIX Swiss Exchange from 20 May 2015 to 27 May 2015. Existing Swiss Prime Site AG shareholders will be notified of the procedure for taking part in the rights offering by their respective custodian banks. Swiss Prime Site AG and the Joint Bookrunners reserve the right to place or to sell new registered shares for which subscription rights have not been validly exercised during the rights exercise period on or around 28 May 2015. The first trading day of the new registered shares is planned for 1 June 2015. Delivery of the new registered shares against payment of the subscription price is also scheduled for 1 June 2015.

The new registered shares will rank equal with the existing registered shares. They are thus fully entitled to a dividend for the financial year 2015. After closing of the transaction, up to 69 651 536 fully paid-up registered shares with a nominal value of CHF 15.30 each will be in issue. The new registered shares will be created from the Company's existing authorized capital.

Contact persons at Swiss Prime Site AG

- Markus Graf, Chief Executive Officer
Tel. +41 58 317 17 00, markus.graf@swiss-prime-site.ch
- Markus Meier, Chief Financial Officer ad interim
Tel. +41 58 317 17 24, markus.meier@swiss-prime-site.ch

Swiss Prime Site

Swiss Prime Site AG is Switzerland's largest listed real estate investment company. The Group's portfolio is valued at CHF 9.8 billion and comprises high-quality properties with primarily office and retail floor space situated in prime locations. The real estate investments, coupled with the real estate services provided by subsidiary Wincasa AG, make up the Real Estate segment. The Retail and Gastronomy segment consists of primarily Jelmoli – The House of Brands department store and Clouds Restaurant in Prime Tower, Zurich (until mid-2015). The Assisted Living segment comprises the senior residences and geriatric care facilities provided by Tertianum Group.

Swiss Prime Site is distinguished by its experienced management team, stable earnings power and attractive risk/return profile. The Company has been listed on the SIX Swiss Exchange since 2000 and had a market capitalisation of CHF 5.4 billion as at 31 March 2015.

SIX Swiss Exchange / symbol SPSN / securities number 803 838

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