

PERPETUAL HYBRID WARRANT BOND of CHF 50 MIO. with an option to increase to CHF 100 Mio.

PEACH PROPERTY GROUP AG

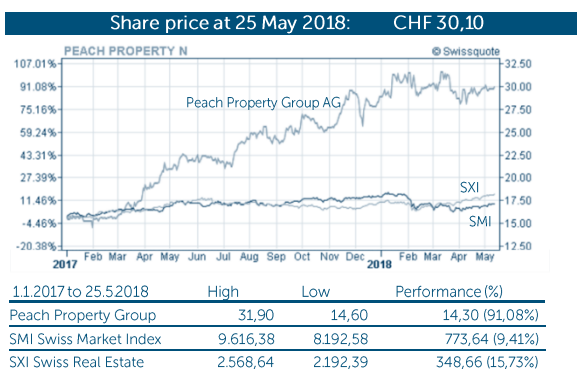
Peach Property Group is an investor specialising in the management of residential property in Germany. The portfolio encompasses approximately 8.000 residential units, typically in B-cities in close vicinity to metropolitan areas with a focus of the areas of North Rhine-Westphalia, Baden-Württemberg, Rhineland-Palatinate and North Hesse.

- Listed on the SIX Swiss Exchange since 2010 (PEAN)
- Real estate portfolio with a market value of CHF 520 Mio. (at 31.12.2017):
 - CHF 452 Mio. investment properties,
 - CHF 68 Mio. development properties
 - further acquisitions of investment properties with a value of about CHF 200 Mio. since the beginning of the year
- CHF 40.0 Mio. target rent
 - >90% residential income
 - 80%-increase of actual rent in 2017
- Significant potential for further value creation
 - Tenant-orientated investments & adjustments to market rents
- Equity (NAV market value) of CHF 272 Mio.
- Stock performance of about 91% since the beginning of 2017



Peach Property Group share	31.12.2017	31.12.2016 adjusted
Number of shares (à CHF 1,00)	5.443.388	4.991.923
Share capital in TCHF	5.443	4.992
Diluted revenue per share in CHF	6,70	1,87
NAV IFRS per share ¹ in CHF	27,87	19,97
NAV market value per share ^{1,2} in CHF	30,38	23,25
Market capitalization ³ in TCHF	157.560	78.372

¹ NAV market value, calculated based on the independent valuations of Wüest Partner
² Excludes Hybrid Capital
³ Excludes own shares



FACTS OF THE HYBRID WARRANT BOND

Nominal value	CHF 50.000.000; increasable to CHF 100.000.000
Interest rate	1.75% p.a. from emission date through 22 June 2023 (incl.); 3-month-LIBOR + 9.25% p. a. starting 23 June 2023
Subscription	4 – 15 June 2018; 12.00 CET
Interest payment	No general payment obligation, except for the following events: dividend payment; repayment of this bond; bankruptcy. Unpaid interest will be carried forward (no compound interest).
Duration	Unlimited (perpetual), earliest termination by issuer on 22 June 2023.
Payment	22 June 2018
Warrants	The bondholder receives with each obligation (nominal amount of CHF 1.000) 4 (four) warrants to purchase registered shares of the issuer.
Warrant rights	During the exercise period each warrant entitles to purchase one registered share of the issuer with a nominal amount of CHF 1.00 each.
Exercise period	The exercise period starts on 22 June 2018 and ends on 22 June 2021. Afterwards not exercised options will expire without compensation.
Exercise price	CHF 25.00
Warranties	None; the bond is a direct, unconditional and subordinated obligation of the issuer.
ISIN	41737602 / CH0417376024 (bond cum) 41737604 / CH0417376040 (bond ex) 41737606 / CH0417376065 (warrants) 118533036 / CH01185330366 (registered shares)
Payment agent	Bank J. Safra Sarasin AG

Investment scenarios (no liability assumed)

Share price (in CHF)	30	35	40	45	50
Fixed coupon	1.75%	1.75%	1.75%	1.75%	1.75%
Value of 4 warrants	CHF 20	CHF 40	CHF 60	CHF 80	CHF 100
Additional interest p.a.	0.40%	0.80%	1.20%	1.60%	2.00%
Implicit Interest	2.15%	2.55%	2.95%	3.35%	3.75%

Repayment

100%. The bonds have no fixed term and the bondholders have no right (except in the event of a delisting of the shares of the issuer) to terminate the bonds and to call for repayment. No right to premature repayment in default except at bankruptcy, insolvency or violation of bond terms.

Termination by the issuer earliest on 22 June 2023, then at each subsequent coupon date to 100%.

Early repayment

- At any time by the issuer, if at least 85% of total issue volume was repurchased by the issuer and the corresponding bonds are redeemed („Clean-up Call“).
- Until expiry of the exercise period at any time by the bondholder if the shares of the issuer should be delisted („Delisting“).

The information contained herein do not constitute a prospectus or an offering; the subordinated bonds (as well as the warrants and shares) are subject to risks that are outlined in detail in the listing prospectus (p.8ff). Potential investors are advised to make themselves familiar with the structure of subordinated bonds (as well as the warrants) and the risks described in the prospectus. The information contained in this factsheet as well as in the prospectus do not constitute any advice and cannot replace professional advice by a bank or other advisors of an investors regarding its financial tax or legal consequences.

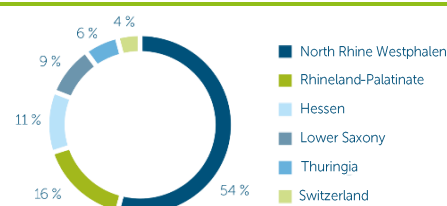
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Wachsen
mit Werten.

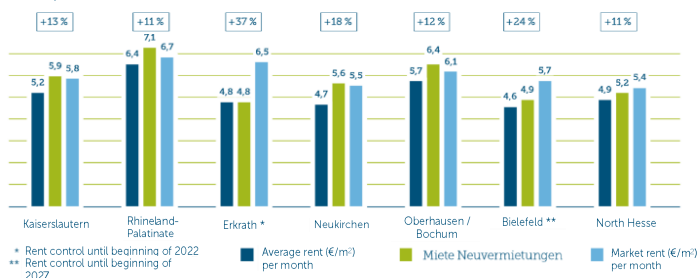
FINANCIAL KEY-FIGURES

Peach Property Group AG (consolidated)		31.12.2017	31.12.2016 adjusted
Revenue	TCHF	115.858	70.562
EBIT	TCHF	51.336	28.621
EBT	TCHF	51.548	17.048
Net profit	TCHF	41.924	11.586
NAV IFRS / Equity	TCHF	258.506	148.942
NAV market value	TCHF	272.214	165.323
thereof Hybrid capital	TCHF	106.822	49.251
Equity Ratio (IFRS)	in %	41,6	43,5
Equity Ratio (NAV market value)	in %	42,8	46,1
Market value portfolio	TCHF	520.280	317.899
Employees		35	30

Distribution according to federal states at 31.12.2017

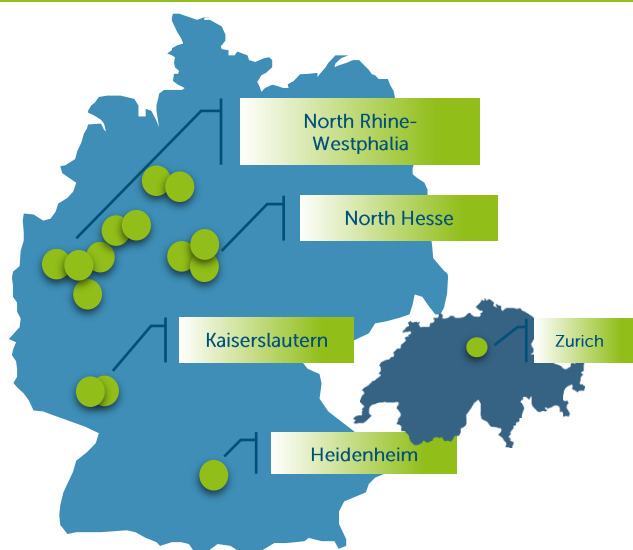


Significant rent-potential EUR / m²



PORTFOLIO OVERVIEW at 31 December 2017; MAP at May 2018

Key figures Yield Portfolio	31.12.2017	31.12.2016 adjusted
Number of apartments	5.543	3.129
Total area in m ²	390.424	248.860
Residential area in m ²	358.807	210.523
Commercial area in m ² (GF DIN 277)	29.114	35.294
Office area in m ² (GF DIN 277)	2.502	3.043
Actual rent in TCHF (net, cold)	16.264	8.899
Capex in TCHF	1.431	1.029
Maintenance expense in TCHF	2.702	2.439
Target rent in TCHF	28.623	16.318
Vacancy in % (incl. redevelopment projects Neukirchen L & Fassberg)	8,6% (16,3%)	10,3% (20,30%)
Market value in TCHF	452.368	226.025
Gross rental yield (incl. redevelopment projects Neukirchen L & Fassberg)	5,6% (5,4%)	6,7% (6,5%)
Cash-Flow yield (incl. redevelopment projects Neukirchen L & Fassberg)	4,1% (3,6%)	5,3% (4,5%)



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