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Communiqué de presse

Zurich, le 25 mai 2022

EPIC Suisse SA fixe le prix d'émission à CHF 68 par action et débute aujourd'hui le négoce à la SIX Swiss Exchange

- **EPIC Suisse AG** (la „Société” ou „EPIC”, le groupe consolidé), société immobilière suisse en croissance, annonce aujourd'hui le succès de la fixation du prix de son introduction en bourse (Initial Public Offering, IPO) et le début de son négoce à la SIX Swiss Exchange
- Le prix d'émission a été fixé à CHF 68 par action
- Le syndicat bancaire a placé avec succès un volume de 2'686'567 actions de vente, ce qui représente une capitalisation boursière de CHF 693 millions (avant l'exercice de l'option de surallocation)
- EPIC va générer un produit brut de l'IPO d'environ CHF 183 millions avant l'exercice de l'option de surallocation (et d'environ CHF 203 millions si l'option de surallocation est entièrement exercée)
- La Société prévoit d'utiliser les fonds levés par l'IPO principalement pour financer ses projets de développement existants et de futures acquisitions potentielles, après remboursement de crédits bancaires et de prêts d'actionnaires
- Les investisseurs bénéficieront d'une politique de dividende attractive avec un dividende fixe de CHF 3,00 par action pour l'exercice financier 2022, et d'une politique de distribution d'au moins 80% des fonds provenant de l'exploitation (Funds from operations, FFO) par la suite
- Les actions d'EPIC seront négociées à la SIX Swiss Exchange à partir d'aujourd'hui, 25 mai 2022, 09:00 CEST, sous le symbole boursier EPIC.

Roni Greenbaum, cofondateur et président exécutif d'EPIC, déclare: „Nous sommes ravis du succès de la fixation du prix de notre introduction en bourse et de l'intérêt des investisseurs nationaux et internationaux pour EPIC. Il s'agit de toute évidence d'une étape majeure dans l'histoire de notre société. Avec Alfred Akirov du Groupe Alrov, je resterai pleinement engagé à long terme pour continuer à soutenir le chemin de croissance d'EPIC.”

Arik Parizer, CEO d'EPIC, commente: „C'est un moment important pour notre société. Nous souhaitons la bienvenue à nos nouveaux actionnaires et nous nous réjouissons de poursuivre la réussite d'EPIC. Grâce à l'élargissement de notre base d'investisseurs, nous posons les bases pour le futur développement de notre portefeuille de haute qualité et de la mise en œuvre de notre important et prometteur pipeline de développement existant.”

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Le syndicat bancaire a placé avec succès 2'686'567 actions de vente (nouvellement émises par la Société au titre d'une augmentation de capital ordinaire) à un prix offert de CHF 68 par action, impliquant une capitalisation boursière totale de CHF 693 millions (avant l'exercice de l'option de surallocation). Dans le cadre du placement, le syndicat bancaire peut surallouer un maximum de 298'507 actions de surallocation à des fins de stabilisation. Celles-ci seraient émises par la Société à partir du capital-social autorisé. L'option de surallocation peut être exercée en tout ou en partie et en une seule fois à tout moment dans un délai de 30 jours civils suivant le premier jour de cotation.

Alrov Properties & Lodgings Ltd. (le „groupe Alrov”) et la famille Greenbaum¹, fondateurs et principaux actionnaires, n'ont pas vendu d'actions lors de l'IPO et restent totalement investis et engagés à long terme dans EPIC. Les principaux actionnaires ont consenti à une période de blocage de 12 mois après le premier jour de négociation. Actuellement, le flottant d'EPIC est de 26.4% (avant l'exercice de l'option de surallocation).

Credit Suisse et la Banque Cantonale de Zurich agissent comme Joint Global Coordinators et Joint Bookrunners pour l'IPO. Swiss Finance & Property AG agit en tant que Co-Manager.

Chiffres clés et calendrier de l'IPO

Cotation	SIX Swiss Exchange (norme pour les sociétés immobilières)
Symbole boursier	EPIC
Numéro de valeur suisse	51 613 168
ISIN	CH 051 613 168 4
Prix de l'offre finale	CHF 68 par action
Valeur nominale	CHF 0.04 par action
Nombre final d'actions vendues dans le cadre de l'offre	2'686'567 actions de vente (et un maximum de 298,507 actions surallouées dans le cadre de l'option de surallocation)
Calendrier de l'IPO	
Publication du prix final de l'offre et du nombre final d'actions vendues dans le cadre de l'offre	Aujourd'hui, 25 mai 2022
Premier jour de cotation	Aujourd'hui, 25 mai 2022
Païement et règlement	30 mai 2022
Dernier jour pour l'exercice de l'option de surallocation	24 juin 2022

¹ Détenant EPIC indirectement via EPIC Luxembourg S.A.

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Au sujet d'EPIC Suisse AG

EPIC Suisse AG est une société immobilière en croissance détenant un portefeuille de rendement de grande qualité, un important pipeline de projets de développement et d'une solide expérience en matière de recherche, d'acquisition, de (re)développement et de gestion active de biens immobiliers commerciaux en Suisse. Les investissements immobiliers d'EPIC sont stratégiquement situés dans les principaux pôles économiques de la Suisse, principalement dans les régions du lac Léman et de l'Espace économique zurichois. Au 31 décembre 2021, la valeur de marché du portefeuille d'EPIC composé de 25 propriétés² s'élevait à environ CHF 1,5 milliards. Plus d'informations: www.epic.ch

Au sujet du groupe Alrov

Le groupe Alrov est une société immobilière de premier plan active dans l'investissement, le développement et l'exploitation de biens de luxe. Le groupe possède actuellement des biens immobiliers en Israël, au Royaume-Uni, en France, en Suisse (au travers d'EPIC) et aux Pays-Bas. Fondée en 1978 par Alfred Akirov, son président, la société est cotée à la bourse de Tel Aviv. Plus d'informations: www.alrov.co.il

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² Deux propriétés ont une partie rendement ainsi qu'une partie développement et sont donc divisées dans les segments „en exploitation” et „en développement/construction”.

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