

FY 2023 Results

March 21, 2024



Presenters



Klaus Schmitz

Executive Chairman

- Member of Peach Property Group AG's Board since October 2020 and Executive Chairman since November 2023.
- He has had a long career in investment banking and private equity with a main focus on real estate.
- His activities span investment management with focus on real estate in the DACH region.

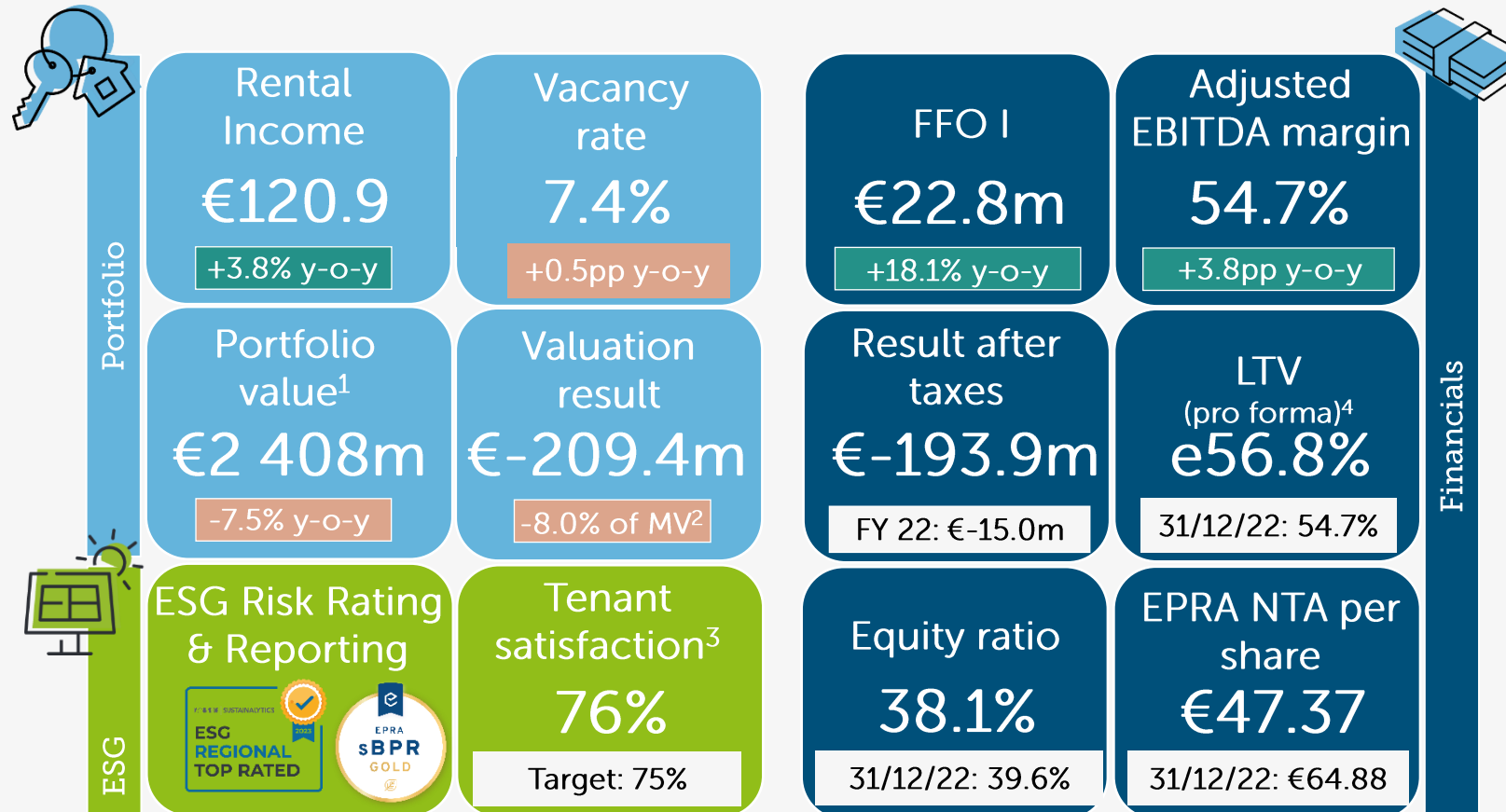


Thorsten Arsan

Chief Financial Officer

- >19 years of experience in the German residential real estate market; overseeing Equity and Debt Capital Markets transactions, credit ratings, and financing structures.
- Former Head of Corporate Finance/ Deputy Head of Finance & Treasury at Vonovia SE and former Senior Vice President for Finance, Controlling, Investor Relations and M&A at Adler Group SA.

FY 2023 – highest operating profit

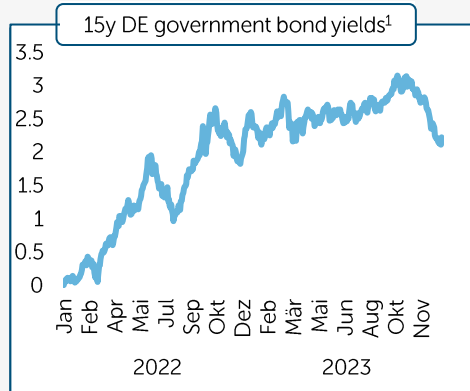


Agenda

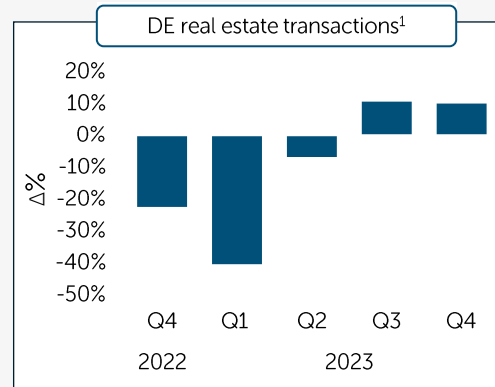
1. The environment in FY 2023
2. Business Performance FY 2023
3. Financial Performance FY 2023
4. ESG Update
5. Guidance & mid-term financial targets
6. Appendix
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 - *Share data*

The environment in 2023 – signs of recovery?

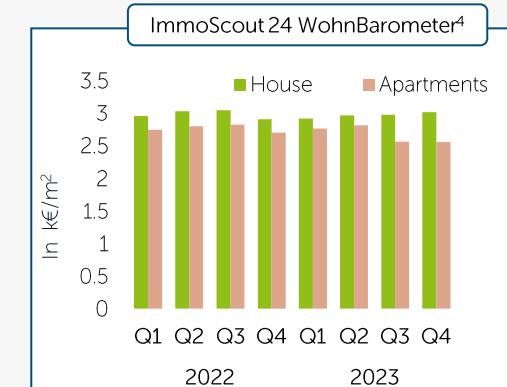
Bond yields declining...



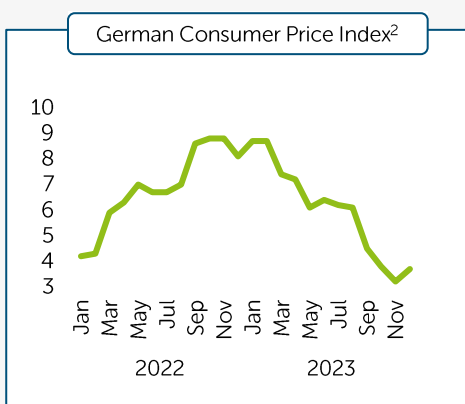
Slight uptick in transactions...



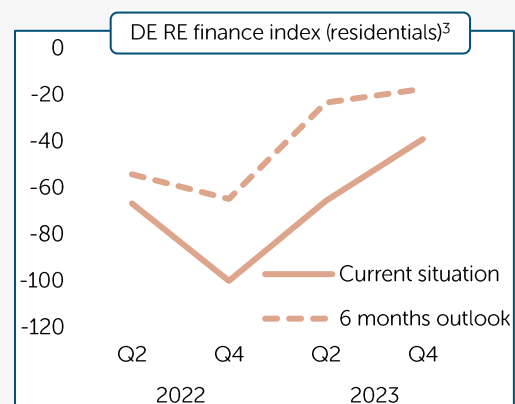
RE prices seem to stabilize...



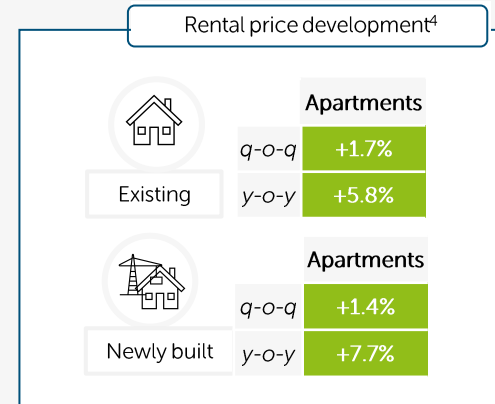
... and inflation rates too



... and sentiment picks up

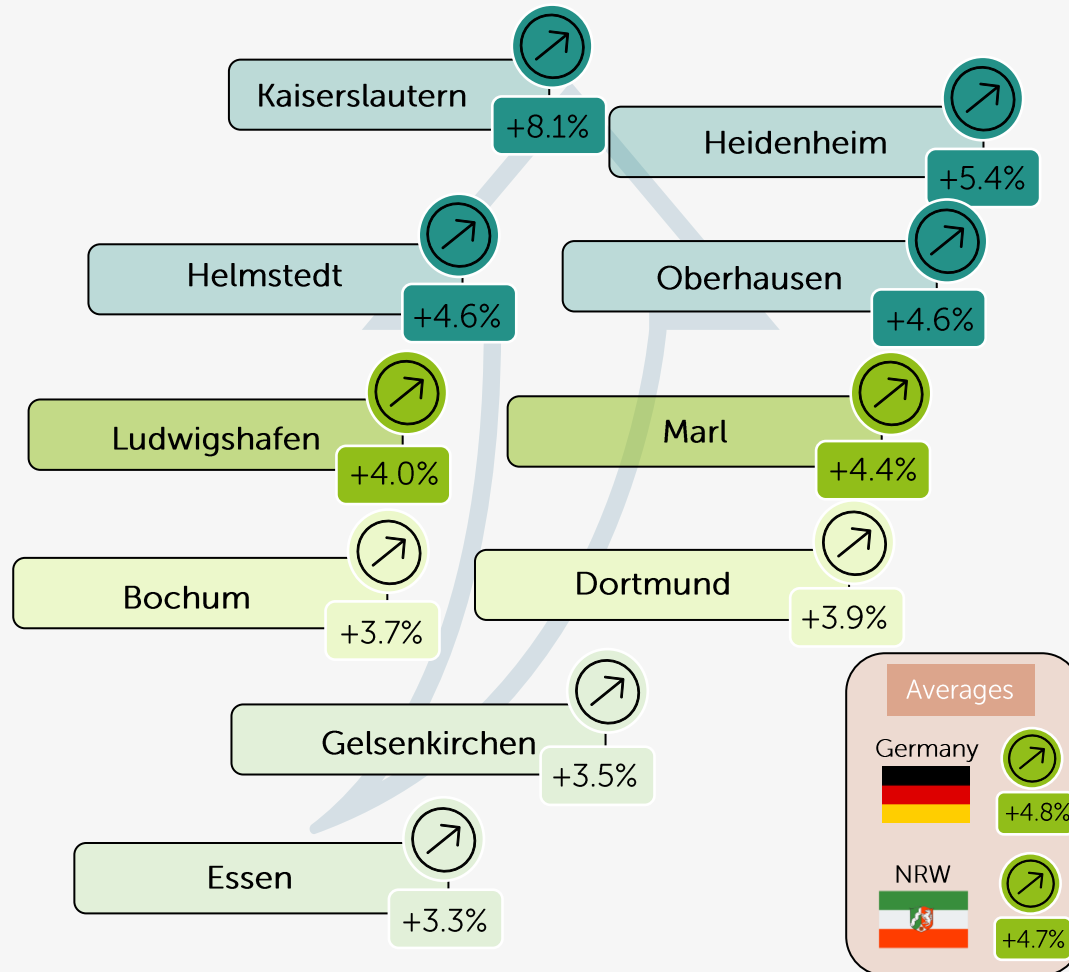


... while rents continue to grow

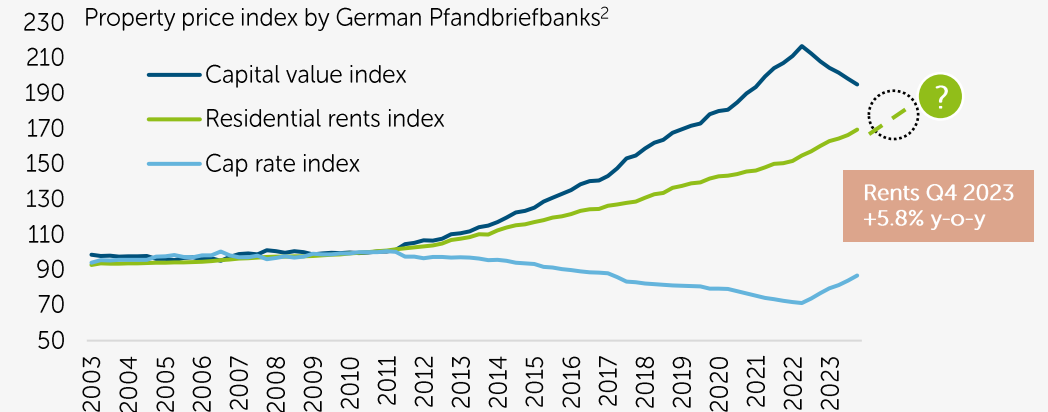


Inflation and scarcity drive market rents

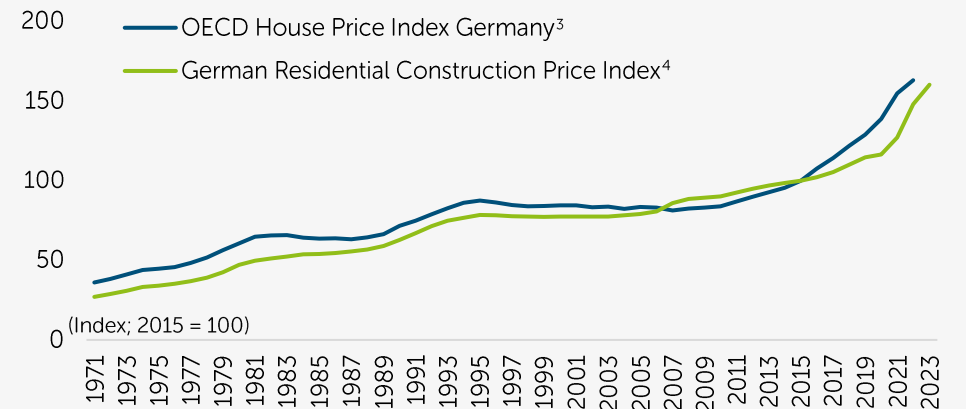
Peach Top 10 locations with continued strong market rental growth¹



Rent growth counteracts value correction

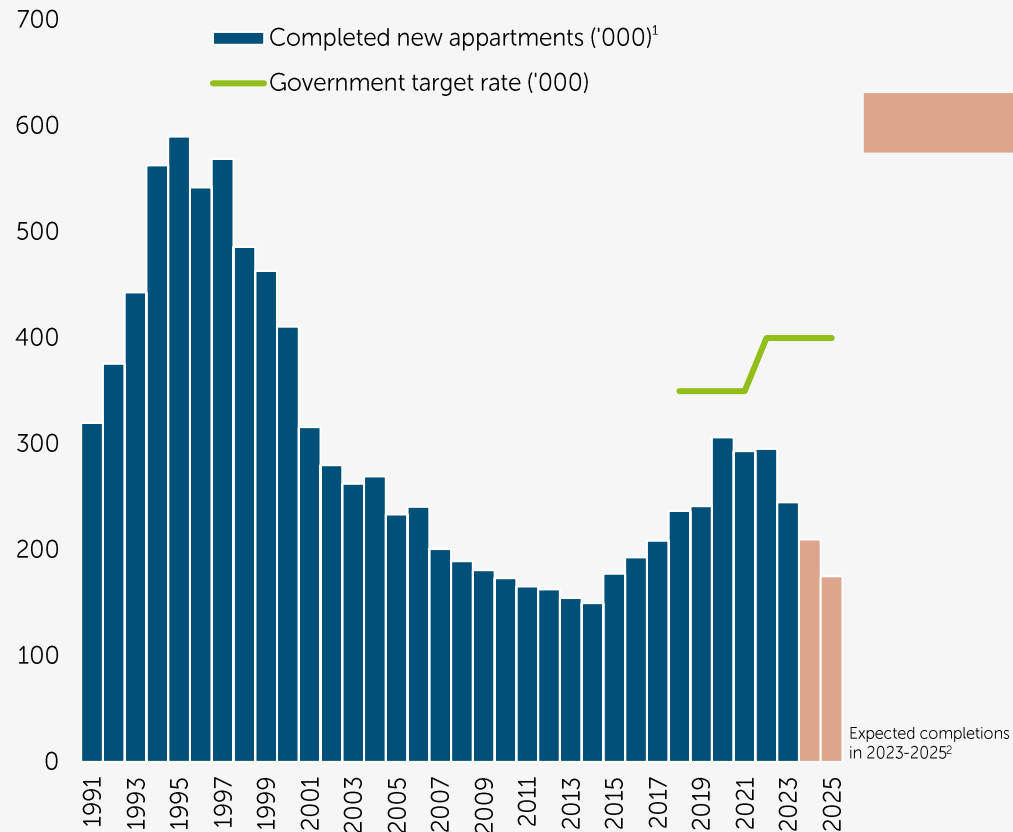


House prices and construction costs strongly correlated

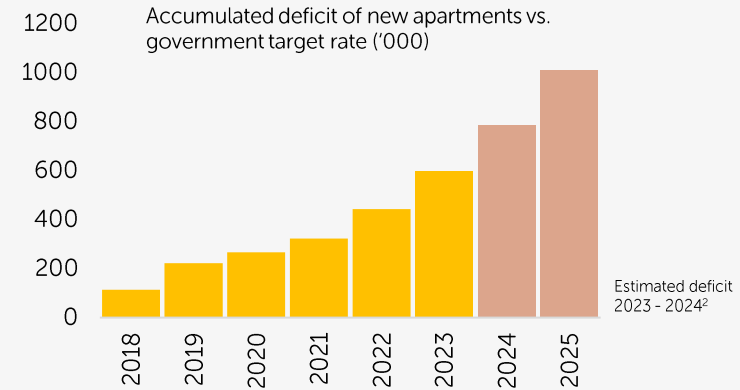


No relief in sight for undersupply in the German housing market

Structural undersupply in German housing market...



...results in severe housing deficit...



...while building permits decrease

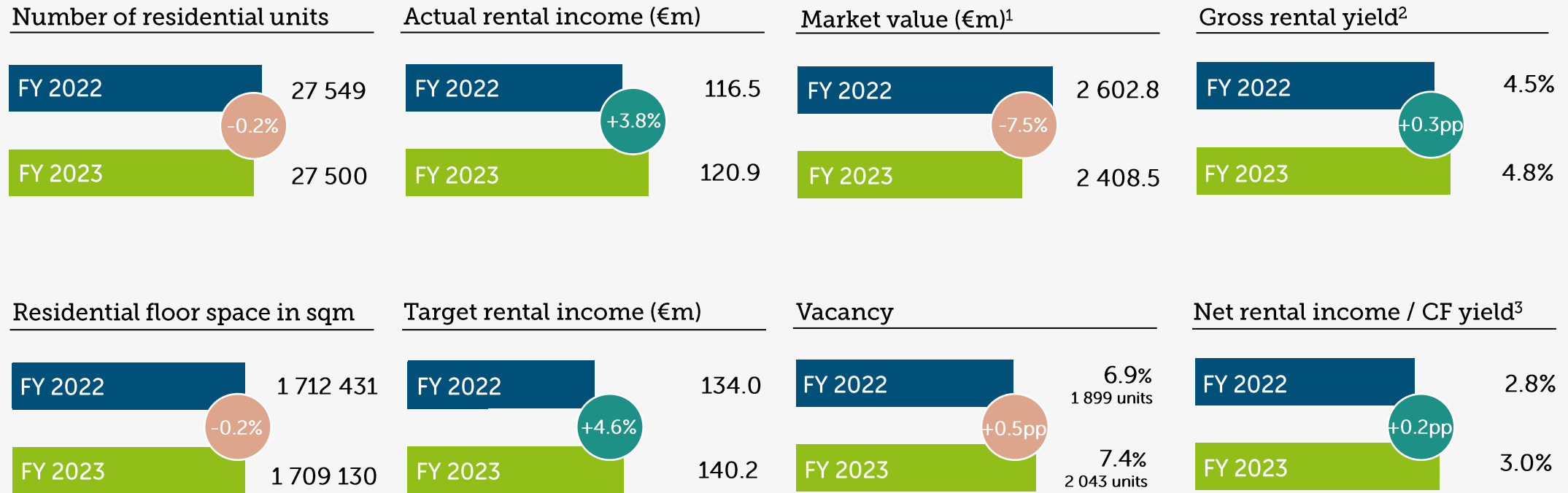


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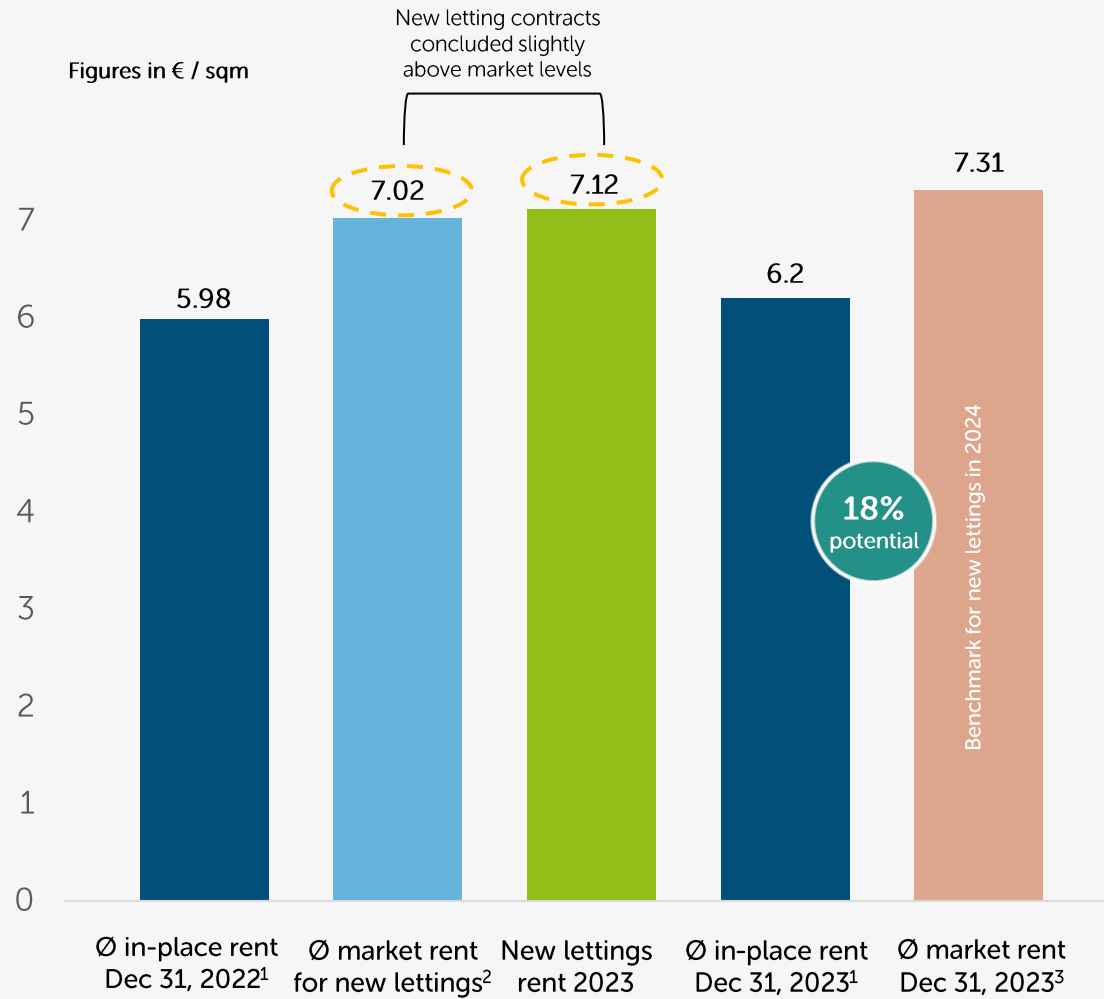
Overview investment properties



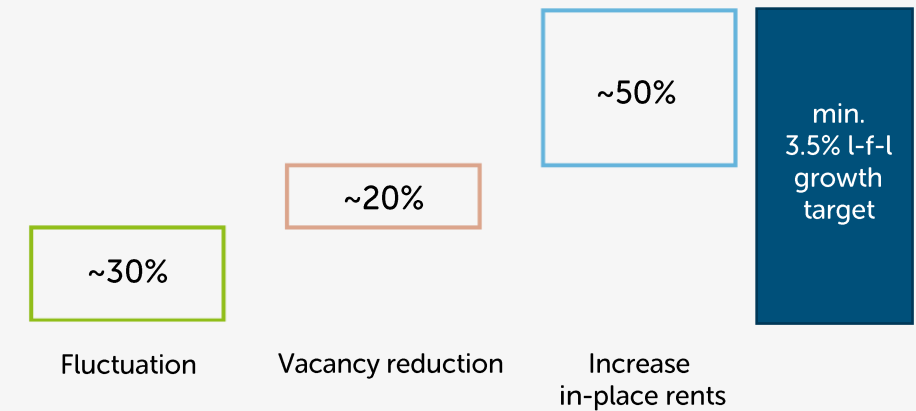
(1) Market values of investment properties determined by Wüest Partner AG as of December 31, 2022 and 2023 excluding right-of-use assets; (2) Annualized actual rental income January 1 to December 31, 2023 (net cold, excl. incidental expenses) in relation to the average value of the portfolios; (3) Annualized actual rental income January 1 to December 31, 2023 (net cold, excl. incidental expenses) less administration and maintenance costs in relation to the average value of the portfolios.



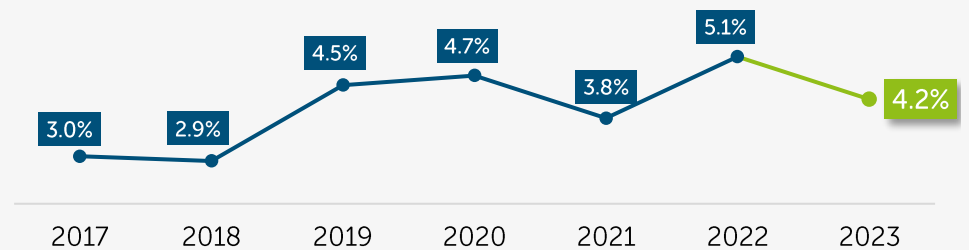
Sustained rental growth



Sources of rental growth target



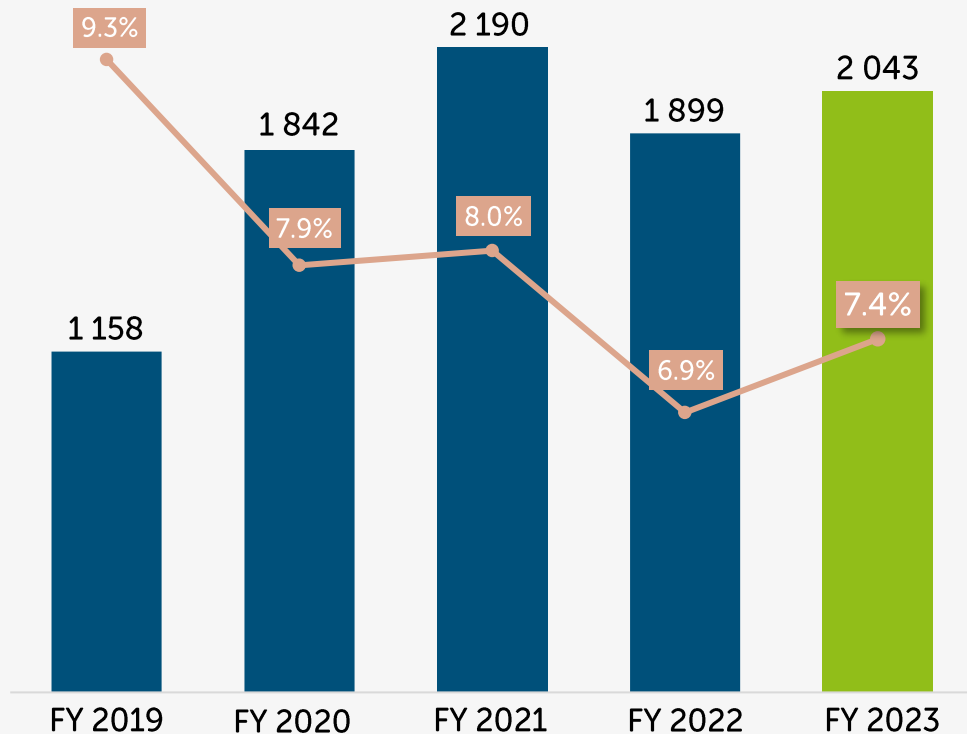
Our l-f-l rental growth track-record⁴





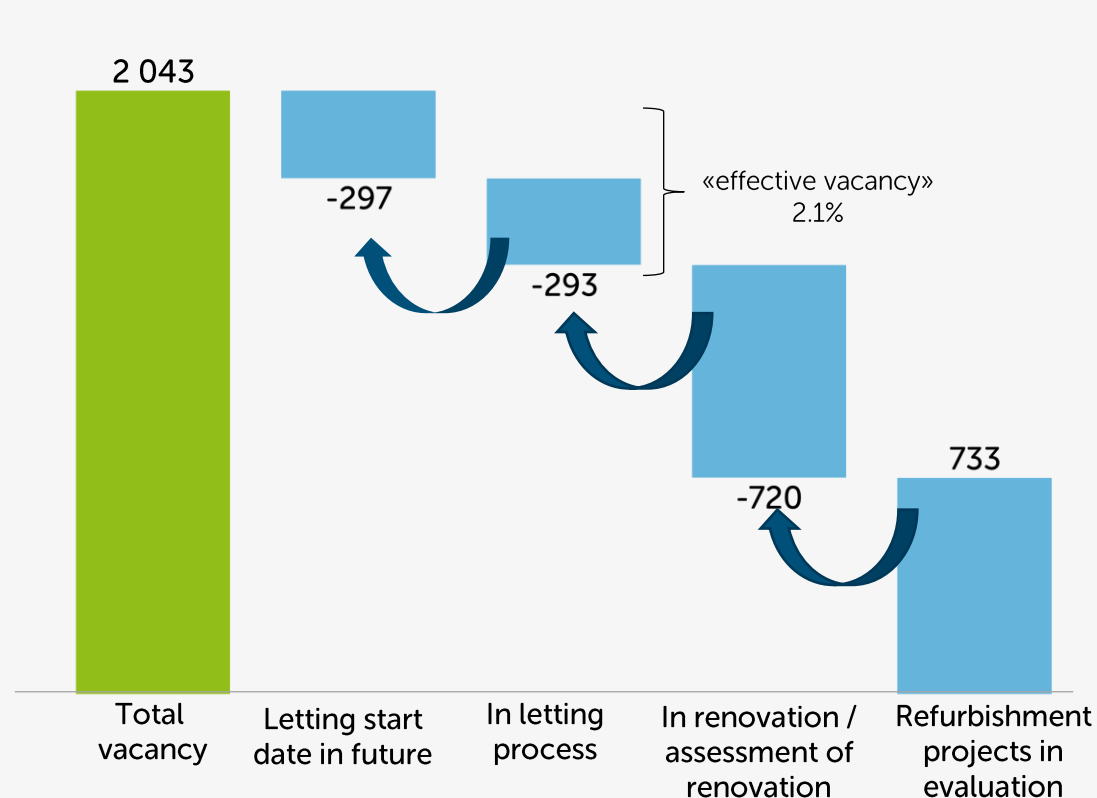
Increase in vacancy due to revision of renovation plan

Development of vacant residential units and vacancy ratio



- Approx. 3 000 new rental contracts concluded in 2023.

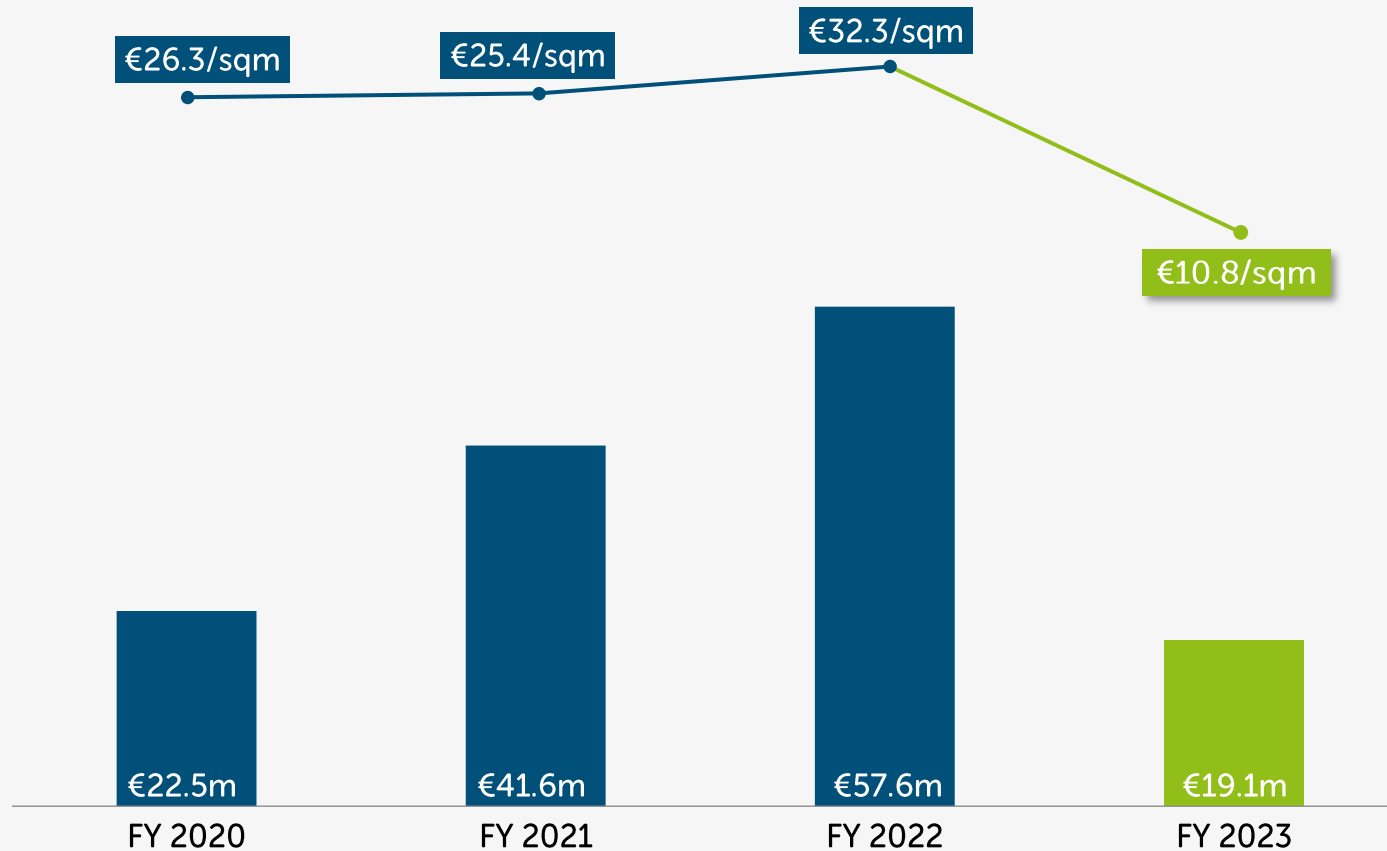
Vacant residential units by vacancy category



- ~1670 units renovated in FY 2023 (previous year: ~2 200 units).
- 1 800 – 2 000 units planned for 2024.
- Mid-term, we aim to achieve a «normalized» vacancy rate of <4%.



Capex significantly reduced



- On the back of higher construction and financing costs and to preserve our liquidity, investments have been sharply reduced in 2023.
- EUR 19.1m (o/w approx. 70% TI and 30% Capex) spent in FY 2023.
- Approx. 1670 units renovated.

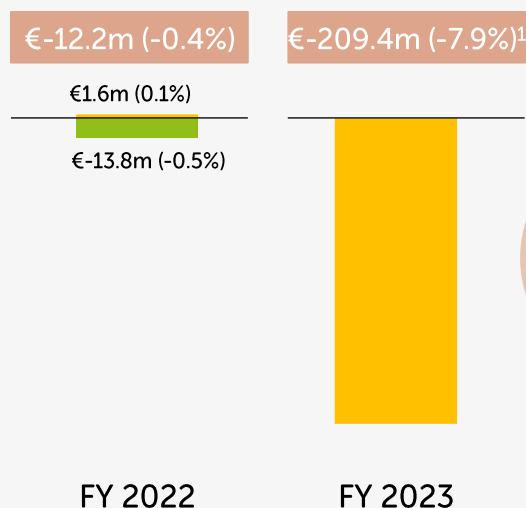


Portfolio value impacted by adverse environment for German real estate

Gross
yield¹

Valuation result FY 2023

- Operational progress & discount rate
- Initial valuation
- Total revaluation loss as % of investment properties



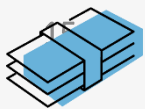
The valuation loss results mainly from a general negative property market development

Key valuation indicators

	Dec 31, 2023	Dec 31, 2022
Value per sqm	€ 1 342	€ 1 450
Rent multiple	17.9x	20.2x
Gross rental yield ²	5.6%	5.0%

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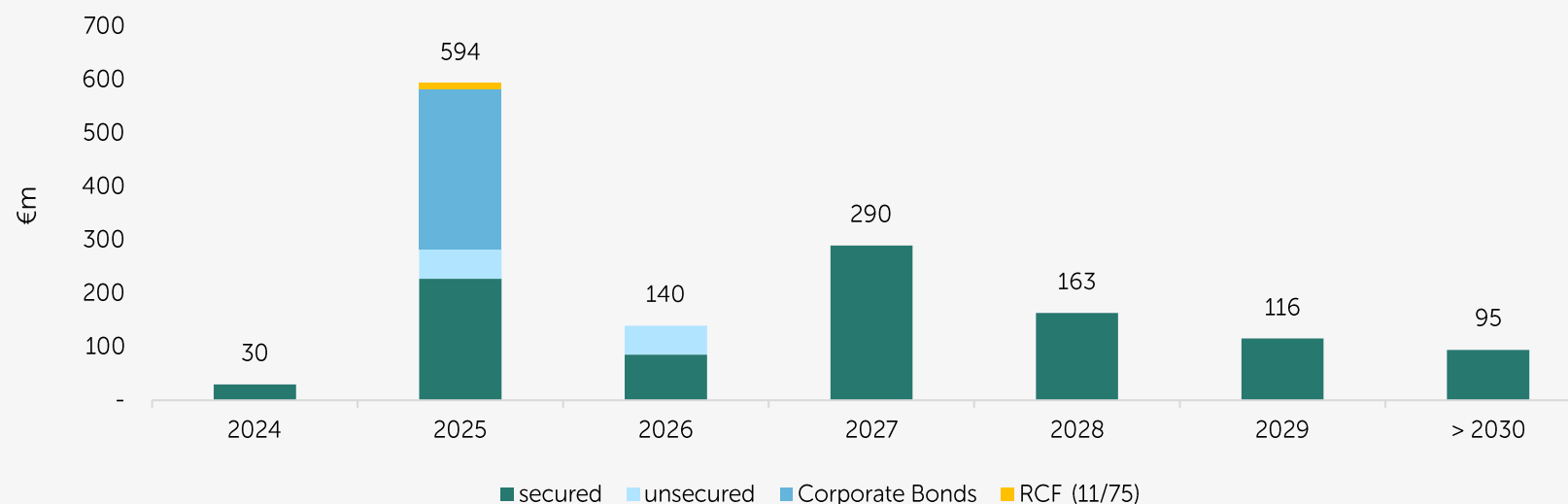


Financial performance in FY 2023

Rental income (€m)	FFO I (€m)	Adjusted EBITDA (€m)	Operating Income (€m)
<div><div>FY 2022</div><div>FY 2023</div><div>+3.8%</div></div> <div>116.5</div> <div>120.8</div>	<div><div>FY 2022</div><div>FY 2023</div><div>+18.8%</div></div> <div>19.2</div> <div>22.8</div>	<div><div>FY 2022</div><div>FY 2023</div><div>+11.4%</div></div> <div>59.3</div> <div>66.1</div>	<div><div>FY 2022</div><div>FY 2023</div><div>-16.4%</div></div> <div>159.4</div> <div>133.3</div>
Result after tax (€m)	Equity ratio (IFRS)	EPRA NTA (€/share)	Loan-to-value
<div><div>FY 2022</div><div>FY 2023</div><div>-1190%</div></div> <div>-15.0</div> <div>-193.9</div>	<div><div>FY 2022</div><div>FY 2023</div><div>-1.5pp</div></div> <div>39.6%</div> <div>38.1%</div>	<div><div>FY 2022</div><div>FY 2023</div><div>-27.0%</div></div> <div>64.9</div> <div>47.4</div>	<div><div>FY 2022</div><div>FY 2023</div><div>+2.8pp</div></div> <div>54.7%</div> <div>57.5%</div>

Debt structure as of December 31, 2023

Maturity profile¹



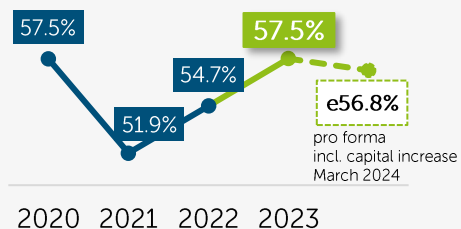
		Amount €m	Ø interest rate	Fixed rate
Unsecured	29%	300	4.38%	100%
		120	3,95%	61%
Secured	71%	1.006	2.28%	94%*
Total		1 426	2.86%	92%

*incl. hedges

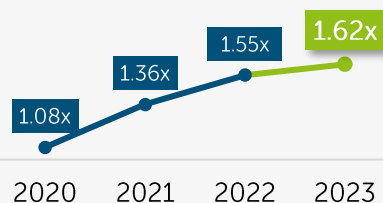
Unencumbered assets: €371m

As of December 31, 2023

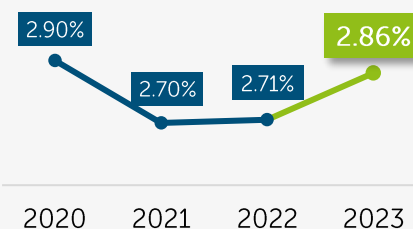
Loan-to-value (net)



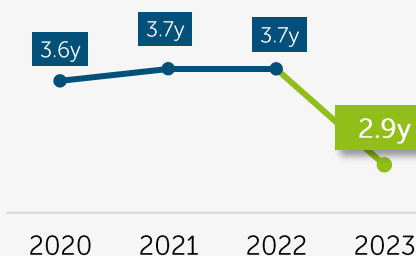
ICR

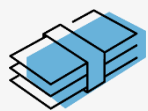


WACD



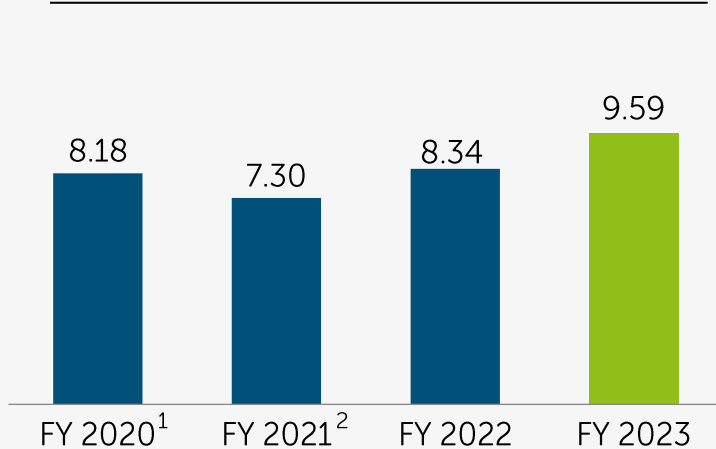
Weighted average maturity



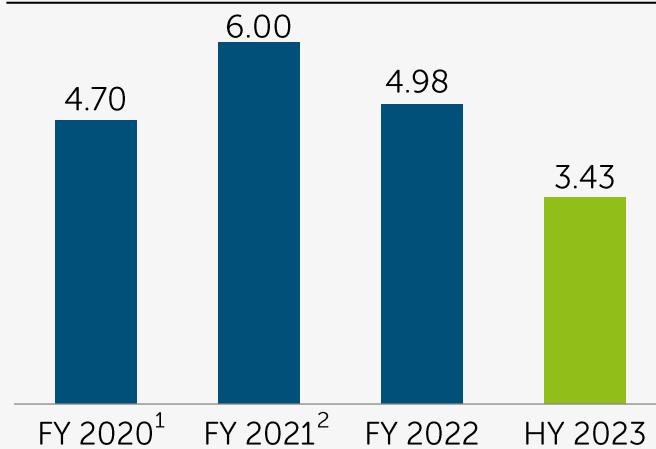


Operating profitability in FY 2023

Maintenance in € per sqm



Administration in € per sqm

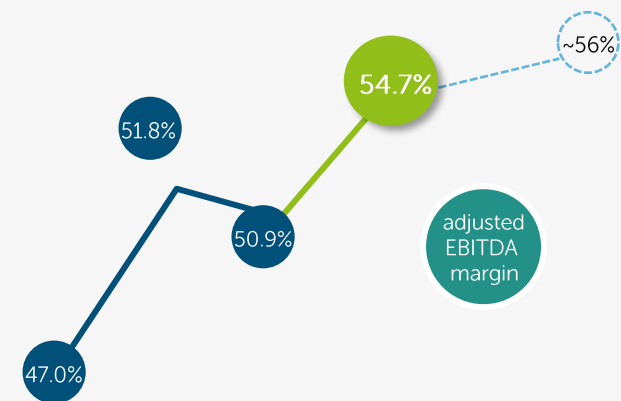
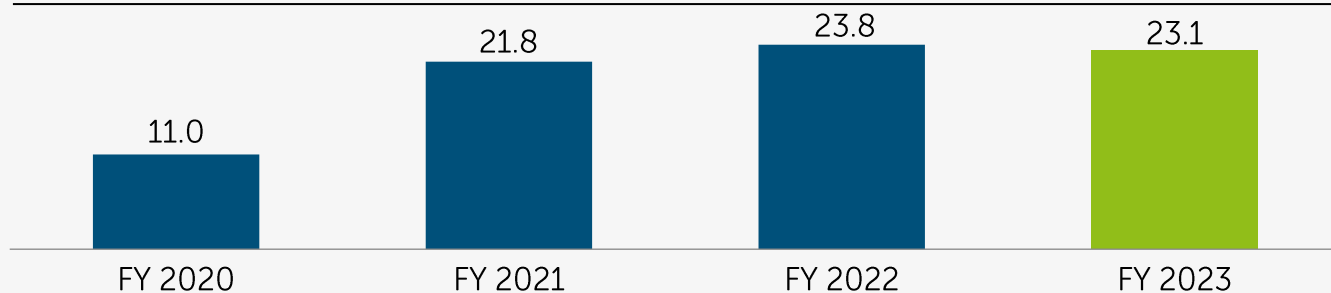


Comments

- The increase in maintenance expenses is mostly due to inflation-related price increases.
- The decrease in administration costs is driven by the insourcing of property and facility management services.
- Adjusted EBITDA margin improved by 370bps to 54.7% y-o-y.

On track to reach 2025 profitability target

Total Opex in €m



FY 2020 FY 2021 FY 2022 FY 2023

Target
2025

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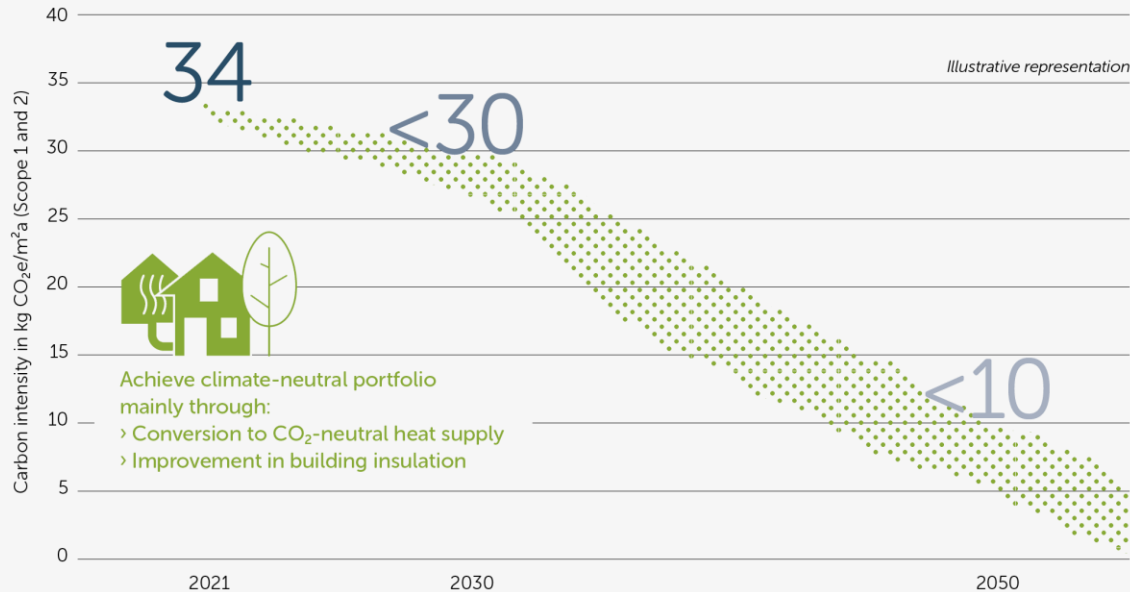


Sustainability is central to our actions





Work on decarbonization path continued



Targets correspond to ³

- Annual reduction of 8 600t of CO₂ emission until 2030 and 41 000t until 2050.
- Total reduction of ~60 000t of CO₂ emissions until 2030 and >800 000t until 2050.

2022

- Starting point of decarbonization path with a CO₂ intensity of ~34 kg CO₂e/m²a ¹ established/verified.
- 9 percent reduction in GHG intensity in 2022, resulting in a GHG intensity of 29.4 CO₂e/m²a ².

2023

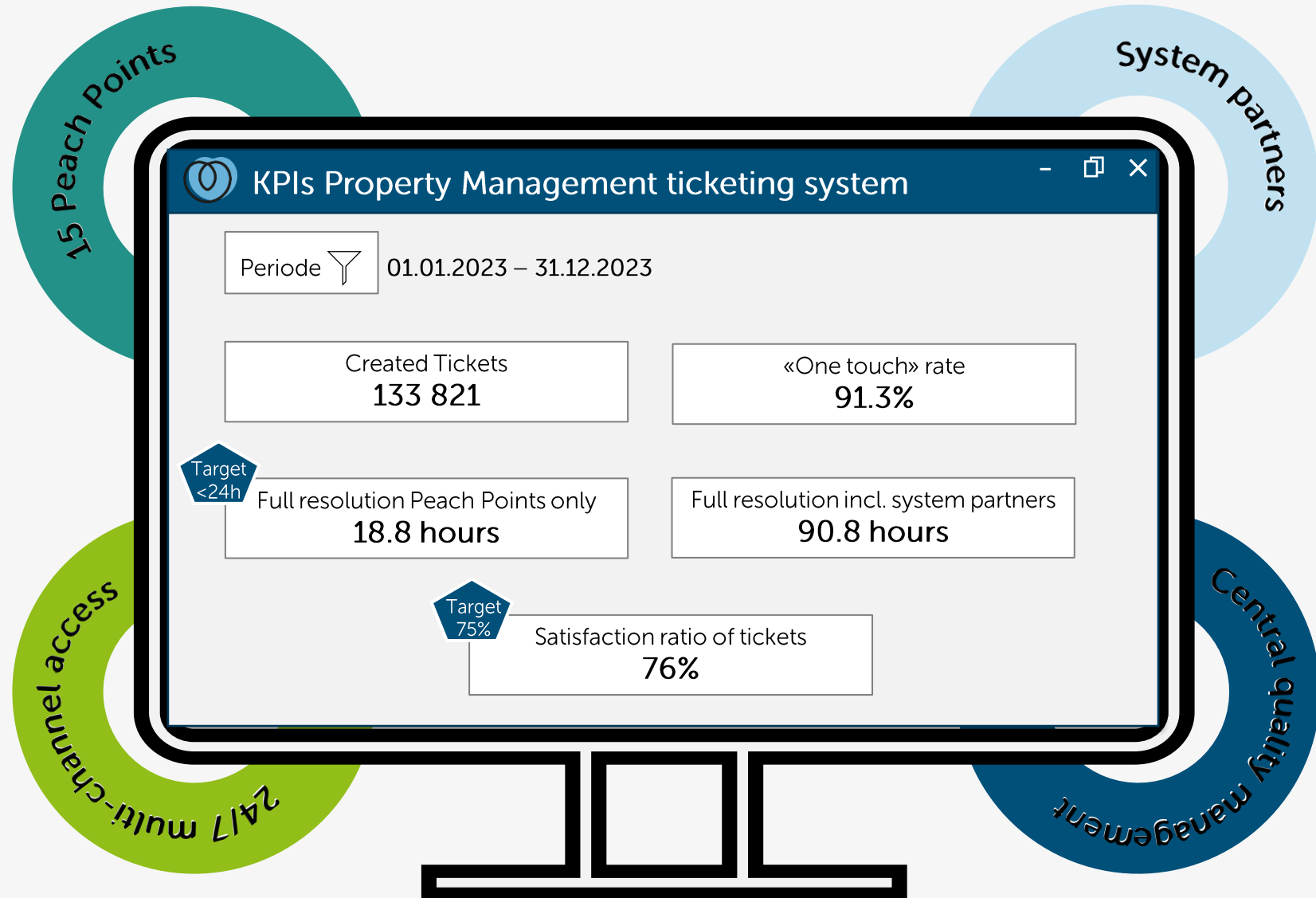
- In 2023, work streams focused on **planning and evaluating concrete measurements**.
- We **steadily expanded the smart meter infrastructure** in our portfolio.
- We are furthermore on course to achieve **dynamic hydraulic balancing as well as precise control of volume flows and system temperatures** in many of our buildings through the installation of **digital valves**.
- We have significantly improved our ESG data analysis and decarbonization strategy by increasing data completeness in both areas.



- In the period up to 2050, we expect total costs of €300-350m (~ EUR 6-7 EUR/m²a) not accounting for subsidy measures or modernization charges.








Tenant satisfaction as a leading priority





ESG Awards, Ratings & Indices

ESG Risk Rating	2022	11.5 «low risk»		<ul style="list-style-type: none">Improved risk rating score compared to 2022.In 3rd percentile of global rating universe (> 15 000 companies).
	2023	-1.2 10.3 «low risk»		
ESG Rating	2021	 MSCI ESG RATINGS CCC B BB BBB A AA AAA		<ul style="list-style-type: none">Upgrade to «A» from «BBB».
	2023	 MSCI ESG RATINGS CCC B BB BBB A AA AAA		
Award for ESG reporting	2022			<ul style="list-style-type: none">Achievement of Gold level compliance with EPRA Sustainability Best Practice Recommendations
	2023			
ESG Equity Index				<ul style="list-style-type: none">Index inclusion since September 2022.Inclusion is subject to positive sustainability rating from «Inrate».

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Guidance & mid-term financial targets

Guidance FY 2024

Net Rental Income	€124 - 126m
l-f-l rental growth	~4%
FFO I	€17 - 19m

Financial targets for the period until 2025

l-f-l rental growth	min. 3.5% p.a.
Adj. EBITDA Margin	+500bps vs. FY 2022 ¹
LTV	~50%

Dividend Policy

50% of FFO I subject to conditions of financing markets

Peach's focus in 2024



Increase rents

- Growing population and number of households.
- Lack of supply; new construction is slowing down due to high construction and financing costs.
- Rising market rents reflect high demand for «affordable housing» product.



Cost control

- New CEO, Gerald Klinck, starting mid of April 2024.
- All processes under review for efficiency gains.
- Rigorous cost control on all levels.



2025 refinancing

- Realize disposals
- Early rollover of secured debt maturing in 2024 and 2025.
- Evaluate all relevant strategic options for the corporate bond refinancing; incl. the right future capital structure.

«Aligning Peach to the future»

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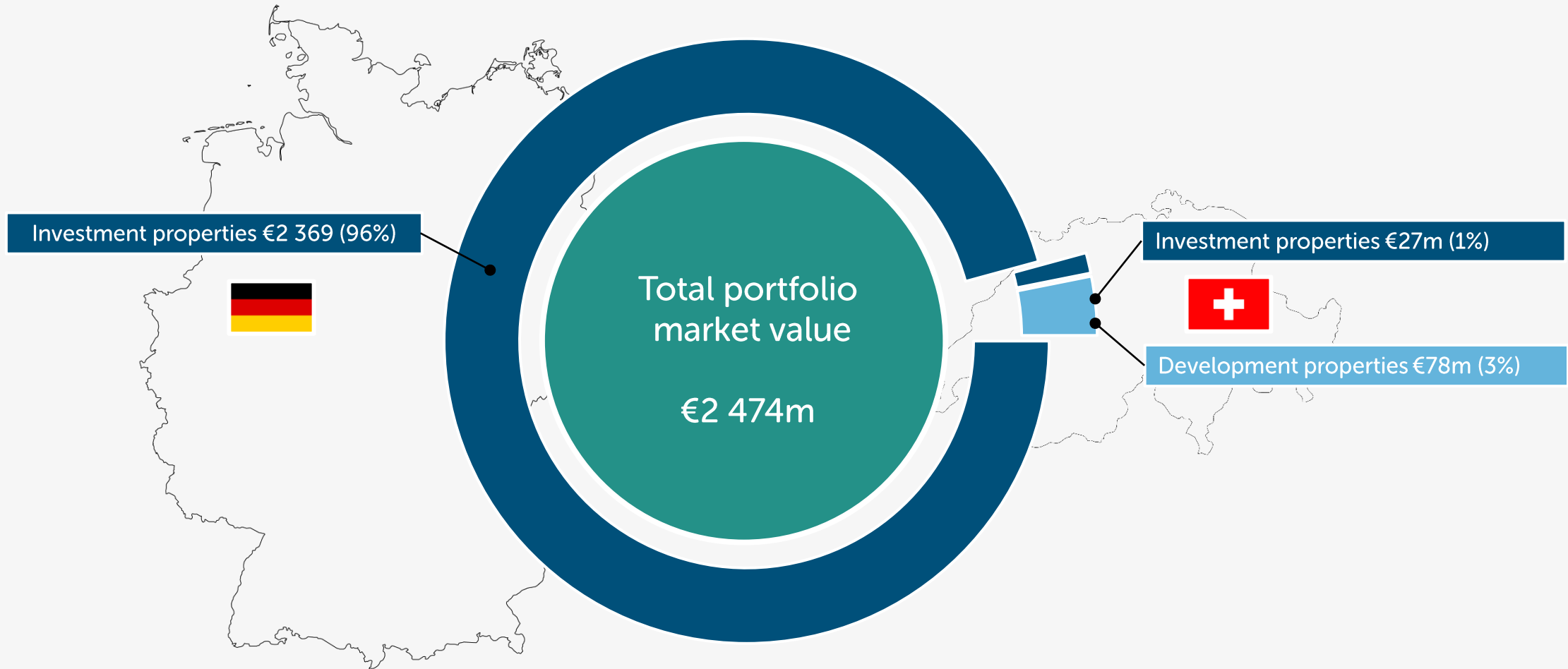
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Appendix

Portfolio details



Portfolio structure as of Dec 31, 2023

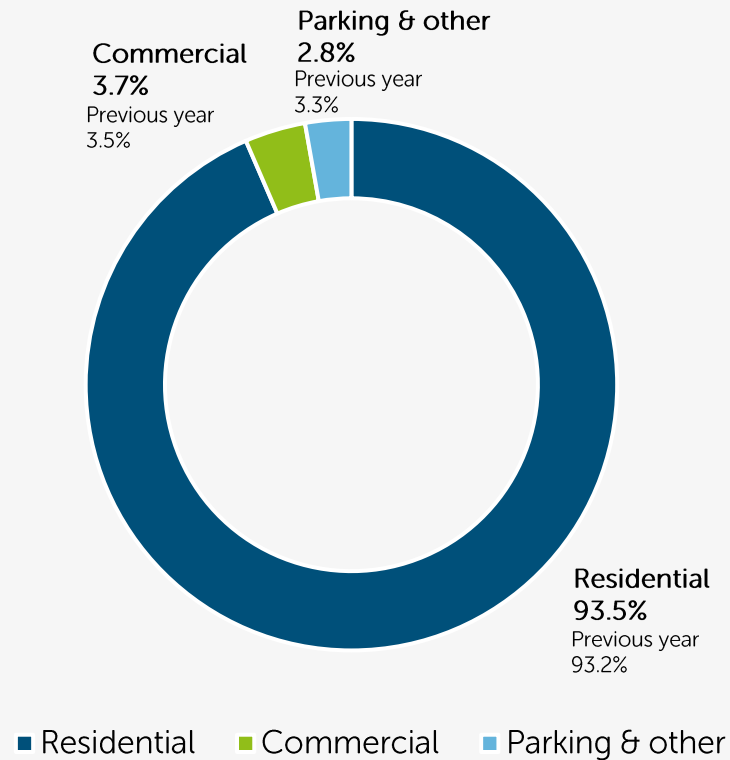




Portfolio fully focused on residential space

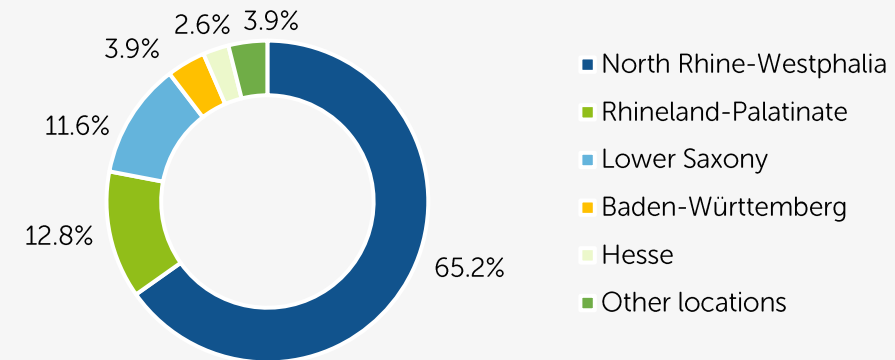
Rental income by use category as of December 31, 2023

In % of total rental income

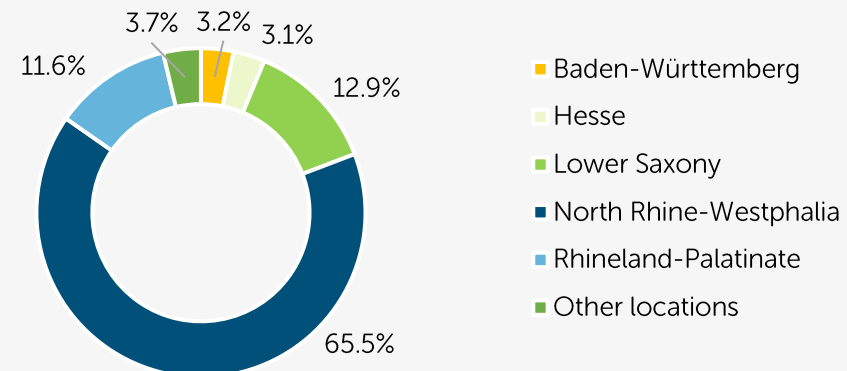


Rental income breakdown by federal state as of December 31, 2023

In % of target rental income



Breakdown of residential units by federal state as of December 31, 2023





Typical properties in Peach's portfolio



Affordable German residential properties in carefully selected B-cities



Peach Points – our regional tenant shops



15 Peach Points at all major Peach locations

Cornerstone
of direct
dialogue with
our tenants

Central
point of
contact for
rental and
administrative
matters

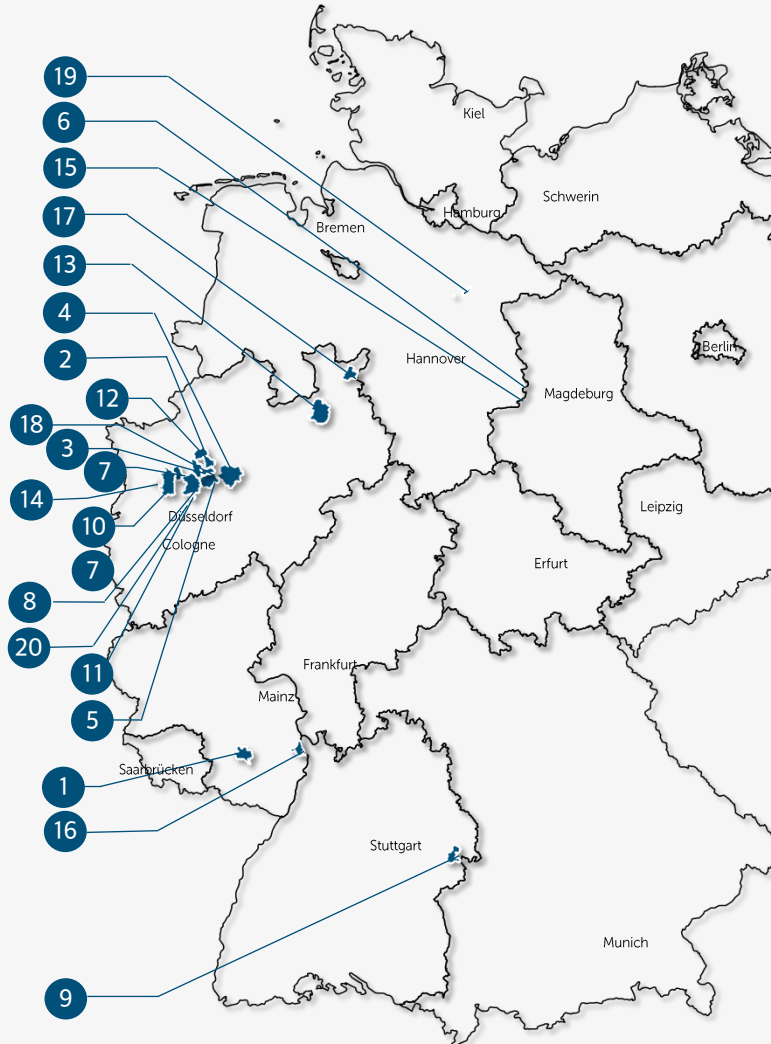


Within
walking
distance for
80% of our
tenants





Top 20 locations of the Peach portfolio



Location	State	# units ¹	Space in ksqm ²	Construction year	Valuation in €m ²
1 Kaiserslautern	Rhineland-Palatinate	2 294	145	1926-2000	229
2 Dortmund	NRW	1 964	127	1900-1975	211
3 Marl	NRW	2 150	142	1939-1990	179
4 Gelsenkirchen	NRW	2 003	136	1902-2001	156
5 Oberhausen	NRW	1 076	70	1869-2001	105
6 Bochum	NRW	1 429	66	1920-1999	106
7 Heidenheim	Baden Wurttemberg	868	61	1896-2006	99
8 Essen	NRW	953	63	1904-1988	98
9 Velbert	NRW	761	53	1972-1978	72
10 Helmstedt	Lower Saxony	1 314	77	1926-1981	68
11 Ludwigshafen	Rhineland-Palatinate	470	34	1920-1987	67
12 Recklinghausen	NRW	711	45	1904-1970	55
13 Minden	NRW	643	42	1893-1973	46
14 Neukirchen-Vluyn	NRW	567	38	1974-1981	45
15 Duisburg	NRW	553	37	1915-1978	44
16 Schöningen	Lower Saxony	839	50	1953-1970	43
17 Bielefeld	NRW	439	31	1932-1987	41
18 Herne	NRW	418	30	1905-1976	33
19 Erkrath	NRW	142	13	1978	30
20 Munster	Lower Saxony	377	26	1959-1967	28
Others incl. CH	-	7 529	493	1800-2015	720
Total		27 500	1 780		2 474



Development project in CH «Peninsula Wädenswil» - construction in full swing



57 condominiums in 5 buildings
Total sales volume expected CHF 130-140m

Sales status as of December 31, 2023



- **Notarized:** 33 residential units (Dec 31, 2022: 19).
- Notarized units represent **58% of sales volume**.
- **Reservation:** The reservation rate is at **4% of expected sales volume** (end of 2022: 18%).

Construction status as of December 31, 2023



- **Stage of completion:** 11.5% (Dec 31, 2022: 3.3%).
- Construction funded by construction loan and prepayments from buyers of condominiums.
- Project completion expected for 2025.

Appendix

Consolidated statement of income, financial position and cash flows

Consolidated statement of income

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
Rental income	120 872	116 497
Valuation gains from investment properties	191	22 101
Profit on disposal of investment properties	16	6
Income from development properties	11 844	20 516
Other operating income	362	298
Operating income	133 285	159 418
./. Expenses from letting of investment properties	- 29 510	- 30 018
./. Valuation losses from investment properties	- 209 596	- 34 338
./. Loss on disposal of investment properties	- 119	- 152
./. Expenses from development properties	- 11 727	- 20 733
./. Impairment charge on development properties	- 13 197	0
./. Personnel expenses	- 17 457	- 17 480
./. Sales and marketing expenses	- 366	- 1 049
./. Other operating expenses	- 8 969	- 10 055
./. Depreciation and amortization	- 2 054	- 1 907
Operating expenses	- 292 995	- 115 732
EBIT	- 159 710	43 686
Financial income	539	16 816
./. Financial expenses	- 70 461	- 80 469
EBT	- 229 632	- 19 967
./. Income taxes	35 719	4 936
Results after taxes	- 193 913	- 15 031
attributable to Peach Property Group AG equity holders	- 185 527	- 15 327
attributable to non-controlling interests	- 8 386	296
Basic earnings per share for loss in EUR	-9.14	-0.97
Diluted earnings per share for loss in EUR	-9.14	-0.97

Comments

- Target rental income of investment properties of EUR 137.9 million (2022: 132.4 million) less lost income due to vacancies of EUR 13.9 million (2021: 14.0 million) and lost income due to collection risks of EUR 3.0 million (2022: 1.9 million). The previous year contains non-recurring favorable releases of valuation adjustments in connection with outstanding receivables acquired (net of valuation adjustment) that have subsequently been successfully collected.
- The valuation loss results mainly from a general negative property market development which outweighs the positive effect from our capital investments and in turn results in increases in discount rates. Further impacts include negative localized market developments and the negative impact from foregone earnings due to vacancies created by refurbishment projects.
- Maintenance expenses increased from 12.6 % in the previous year to 13.8 % in the reporting year mostly due to inflation-related price increases. Overall, total direct expenses from letting of investment properties as a percentage of net rental income before debt collection losses is 23.8 % compared to 25.4 % in the previous year.
- In the 2023 financial year expected overall capitalizable project cost increased by EUR 17 186 thousand (including EUR 4 367 thousand foreign exchange rate impacts) due to increased construction costs for civil engineering, general price increases as well as additional requirements of the cultural heritage and historic monuments authorities. Due to the aforementioned increases, we recorded an impairment of EUR 13 197 thousand, thereof EUR 7 644 thousand impacting sold units still under construction.
- The absolute decrease in expenses is due to a reduction in headcount despite our further insourcing of facility management services in the 2023 financial year. This reflects the scalability of our business model, the efficiency gains achieved, and the result from targeted cost-saving measures implemented during the reporting year. Additionally, expenses for share based payment plans decreased due to a higher forfeiture rate and a lower share price compared to the previous year.
- The decrease of other operating expenses is largely due to lower sundry expenses as well as cost saving measures realized in the reporting year.
- Losses from changes in the fair value of financial instruments amounted to EUR 7 502 thousand compared to gains from changes in the fair value of financial instruments of EUR 14 774 thousand in the previous year. Negative currency effects amount to EUR 12.9 million compared to EUR 29.9 million in the previous year due to the further weakening of the Euro against the Swiss Franc. The positive foreign currency effects amounted to EUR 39 932 thousand (previous year: positive currency effects of EUR 5 342 thousand).
- The tax rate for most of our portfolio companies is at 15.83% (trade tax exemption/extended reduction in trade tax). The tax rate of all other German subsidiaries is at 32.45% and the Company's tax is at 20%.

Consolidated statement of financial position

Comments

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
Cash & Cash equivalents	21 555	31 223
Trade receivables	13 962	11 158
Other receivables	13 687	24 018
Current financial receivables	1 042	384
Contract assets	17 474	10 106
Development properties	25 243	34 031
Investment properties held for sale	13 224	1 192
Total current assets	106 187	112 112
Investment properties	2 420 890	2 627 866
Advance payments for investment properties	355	0
Equipment	5 287	3 451
Intangible assets	678	1 132
Financial assets	22 410	40 561
Deferred tax assets	23 283	12 836
Total non-current assets	2 472 904	2 685 847
Total assets	2 579 091	2 797 959
Trade payables	5 966	6 820
Other payables and advance payments	23 931	29 606
Current income tax liabilities	2 010	1 902
Current financial liabilities	76 127	133 300
Current provisions	826	1 112
Total current liabilities	108 860	172 740
Non-current financial liabilities	1 407 122	1 400 711
Non-current provisions	26	102
Employee benefit obligations	2 421	2 176
Deferred tax liabilities	78 435	114 408
Total non-current liabilities	1 488 004	1 517 397
Total liabilities	1 596 864	1 690 137

- Trade receivables from third parties include tenant receivables, amounting to EUR 16 221 thousand (previous year: EUR 14 267 thousand) and receivables from the sale of condominiums amounting to EUR 2 247 thousand (previous year: EUR 2 247 thousand). The increase in receivables from ancillary costs is due to inflationary costs increases during the 2022 settlement period. The increase in tenant receivables of EUR 1 954 thousand results mainly from receivables arising from the 2022 ancillary cost billings being higher than receivables from the ancillary cost billing cycle in the previous year.
- The contract asset of EUR 17 474 thousand was offset by the advance payments received of EUR 17 274 thousand (previous year: EUR 10 887 thousand).
- Construction at the «Peninsula Wädenswil» development project started towards the end of the second quarter of 2022. The first purchase agreements were notarized in July 2022. As of Dec 31, 2023, 33 of the total 57 residential units are notarized (previous year: 19), representing 57.9% (previous year: 38.2%) of the expected sales volume.
- As of Dec 31, 2023, 176 residential units in Helmstedt, Hameln, Heidenheim and Telgte are classified as investment properties held for sale, and we expect the sale to conclude within the next twelve months.
- The decrease is mainly explained due to a significant decrease in accrued construction and renovation costs in line with a revision of our renovation plan.
- The decrease in deferred tax liabilities is mainly the result of valuation losses from investment properties.

Consolidated statement of financial position (continued)

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022	Comments
Share capital	19 095	455 597	1 Following the approval of the par value decrease from CHF 30 to CHF 1 at the 2023 Annual General Meeting, share capital totals EUR 19.1m (CHF 20.7m) as of Dec 31, 2023, and consists of 20 740 138 shares.
./. Treasury shares	- 36	- 514	2 At the end of the reporting period, we held a total of 780 treasury shares.
Share premium	605 486	53 420	
Hybrid capital	39 758	51 556	3 In May 2023, several subscribers to the hybrid warrant bond converted and reinvested holdings of EUR 11.3m (CHF 12.6m) into a new convertible bond. Hybrid warrant bonds of EUR 0.7m were bought back in the first half-year of 2023. Hybrid warrant bonds of EUR 733 thousand were bought back in the first half-year of 2023. The total hybrid warrant bond that remains outstanding as of Dec 31, 2023, is EUR 39 758 thousand (CHF 45 251 thousand).
./. Other reserves	10 677	15 861	
./. Currency translation changes	80 429	62 707	
Retained earnings	194 897	428 787	
Equity attributable to Peach Property Group AG equity holders	950 306	1 067 414	
Equity attributable to non-controlling interests	31 921	40 408	
Total equity	982 227	1 107 822	

Consolidated statement of cash flows

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
Result before taxes	- 229 632	- 19 967
Adjustments for non-cash expenses/income		
Depreciation and amortization	2 054	1 907
Valuation result from investment properties	209 405	12 237
Impairment of development properties	13 197	0
Net result on disposal of investment properties	103	146
Change in bad debt allowance	- 662	587
Valuation result from lease liabilities	673	870
Financial income	- 539	- 16 816
Financial expenses (excl. adjustments from lease liabilities)	69 788	78 688
Share-based compensation	381	516
Changes in provisions	- 373	- 362
Other non-cash charges	- 180	2 239
Changes in working capital		
Trade receivables	- 1 950	- 4 363
Other receivables	9 756	- 6 535
Trade payables	- 973	3 190
Other payables and advance payments	- 12 074	- 7 242
Development properties	- 2 767	10 626
Contract assets	- 6 410	- 9 906
Interest and other financial expenses paid	- 44 551	- 49 344
Taxes paid and reimbursed	- 672	- 482
Cash used in operating activities	4 574	- 4 011

Comments

- 1 The valuation loss results mainly from a general negative property market development which outweighs the positive effect from our capital investments and in turn results in increases in discount rates. Further impacts include negative localized market developments and the negative impact from foregone earnings due to vacancies created by refurbishment projects.
- 2 In the 2023 financial year expected overall capitalizable project cost increased by EUR 17 186 thousand (including EUR 4 367 thousand foreign exchange rate impacts) due to increased construction costs for civil engineering, general price increases as well as additional requirements of the cultural heritage and historic monuments authorities. Due to the aforementioned increases, we recorded an impairment of EUR 13 197 thousand, thereof EUR 7 644 thousand impacting sold units still under construction.
- 3 Losses from changes in the fair value of financial instruments amounted to EUR 7 502 thousand compared to gains from changes in the fair value of financial instruments of EUR 14 774 thousand in the previous year. Negative currency effects amount to EUR 12.9 million compared to EUR 29.9 million in the previous year due to the further weakening of the Euro against the Swiss Franc. The positive foreign currency effects amounted to EUR 39 932 thousand (previous year: positive currency effects of EUR 5 342 thousand).
- 4 Trade receivables from third parties include tenant receivables, amounting to EUR 16 221 thousand (previous year: EUR 14 267 thousand) and receivables from the sale of condominiums amounting to EUR 2 247 thousand (previous year: EUR 2 247 thousand). The increase in receivables from ancillary costs is due to inflationary costs increases during the 2022 settlement period. The increase in tenant receivables of EUR 1 954 thousand results mainly from receivables arising from the 2022 ancillary cost billings being higher than receivables from the ancillary cost billing cycle in the previous year.

Consolidated statement of cash flows (continued)

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
Payments for real estate companies	0	- 1 941
Payments for equipment	- 500	- 1 199
Disposal of equipment	68	0
Payments for intangible assets	- 34	- 176
Investments in investment properties	- 12 899	- 76 349
Advance payments for investment properties	- 355	0
Proceeds from disposal of investment properties	6 201	4 158
Interest income received	9	44
Cash used in investment activities	- 7 510	- 75 463
Proceeds from current financial liabilities	7 824	0
Repayment of current financial liabilities	- 179 309	- 384 949
Proceeds from non-current financial liabilities	100 480	469 662
Lease payments - amortization share	- 700	- 656
Proceeds from hybrid capital	65 615	-41
Purchase of treasury shares	0	- 4 159
Distribution to hybrid equity investors	- 874	- 962
Dividends paid	0	- 4 996
Cash flow from financing activities	- 6 964	73 899
Change in cash and cash equivalents	- 9 900	- 5 575
Cash and cash equivalents as of January 1	31 223	35 896
Currency exchange impact on cash and cash equivalents	232	902
Cash and cash equivalents as of Dec 31	21 555	31 223

Comments

- 1 Capital expenditures for modernization and tenant improvements of EUR 19 133 thousand were substantially lower than in the previous year following a revision of our renovation plan necessitated by increases in construction material costs and related services and the cost of financing these projects. Major renovation and modernization investments in 2023 took place in Dortmund EUR 2 637 thousand, in Marl EUR 2 029 thousand, in Kaiserslautern EUR 1 752 thousand, and EUR 965 thousand in Helmstedt.
- 2 Sale of several residential units and one commercial unit in Frankenthal, Fassberg, Heidenheim and Marl.
- 3 The remaining outstanding of our first Eurobond, issued in the 2019 financial year, in the amount of EUR 96.287 million was repaid in full on January 26, 2023.

Appendix

Funds from operations

Funds from operations (FFO)

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
EBIT	- 159 710	43 686
Depreciation and amortization	2 054	1 907
EBITDA	- 157 656	45 593
./. Reversal of impairment loss on development properties	13 197	0
./. Valuation result of investment properties	209 405	12 237
./. Net result on disposal of investment properties	103	146
Share-based compensation	381	516
Other non-cash accrued expense positions	633	823
Adjusted EBITA	66 063	59 315
./. Interest paid	- 40 090	- 37 141
./. Interest paid on hybrid capital	- 803	- 962
./. Lease payments	- 1 685	- 1 567
Interest income received	9	44
./. Taxes paid	- 672	- 482
Funds from Operations I (FFO I)	22 822	19 207
Net result on disposal of investment properties	- 103	- 146
Funds from Operations II (FFO II)	22 719	19 061

Appendix

LTV and ICR

Loan-to-value and interest coverage ratio

LTV

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
Market value of real estate investment portfolio	2 408 473	2 602 837
Market value of real estate development portfolio	25 598	34 031
Revolving credit facility	10 565	41 047
Mortgages and building loans	1 004 545	984 206
Bonds	350 484	393 319
Other bank financings	55 266	55 160
./. Cash and cash equivalents	- 21 555	- 31 223
./. Current financial receivables	- 384	- 384
Loan-to-value ratio	57.5%	54.7%
Financial liabilities secured by mortgages	1 004 545	984 206
./. Cash and cash equivalents	- 21 939	- 31 607
Secured loan-to-value ratio	40.4%	36.1%

ICR

Figures in EUR thousands	Dec 31, 2023	Dec 31, 2022
EBIT	- 159 710	43 686
Depreciation and amortization	2 054	1 907
./. Valuation result of investment properties	209 405	12 237
./. Impairment loss on development properties	13 197	0
Share-based compensation	381	516
Other non-cash accrued expense positions	633	823
Adjusted EBIT	65 960	59 169
Net interest	40 633	38 080
Interest coverage ratio	1.62x	1.55x

Appendix

EPRA NAV, NTA & Guidance

EPRA NRV & NTA

Figures in EUR thousands

	Dec 31, 2023		Dec 31, 2022	
	EPRA NRV	EPRA NTA	EPRA NRV	EPRA NTA
Equity attributable to Peach Property Group AG equity holders	950 306	950 306	1 067 414	1 067 414
./. Hybrid instruments	- 39 758	- 39 758	- 51 556	- 51 556
Diluted NAV at fair value	910 548	910 548	1 015 858	1 015 858
./. Deferred tax in relation to fair value gains	- 88 116	- 77 722	- 119 197	- 117 472
./. Fair value of derivative financial instruments	22 825	22 825	39 639	39 639
./. Intangibles	0	678	0	1 132
Acquisition costs (assumption 7 %)	168 593	17 692	182 199	2 795
EPRA NAV	1 144 432	982 459	1 277 615	1 095 354
Diluted number of shares	20 740 918	20 740 918	16 882 373	16 882 373
EPRA NAV per share in EUR	55.18	47.37	75.68	64.88

Comments

The EPRA NTA (Net Tangible Asset) performance measure is based on the assumption that real estate is bought and sold, and that part of the associated deferred taxes related to real estate assets, is realized through sales. At the end of the reporting year, we held several small sub-portfolios which are considered as non-core assets. The deferred tax impact from these sub-portfolios reduces overall deferred tax. Incidental acquisition costs are considered for the portfolios. In addition to the expected sale of these noncore portfolios, intangible assets (primarily IT systems) are completely excluded from the NTA calculation.

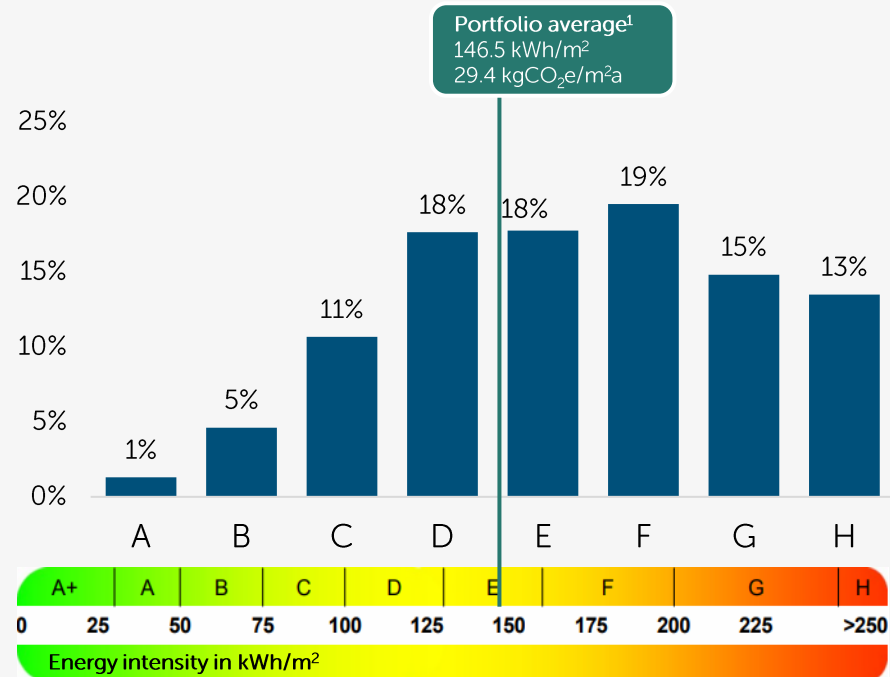
Appendix

ESG

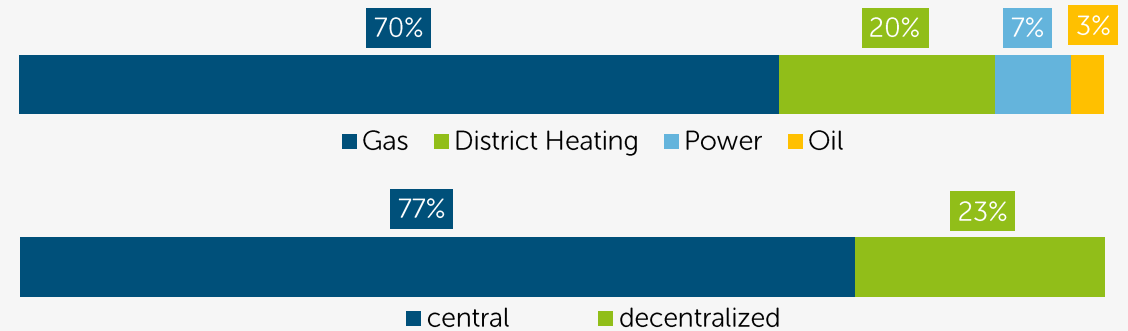


Energy KPIs of Peach Portfolio

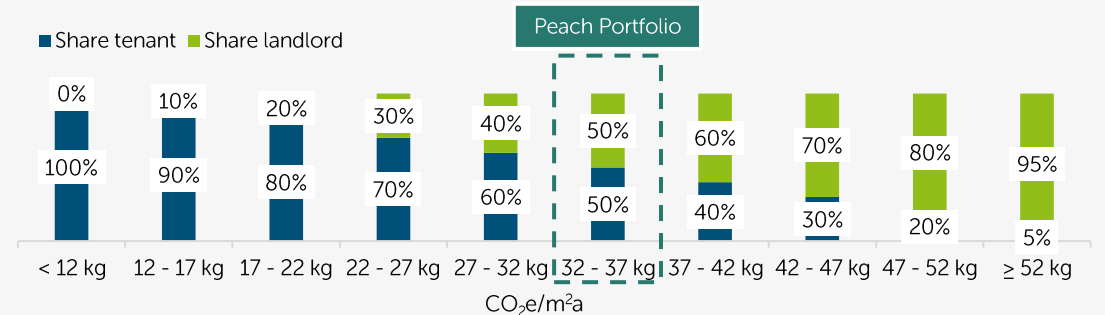
Distribution of energy efficiency classes



Source of heat energy & supply



German CO₂ levy



Expected CO₂ pricing in DE²

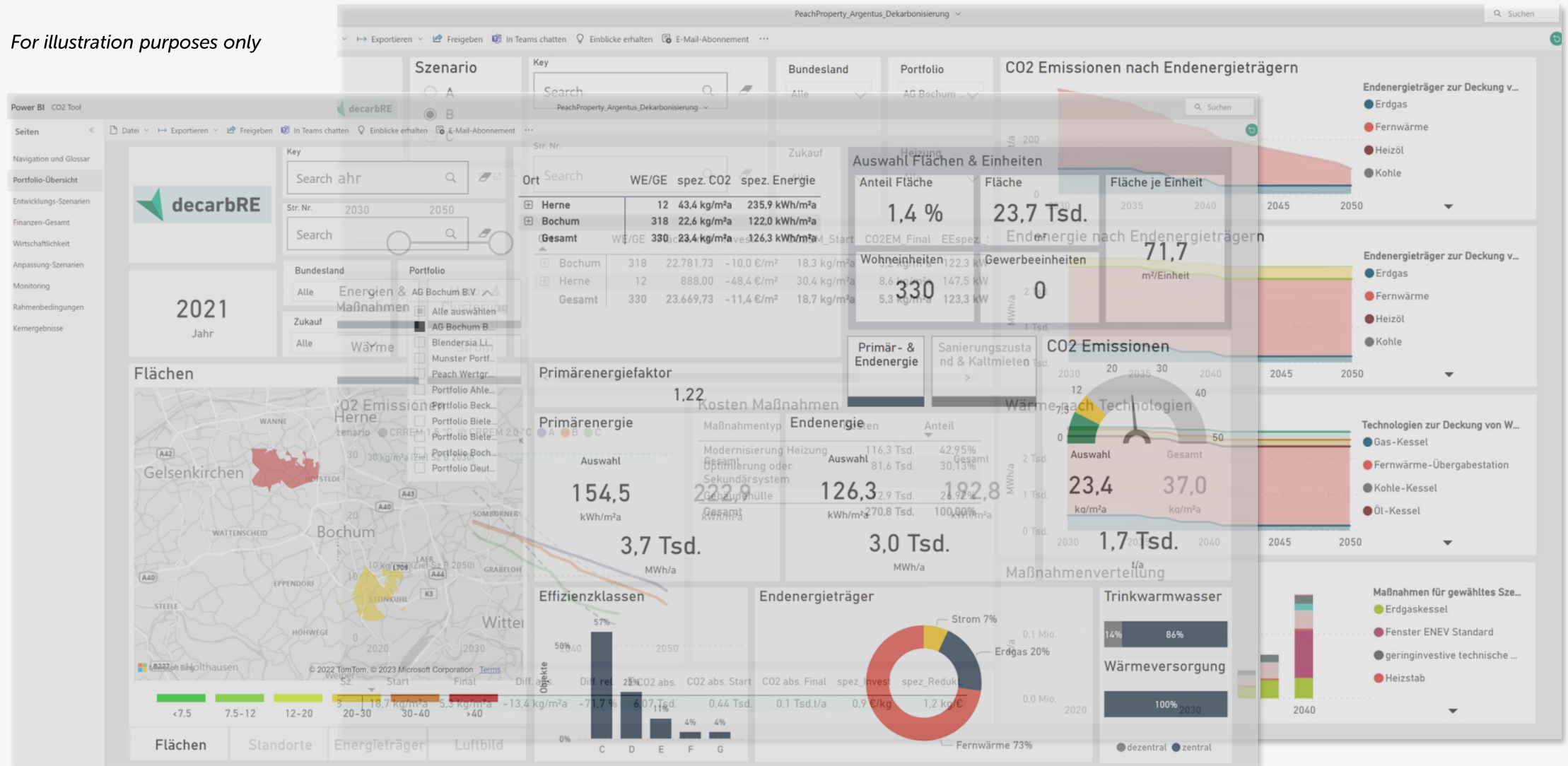
	2023	2024	2025	2026+
CO ₂ price EUR/tCO ₂	30	45	55	55-65

➡ The cost to Peach is expected to be €1-2m per year at current CO₂ price levels.



Peach's decarbonization tool

For illustration purposes only

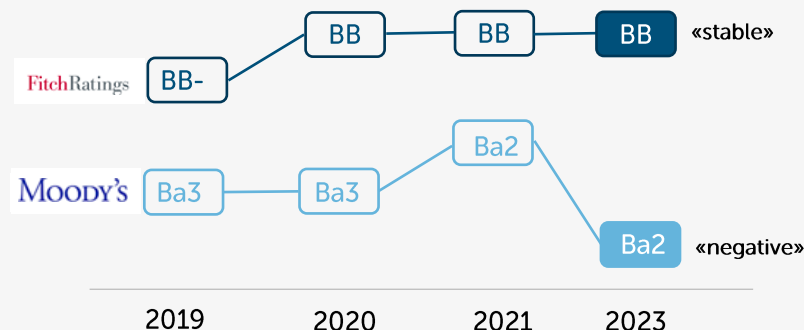


Appendix

Share data

Capital market development

Credit ratings (Corporate Rating)



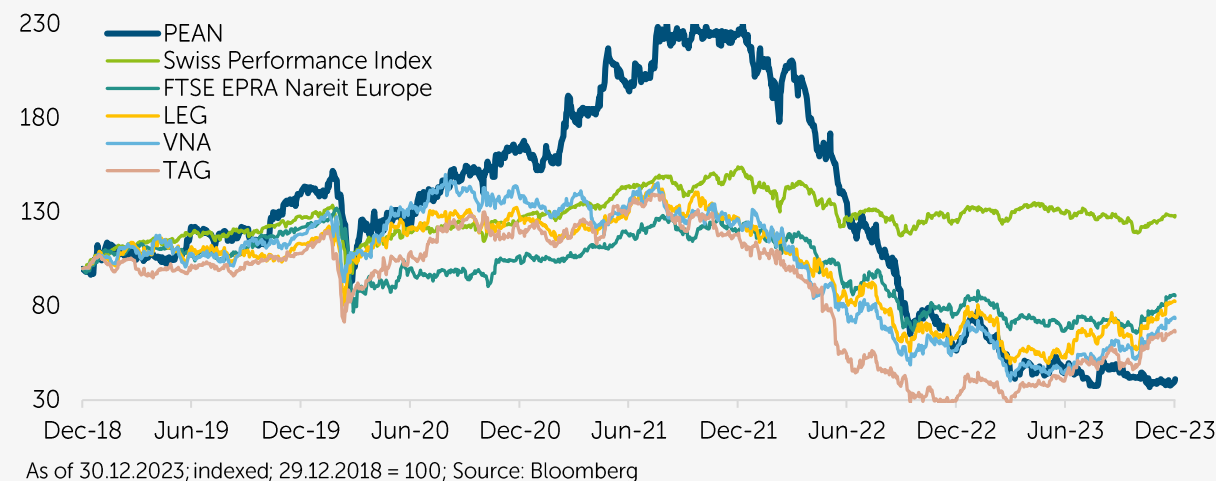
Equity analyst coverage as of Feb 2024

	Buy PT CHF 25.00	/ BAADER /	Reduce PT CHF 10.00
	Hold PT CHF 11.00		Hold PT CHF 14.00
	Neutral PT CHF 12.00		

Recent capital market transactions

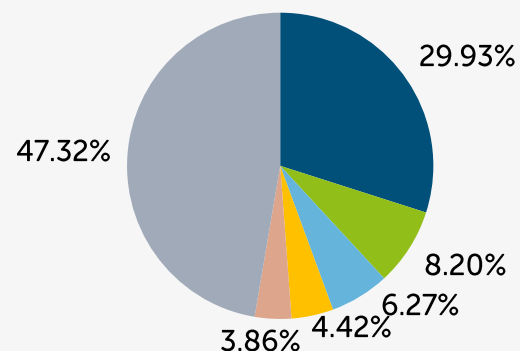
Aug 2023	Secured financing of EUR 33 million
May 2023	Convertible bond 3.0% CHF 50.0 million; conversion price CHF 15.00
Jan 2023	Mandatory convertible bond 5% CHF 112.3 million; conversion price CHF 30.00
2022 / 2023	Buybacks & par call to repay EUR 250 million EuroBond 2023
Apr 2022	EUR 100 million revolving credit facility; maturity 3 years
Mar 2022	~2% EUR 55 million promissory note (German SSD); maturity 3 years
June 2021	Mandatory convertible bond 2.5% CHF 180 million; conversion price CHF 55.00
Oct 2020	EuroBond 4.375% EUR 300 million; maturity 5 years

5-year share price performance (rebased to 100)



Share data

Significant shareholders¹ as of Dec 31, 2023



■ Ares Management Corporation

■ Franciscus Zweegers

■ Rainer- Marc Frey, through: H21 Macro Limited

■ Kreissparkasse Biberach

■ Beat Frischknecht, through: BFW Group AG

■ Other

Note: The notional free float based on the shares issued on Dec 31, 2023, is 85.53 percent. The shares held by Peak Investment S.à.r.l for Ares Management Corporation are counted as part of the free float due to the exemption for investment companies in accordance with section 4.1.2 of the Rules Governing the SPI Index Family.

Information on the share

	Dec 31, 2023	Dec 31, 2022
Share capital in CHF	20 740 918	506 471 190
Number of shares issued	20 740 918	16 882 373
Nominal value per share in CHF	1.00	30.00
Number of treasury shares	780	11 183
Number of outstanding shares	20 740 138	16 871 190

Key stock exchange data

Security no.: 11 853 036

ISIN: CH0118530366

Ticker symbol: PEAN | Bloomberg: PEAN:SW | Reuters: PEAN

	Dec 31, 2023	Dec 31, 2022
High in CHF	21.75	64.40
Low in CHF	10.00	15.42
Closing rate at the end of the year, in CHF	11.48	16.40
Market capitalization (excluding treasury shares)	238 096 784	276 687 516
Average shares traded per day at SIX Swiss Exchange	27 273	21 761

(1) Based on the published disclosure notifications of the significant shareholders (<https://www.ser-ag.com/en/resources/notifications-market-participants/significant-shareholders.html?issuedBy=PEACHP#/>) and the share register of Peach Property Group AG. These shareholdings do not consider subscriptions under the current Convertible Bonds, ISIN CH1263282522, with a maturity date of May 15, 2026.

Disclaimer



These materials contain forward-looking statements based on the currently held beliefs and assumptions of the management of **Peach Property Group AG** (hereinafter also referred to as «PPG» or «Peach Property»), which are expressed in good faith and, in their opinion, reasonable. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of **Peach Property Group AG**, or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, uncertainties and other factors, recipients of this document are cautioned not to place undue reliance on these forward-looking statements. **Peach Property Group AG** disclaims any obligation to update these forward-looking statements to reflect future events or developments.

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