



Media Release – Ad hoc announcement pursuant to clause 16.4 LR BX Swiss

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Varia Europe Properties presents HY 2023 results

Varia Europe Properties (BX Swiss: VARE), a Swiss-based company tailoring investment strategies to the European real estate market, today published its Half-Year 2023 results and provided a business and portfolio update.

HY 2023 Key Financials

- Interest income on investments: EUR 1.0 Mio. (HY 2022: EUR 1.0 Mio.)
- Net unrealized gain/loss on revaluation of investments: EUR -1.2 Mio. (HY 2022: EUR 0.8 Mio.)
- Total revenues: EUR -0.6 Mio. (HY 2022: EUR 1.7 Mio.)
- Operating profit incl. revaluation: EUR -0.7 Mio. (HY 2022: EUR 1.5 Mio.)
- EBITDA (Operating profit less unrealized revaluation): EUR 0.5 Mio. (HY 2022: EUR 0.7 Mio.)
- Net profit/loss for the period: EUR -1.8 Mio. (HY 2022: EUR 1.3 Mio.)
- EPS: EUR -0.062 per share (end of 2022: EUR -0.041 per share)
- NAV: EUR 0.81 per share (end of 2022: EUR 1.06 share)

Taner Alicehic, Chairman of the Board of Directors of Varia Europe Properties, commented: *“During the first half of 2023, the Company’s portfolio experienced a natural reduction of its fair value, as the real estate market valuations start to reflect the new interest rate environment and cap rates are adjusted gradually. The Company continues to focus on exiting projects as soon as possible while preserving the interests of shareholders. During the period under review, exits and cash generated allowed the Company to distribute 0.15 CHF/share, equivalent to 14% of the December 2022 NAV in CHF. In a challenging period for real estate investments, the Company maintained a positive EBITDA excluding the fair value adjustments, and we continue to expect further positive exits from the current portfolio.”*

HY 2023 Portfolio Update

- At the end of June 2023, the value of the portfolio was at EUR 22.8 Mio. (end of 2022: EUR 30.3 Mio.).
- In the reporting period, Varia Europe Properties exited two investments, bringing the total invested portfolio to 17 projects by the end of June 2023 (by the end of December 2022: 19).
- As per the end of June 2023, the Company’s portfolio allocation was 51% in Spain, 36% in Italy, 7% in Ireland and 6% in Denmark (as per the end of December 2022: 55% in Spain, 33% in Italy, 6% in Ireland and 6% in Denmark).
- The allocation to the Bridge Loan/ NPL strategy remained stable at 33%. Income Assets stayed constant at 6%, while Development projects increased from 29% to 31%. Exposure to Value Added assets decreased from 32% at the end of 2022 to 29% at the end of June 2023.

“From an investment perspective, we believe the strength of the portfolio lies in the diversification of its assets, whether from a geographic, sectorial or income point of view. Overall, all the projects exited so far since inception in 2017 have generated a cumulated 7.0% IRR and a 1.16x multiple for investors,” said Taner Alicehic.

The Half-Year 2023 report of Varia Europe Properties can be downloaded on the Company’s website: www.variaeuropeproperties.com/investor-relations/financial-statements/.

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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 a 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. Our Strategies are backed by the knowledge and expertise of Stoneweg Group, the advisor within the investment structure and asset manager of the underlying investments. More information: www.variaeuropeproperties.com

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