

To the shareholders  
of Peach Property Group AG

Zurich, April 22, 2024

## Annual General Meeting on May 14, 2024, in Zurich

Dear Shareholder,

the Annual General Meeting of Peach Property Group AG will take place on May 14, 2024, 14:00, at the Zurich Convention Center (Kongresshaus Zürich) in Zurich. We look forward to seeing as many shareholders as possible. You may, of course, be represented by another shareholder, a third party or the independent proxy.

Last year Peach Property Group succeeded in generating the best operating result in the Group's history. Funds from operations (FFO I) amounted to EUR 22.8 million in 2023 (previous year: EUR 19.2 million) – an increase of c. 19%. The rental income rose to EUR 120.9 million in the 2023 financial year (previous year: EUR 116.5 million). The adjusted EBITDA margin increased from 50.9% in the previous year to now 54.7%. This result further underlines the outstanding work of the entire Peach Property Group team. We have made great steps into the right direction and the upside potential remains substantial.

Following the realignment of the Board of Directors at the end of October 2023, I had the pleasure to continue to work with Peter Bodmer and Dr. Christian De Prati whom I like to thank wholeheartedly for their support over the past few months. Against the background of a challenging market environment, our focus has been on further increasing the efficiency of the portfolio, growing the topline and laying the groundwork for dealing with the debt maturities in 2025.

The capital increase announced in March 2024 further strengthened the Group's liquidity and reduced its debt ratio. The shares were subscribed by existing anchor shareholders - a big thank you for their commitment and trust in the Peach Group. Furthermore, the ongoing sales activities for part of the portfolio also stand to benefit Peach Property's liquidity as well as efforts to raise further secured debt.

In addition to the above, we also set ourselves the target to further strengthen Peach Property Group's corporate governance in advance of this AGM.

To that end, I am very pleased that we have found a new CEO for Peach Property Group in Gerald Klinck as of April 15, 2024. Gerald Klinck looks back on more than 25 years of professional experience in the real estate industry and has proven residential real estate and financial expertise. He was a member of the Executive Board of Deutsche Wohnen Gruppe, a member of the Management Board of Vonovia, CFO and Co-CEO of TLG Immobilien and CEO and CFO of Cureus GmbH. I am very confident that Peach Property will continue to develop dynamically under his leadership.

At the Annual General Meeting, we will also be proposing new appointments to the Board of Directors of Peach Property Group, as the current Board will not be standing for re-election. We will be proposing Michael Zahn (ex-CEO of Deutsche Wohnen Gruppe) as chairman of the Board of Directors and Annette Benner (Greenberg Traurig), John Ruane (Ares Management), Beat Frischknecht (Ahead Wealth Solutions) and Cyrill Schneuwly (ex-CEO of Intershop) as members. We could not be happier to have found such a high-profile and experienced group of individuals whose skill sets will further drive Peach Property Group to success.

I would like to thank Peter Bodmer and Dr. Christian De Prati for their commitment, passion and work as members of the Board of Directors of Peach Property Group AG. Both have been a valuable support and important advisors to me over the past few months.

Enclosed with this letter you will find the invitation to the Annual General Meeting with the agenda as well as the proposals and explanations of the Board of Directors.

You will also receive a voting instruction form and brief instructions on how to access the electronic issuing of proxies and instructions to the independent proxy Dr. Ronzani.

On behalf of the entire Board of Directors, I would like to thank you for your confidence in Peach Property Group.

Kind regards

For the Board of Directors of Peach Property Group AG



Klaus Schmitz

Chairman of the Board of Directors