

## Media Release

Ad hoc announcement pursuant to clause 16.4 LR BX Swiss

Zug, April 5, 2023

Varia Europe Properties invites its shareholders to an Extraordinary General Meeting (EGM). The EGM will take place on April 27, 2023, in Geneva (in the premises of Stoneweg Asset Management SA at Boulevard Georges Favon, 8) at 11:00 am CET (doors will open at 10:45 am CET). The invitation has been sent out to shareholders today and is also available for download on the company's website via <https://www.variaeuropeproperties.com/investor-relations/annual-general-meeting/>

The agenda for the EGM on April 27, 2023 of Varia Europe Properties AG includes the following items and motions:

- Appointment of the chairperson and the secretary of the meeting as well as determination of the quorum
- Approval of an extraordinary distribution from capital contribution reserves of CHF 0.15 per share

Taner Alicehic, Chairman of the Board of Directors of Varia Europe Properties, commented: "The distribution is linked to the exit of two positions (Iberia Income I and PRS) executed during 2022, alongside with the redemptions of Spanish Phoenix II, Spanish Phoenix CAT and Varia Ireland. From an investment perspective, during the year 2022, Varia Europe kept consolidating its portfolio and the Company exited some of its investments on time and with an attractive performance. The consolidated performances on the exited assets exhibit a realized IRR of 6.9% and a realized multiple of 1.15x. As the year 2023 moves forward we are expecting to exit and collect distributions from several investments currently in the portfolio with positive results leading to further distributions from Varia Europe to its shareholders in the coming months. We therefore kindly invite all shareholders to participate in this meeting, either in person or being represented by an individual proxy or the independent proxy."

If the extraordinary distribution is approved, the board of directors intend to communicate the execution, record and payment dates in a media release announcing the results of the EGM. This media release will be published shortly after the EGM on April 27, 2023.

The standard audit process of the annual financial statements dated December 31, 2022, is ongoing and the full annual report 2022 of the company will be published as planned on June 30, 2023.

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## About Varia Europe Properties AG

Varia Europe Properties AG is a Swiss based company tailoring investment strategies to the European real estate market. Our Ambition is to maintain best in class asset allocation by creating a diversified portfolio of real estate and real estate backed opportunities which are expected to provide steady capital value



growth and income potential. We have a purely bottom-up approach to project selection. More information:  
<http://www.variaeuropeproperties.com>

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