

Management Update Presentation

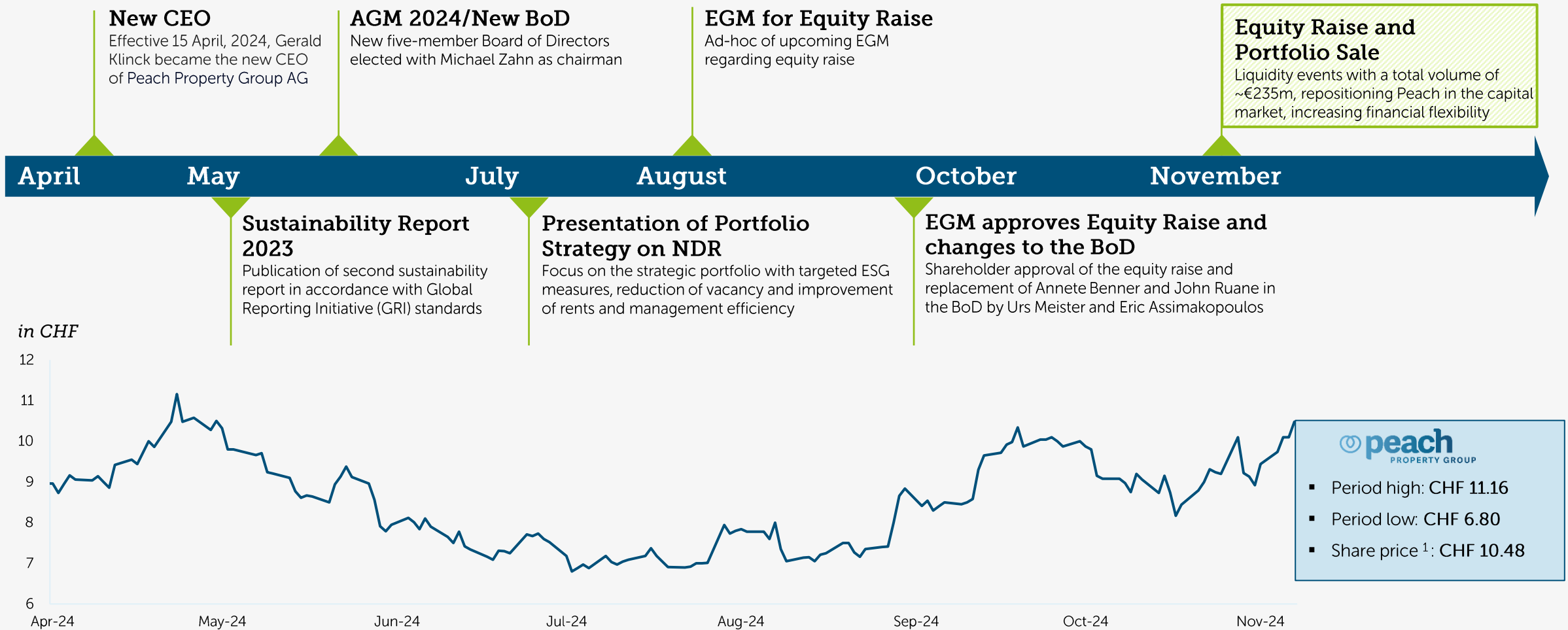
November 2024

 **peach**
PROPERTY GROUP



Looking back at the past months

Major milestones and performance of the Peach share



Agenda

- 1 Transaction offering
- 2 Executing the portfolio strategy
- 3 Impact on Peach financial position

Appendix

Financials as of 30 June, 2024

Peach at a glance

Transaction offering

Equity raise strengthens liquidity, lowers the debt ratio, and ensures Capex measurements

Description
<ul style="list-style-type: none"> On 27 September, 2024, the shareholders of the Peach Property Group AG ("Peach") approved the ordinary capital increase proposed by the executive board, by way of a rights issue against cash contributions Total of 22 729 450 shares with a nominal value of CHF 1.00 each are to be issued, representing a 100% capital increase Subscription rights for existing shareholders at an issue price of CHF 5.00 per new share Backstop agreements by existing shareholders, covering any unsubscribed shares, guarantee 100% underwriting of the transaction offering Purpose of the equity raise is to strengthen the Group's liquidity, reduce debt and finance upcoming investments in the portfolio

Item	Value / date
Number of new shares to be issued	22 729 450
Offer price per share (CHF)	5.00 (leads to ~ €120m)
Rights trading period	29.11.2024 – 05.12.2024
End of subscription period	09.12.2024
Granting and first trading of shares	12.12.2024
Issuing entity	Peach Property Group AG
Stock exchange	SIX Swiss Exchange
ISIN / WKN (stock)	CH0118530366 / A1C8PJ



Agenda

- 1 Transaction offering
- 2 Executing the portfolio strategy
- 3 Impact on Peach financial position

Appendix





Financials as of 30 June, 2024

Peach at a glance

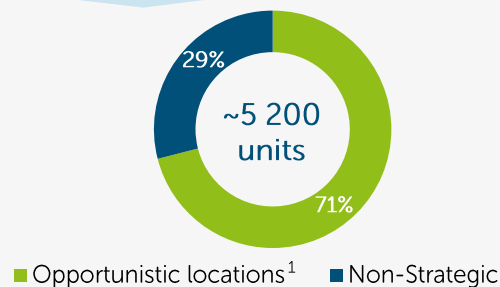
Successful execution of portfolio sale

Opportunistic locations of 5 200 units in line with portfolio strategy

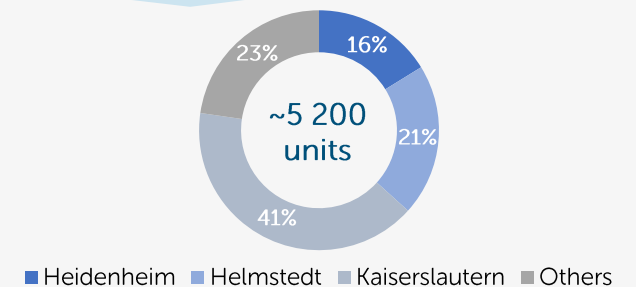
Transaction KPIs	
Purchase price	Not disclosed
Buyer	GTC Paula S.A.R.L. and LFH Portfolio Acquico S.A.R.L.
Transaction structure	Share Deal (Peach remains 10.1%)
Units	~ 5 200
Locations	Heidenheim, Helmstedt, Kaiserslautern and others
Cash proceeds from sale	~ €120m
Disposal of secured debt	~ €185m
Actual Rent ²	~ €22.9m
Use of proceeds	Repayment of outstanding liabilities and capex investments in the Strategic Portfolio
Signing Date	15.11.2024
Scheduled Closing Date	18.12.2024

Key transaction highlights		
Strategic Portfolio focus		Transaction portfolio consists primarily of units in opportunistic locations and is in line with Peach's portfolio strategy, which is based on criteria such as proximity to core regions, building quality and earnings prospects
Attractive sales price		Despite the persistently challenging market environment, the achieved sales price is consistent with Group's targets for a portfolio sale , demonstrating Peach's resilience in the market
Significant cash proceeds		Peach benefits from significant cash proceeds (net of liabilities) of ~ €120m after cost, tax and minorities, strengthening refinancing options for upcoming maturities of the group and enabling significant capital expenditures
Beneficial Transaction Structure		Transaction involves a Joint Venture - 3 Peach points carrying out property and facility management transfer to new investor , administrative services will be provided by Peach

Units sold by portfolio cluster



Units sold by locations



Pro-forma impact on the portfolio metrics

First significant step to execute portfolio strategy

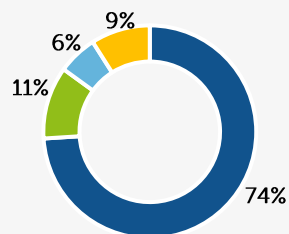
Strategic

Metric	Pre-Transaction ¹	Pro forma ²
Portfolio Share (%)	76%	77%
Units	20 630	16 946
Locations	44	41
In-place rent ³	6.40 €/sqm	6.29 €/sqm
Market rent ³	7.51 €/sqm	7.32 €/sqm
Vacancy (units)	6.1%	5.6%

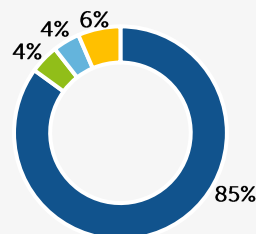
The portfolio sale increasingly shifts the focus on the „core“ locations in North Rhine-Westphalia

Composition ⁴

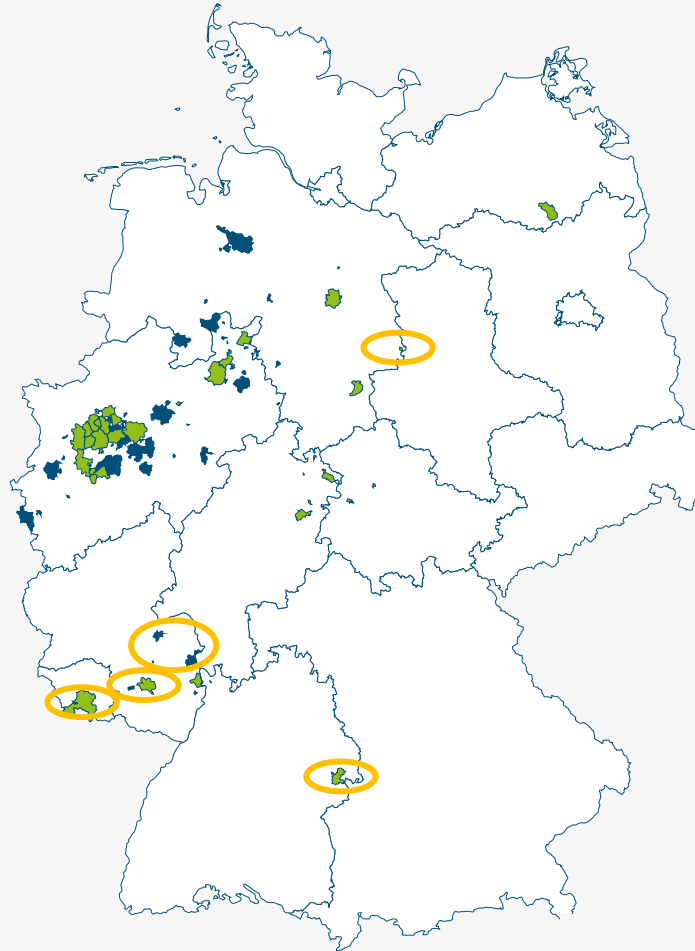
Pre-Transaction ¹:



Pro forma ²:



■ North Rhine-Westphalia
■ Rhineland-Palatinate
■ Lower Saxony
■ Other locations



○ Sold locations

Non-Strategic

Metric	Pre-Transaction ¹	Pro forma ²
Portfolio Share (%)	24%	23%
Units	6 662	4 974
Locations	74	63
In-place rent ³	6.23€/sqm	6.07€/sqm
Market rent ³	7.27€/sqm	7.44€/sqm
Vacancy (units)	13.0%	11.9%






The portfolio sale reduces the non-strategic portfolio by 23% / ~ 1 500 units

Composition

Metric	Pre-Transaction ¹	Pro forma ²
Condominiums & detached houses	~730	~150
Small & scattered locations	~4 200	~3 200
Low performer in core region	~1 600	~1 600

Execute our strategy on Peach portfolio

Improvements across the mid-term EBITDA drivers ensure the financial stability of Peach

Strategic	<p>Sustained rental growth</p> 	<ul style="list-style-type: none"> ▪ The portfolio retains significant potential to align with market rents, offering upside of currently ~16% “catch-up ” ▪ Peach has historically achieved like-for-like rental growth of 3.5% - 4.0% p.a., highlighting the strong ability of the Group to drive substantial rental increases within the portfolio
	<p>Improved vacancy rate</p> 	<ul style="list-style-type: none"> ▪ Peach aims to achieve a steady reduction in vacancy rates over the next five years, aiming at lowering the vacancy rate from 6.1% before transaction to 5.6% ¹ after transaction to below 4% in future time ▪ Planned tenant improvement investments of approx. €275/sqm on average are expected to further accelerate vacancy reduction, enhance tenant retention and improve profitability in line with catch up to market rents
	<p>Selective capex spend</p> 	<ul style="list-style-type: none"> ▪ Dedicated ESG investments aimed at improving the energy efficiency across the portfolio ▪ Primary focus on upgrading energy sources in property clusters with similar construction types for maximum impact ▪ Positive double effect as ancillary costs are reduced and, simultaneously, rents can catch up to the market on higher property quality
	<p>Increased efficiencies</p> 	<ul style="list-style-type: none"> ▪ Efficiency synergies are achieved by reducing costs via focus on reducing debt collection ▪ Streamlined platform, concentrating on strategically aligned portfolio assets, simplifies administration and enables additional cost savings
Non-Strategic	<p>Create net sales proceeds</p> 	<ul style="list-style-type: none"> ▪ Net sales proceeds are generated through the disposal of units in opportunistic locations and non-strategic assets, including condominiums, detached and semi-detached houses, properties in small or scattered locations, and underperforming units within core regions ▪ The proceeds allow Peach to fund investments aimed at enhancing the quality and value of the Strategic Portfolio

Agenda

- 1 Transaction offering
 - 2 Executing the portfolio strategy
 - 3 Impact on Peach financial position
-

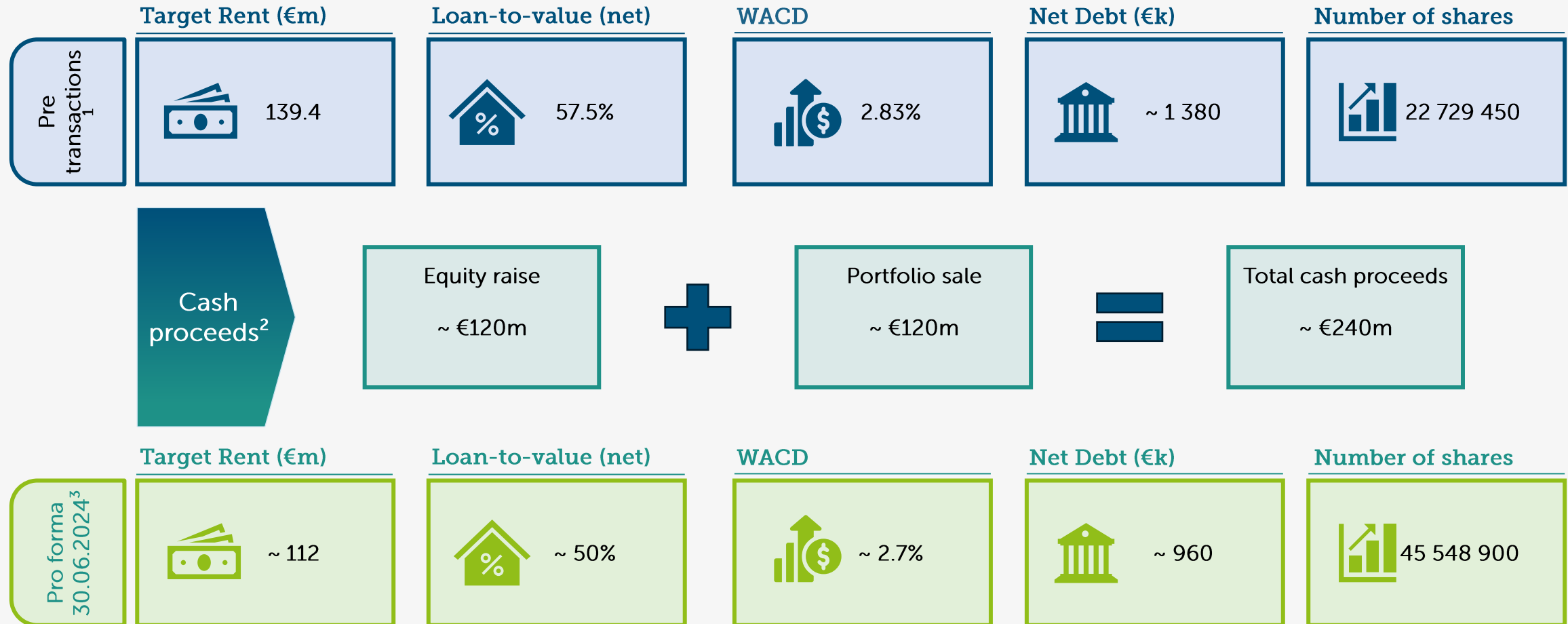
Appendix

Financials as of 30 June, 2024

Peach at a glance

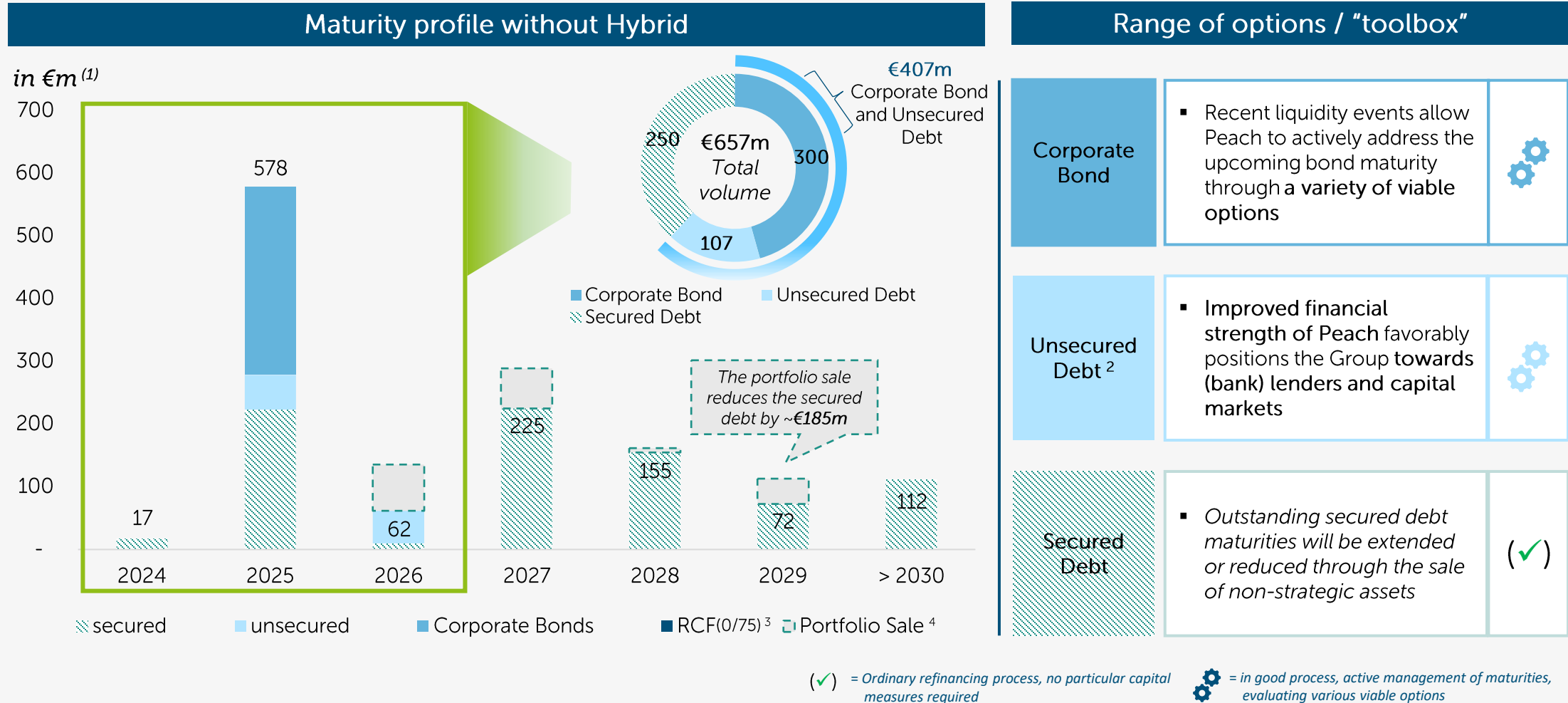
Regaining financial flexibility

The liquidity generated is expected to have a significant positive impact on the key financial metrics of Peach



Actively addressing upcoming debt maturities

Recent liquidity events unlock a variety of options to actively address upcoming debt maturities



Appendix

Consolidated statement of financial position

Figures in EUR thousands	30 June, 2024	31 Dec, 2023
Cash & Cash equivalents	22 661	21 555
Trade receivables	9 045	13 962
Other receivables	21 585	13 687
Current financial receivables	1 230	1 042
Contract assets	23 960	17 474
Development properties	28 153	25 243
Investment properties held for sale	9 000	13 224
Total current assets	115 634	106 187
Investment properties	2 386 528	2 420 890
Advance payments for investment properties	687	355
Equipment	5 000	5 287
Intangible assets	429	678
Financial assets	22 047	22 410
Investment in associates	1	1
Deferred tax assets	16 177	23 283
Total non-current assets	2 430 869	2 472 904
Total assets	2 546 503	2 579 091

Figures in EUR thousands	30 June, 2024	31 Dec, 2023
Trade payables	3 406	5 966
Other payables and advance payments	33 565	23 931
Current income tax liabilities	2 019	2 010
Current financial liabilities	143 108	76 127
Current provisions	1 124	826
Total current liabilities	183 222	108 860
Non-current financial liabilities	1 324 874	1 407 122
Non-current provisions	27	26
Employee benefit obligations	2 276	2 421
Deferred tax liabilities	72 148	78 435
Total non-current liabilities	1 399 325	1 488 004
Total liabilities	1 582 547	1 596 864
Share capital	21 121	19 095
./ Treasury shares	- 36	- 36
Share premium	621 357	605 486
Hybrid capital	39 758	39 758
./ Other reserves	11 513	10 677
./ Currency translation changes	65 897	80 429
Retained earnings	174 926	194 897
Equity attributable to Peach Property Group AG equity holders	934 536	950 306
Equity attributable to non-controlling interests	29 420	31 921
Total equity	963 956	982 227

Consolidated statement of income

Figures in EUR thousands	1st half-year 2024	1st half-year 2023
Rental income	61 479	59 848
Valuation gains from investment properties	2 420	1 699
Profit on disposal of investment properties	20	9
Income from development properties	7 562	11 405
Other operating income	24	70
Operating income	71 505	73 031
./. Expenses from letting of investment properties	- 15 193	- 13 916
./. Valuation losses from investment properties	- 43 083	- 99 377
./. Loss on disposal of investment properties	- 720	0
./. Expenses from development properties	- 7 867	- 11 416
./. Impairment charge on development properties	0	-2866
./. Personnel expenses	- 9 004	- 9 728
./. Sales and marketing expenses	- 276	- 166
./. Other operating expenses	- 6 382	- 4 789
./. Depreciation and amortization	- 900	- 1 011
Operating expenses	- 83 425	- 143 269
EBIT	- 11 920	- 70 238

Figures in EUR thousands	1st half-year 2024	1st half-year 2023
EBIT	- 11 920	- 70 238
Financial income	12 229	5 218
./. Financial expenses	- 27 169	- 27 034
EBT	- 26 860	- 92 054
./. Income taxes	4 106	15 929
Results after taxes	- 22 754	- 76 125
<i>attributable to Peach Property Group AG equity holders</i>	<i>-20 264</i>	<i>- 72 613</i>
<i>attributable to non-controlling interests</i>	<i>-2 490</i>	<i>- 3 512</i>
Basic earnings per share for loss in EUR	-1.05	-3.60
Diluted earnings per share for loss in EUR	-1.05	-3.60

Consolidated statement of cash flows

Figures in EUR thousands

	30 June, 2024	30 June, 2024
Result before taxes	- 26 860	- 92 054
Adjustments for non-cash expenses/income		
Depreciation and amortization	900	1 011
Valuation result from investment properties	40 663	97 678
Impairment charge on development properties	0	2 866
Net result on disposal of investment properties	700	-9
Change in bad debt allowance	1 055	- 56
Valuation result from lease liabilities	0	553
Financial income	- 12 229	- 5 218
Financial expenses (excl. Adjustments from lease liabilities)	27 169	26 481
Share-based compensation	182	317
Changes in provisions	305	- 175
Other non-cash charges	379	322
Changes in working capital		
Trade receivables	4 029	3 589
Other receivables	- 7 838	- 5 905
Trade payables	- 2 494	- 3 665
Other payables and advance payments	15 081	- 1 463
Development properties	- 3 898	2 452
Contract assets	- 7 179	- 8 465
Interest and other financial expenses paid	- 22 517	- 22 215
Taxes paid and reimbursed	- 190	- 468
Cash used in operating activities	7 258	- 4 424

	30 June, 2024	30 June, 2024
Payments for real estate companies		
Payments for equipment	8	- 348
Disposal of equipment	0	18
Payments for intangible assets	- 12	- 9
Investments in investment properties	- 22 290	- 7 716
Advance payments for investment properties	- 687	0
Proceeds from disposal of investment properties	15 194	235
Payment of financial receivables	145	0
Interest income received	26	0
Cash used in investment activities	- 7 616	- 7 820
Proceeds from current financial liabilities	10 202	4054
Repayment of current financial liabilities	- 27 776	- 135 596
Proceeds from non-current financial liabilities	2 156	30 594
Proceeds from issuance of convertible bond	0	36 611
Lease payments - amortization share	-264	- 307
Proceeds from issuance from hybrid capital		0
Proceeds from hybrid capital	0	0
Proceeds from issuance of mandatory convertible bond	0	66785
Capital increase and issuance costs	17 239	0
Distribution to hybrid equity investors	0	- 803
Cash flow from financing activities	1 557	1 338
Change in cash and cash equivalents	1 199	- 10 906
Cash and cash equivalents as of January 1	21 555	31 223
Currency exchange impact on cash and cash equivalents	- 93	34
Cash and cash equivalents as of Dec 31	22 661	20 351

Funds from operations (FFO)



Figures in EUR thousands

	30 June, 2024	30 June, 2023
EBIT	- 11 920	- 70 238
Depreciation and amortization	900	1 011
EBITDA	- 11 020	- 69 227
./. Reversal of impairment loss on development properties	0	2866
./. Valuation result of investment properties	40 663	97 678
./. Net result on disposal of investment properties	700	- 9
Share-based compensation	182	317
Other non-cash accrued expense positions	334	507
Adjusted EBITDA	30 859	32 132
./. Interest paid	- 20 974	- 20 550
./. Interest paid on hybrid capital	0	- 803
./. Lease payments	- 779	- 770
Interest income received	26	0
./. Taxes paid	- 190	- 468
Funds from Operations I (FFO I)	8 942	9 541
Net result on disposal of investment properties	6 508	9
Funds from Operations II (FFO II)	15 450	9 550
Basic FFO I per share in EUR	0.41	0.47
Diluted FFO I per share in EUR	0.41	0.47
Basic FFO II per share in EUR	0.71	0.47
Diluted FFO II per share in EUR	0.71	0.47

Our Management

Highly skilled and experienced Executive Management and Board of Directors

Executive Management

 <p>Gerald Klinck Chief Executive Officer, CFO responsibilities</p> <p>25+</p> <p>CUREUS TLG IMMOBILIEN DEUTSCHE WOHNEN VONOVIA</p>	 <p>Marcus Schmitt Chief Operating Officer</p> <p>25+</p> <p>VONOVIA BASF We create chemistry</p>	 <p>Dr. Andreas Steinbauer Head of Letting & Sales</p> <p>15+</p> <p>ORCO PROPERTY GROUP</p>
---	--	--

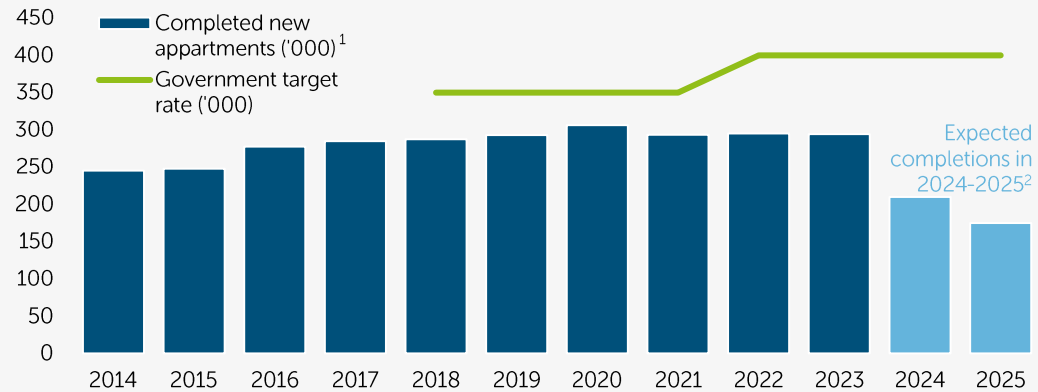
Board of Directors

 <p>Michael Zahn Chairman of the Board</p> <p>25+</p> <p>Cofinimmo HYSTAKE DEUTSCHE WOHNEN weisenburger</p>	 <p>Beat Frischknecht Member of the Board</p> <p>25+</p> <p>AHEAD bfw liegenschaften PRETIVIM IMMOBILIEN SCHAFFEN WERTE</p>	 <p>Cyrill Schneuwly Member of the Board</p> <p>25+</p> <p>aflia mobilezone CORESTATE Capital intershop</p>	 <p>Urs Meister Member of the Board</p> <p>25+</p> <p>SwissLife Asset Managers suva J.P.Morgan Salomon Brothers</p>	 <p>Eric Assimakopoulos Member of the Board</p> <p>25+</p> <p>REVETAS CAPITAL London Vienna Luxembourg The Gnome Group Inc.</p>
--	--	--	--	--

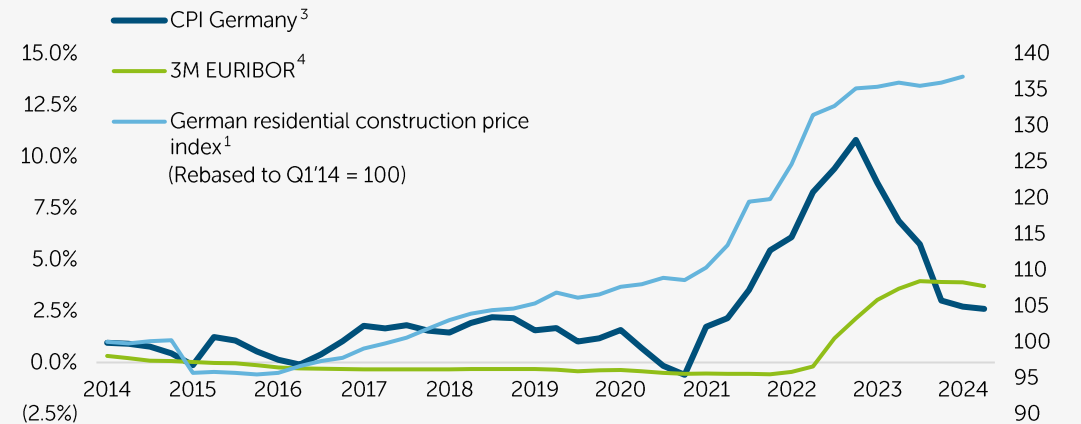
Market fundamentals

Dynamics support Peach Property's future performance

Undersupply in the German housing market is expected to persist

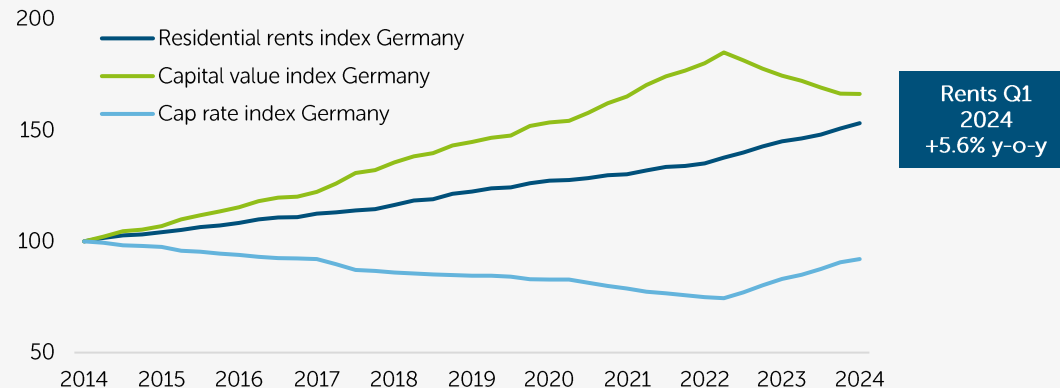


German inflation reduces while construction price growth slows down

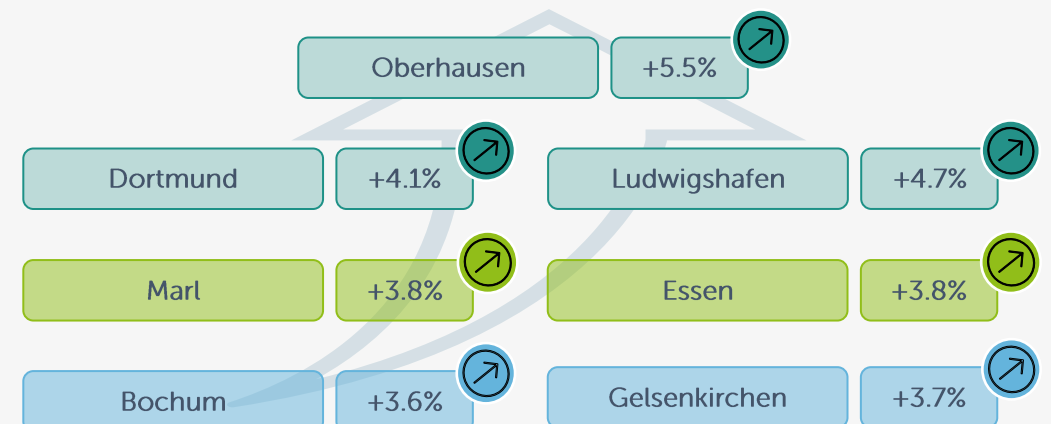


Rent growth counteracts value correction

Property price index by German Pfandbrief Banks⁵



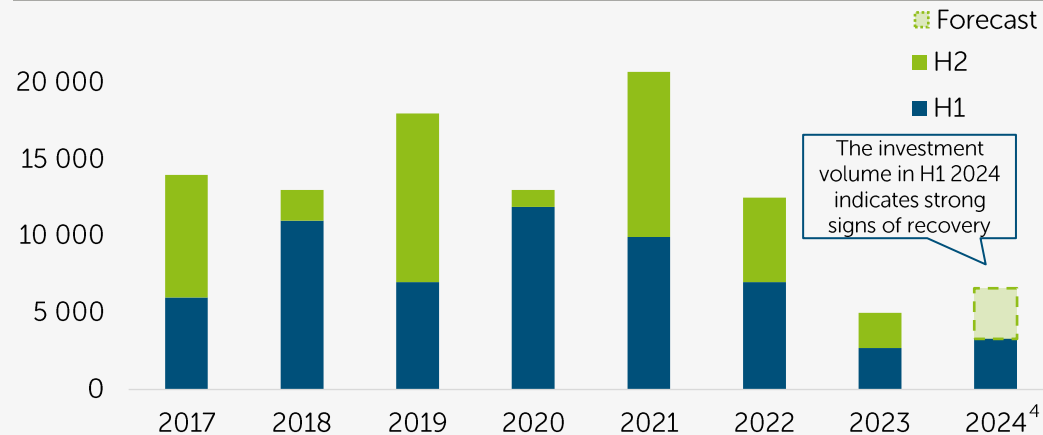
Inflation and scarcity driving market rents⁶



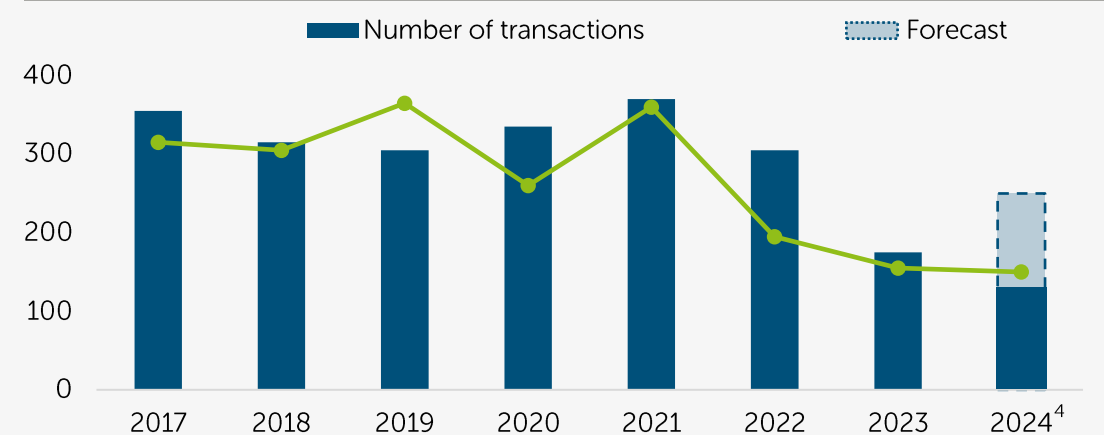
Residential real estate market momentum in Germany

Market dynamics strongly support Peach Property's business model

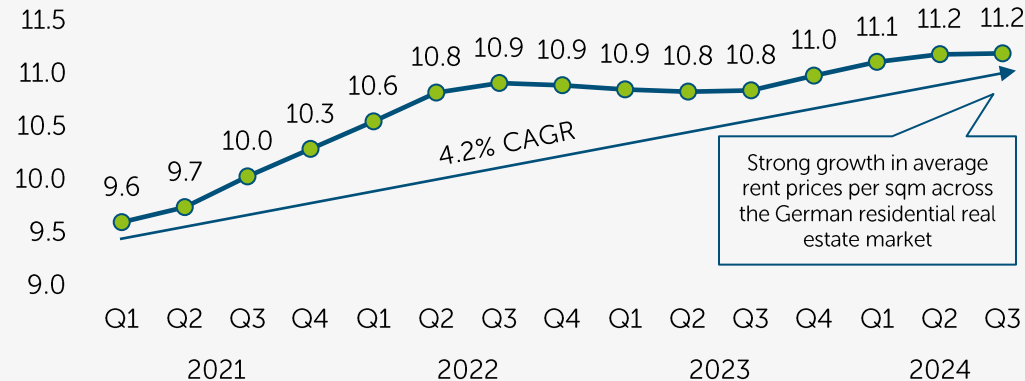
Investment volume residential portfolios ¹ (in €m)



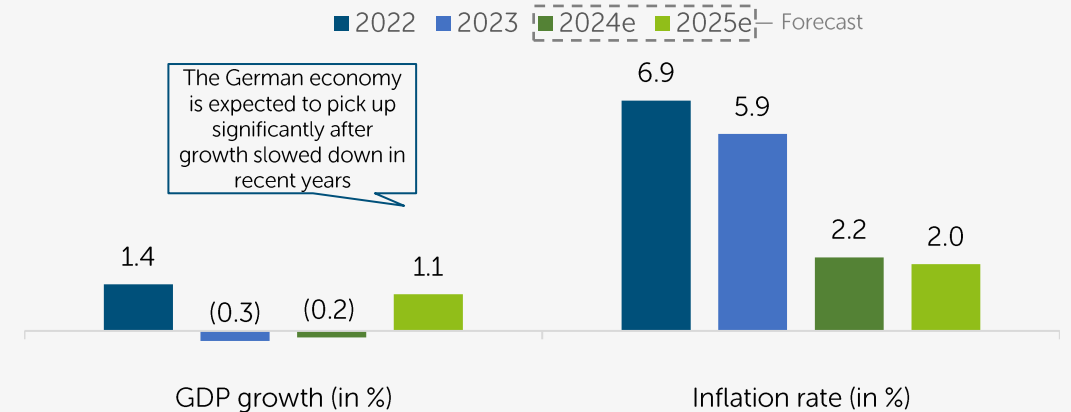
Number of transactions and Ø-number of units per deal ¹



Rent index – Average asking price per m² for apartments ² (in € per month)



Development of the economy ³

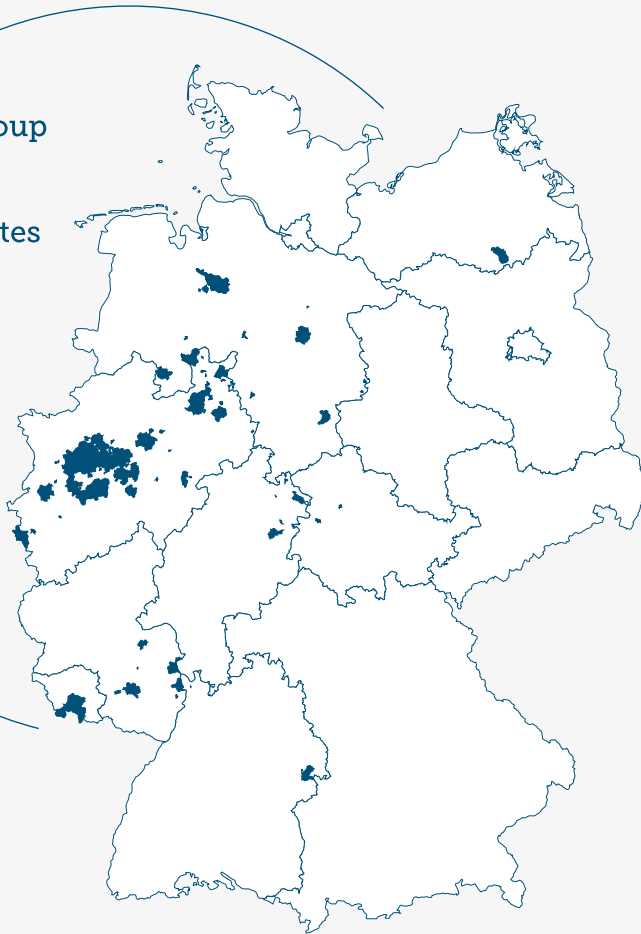


Peach Property at a glance ¹

Affordable German residential properties in selected B-cities

Peach Property Group owns ~27 000 residential units across 9 federal states in Germany

15 Peach Points in core locations



Portfolio



Financials



KPIs

	30 June, 2024	30 June, 2023	31 Dec, 2023
Rental income	€ 61.5m	€ 59.8m	€ 120.9m
Actual Rent per sqm	€ 6.37	€ 6.11	€ 6.20
Market Rent per sqm ²	€ 7.45	€ 7.17	€ 7.31
Vacancy (based on units)	7.8%	7.2%	7.4%
Residential floor space	1 696k sqm	1 712k sqm	1 709k sqm
	30 June, 2024	30 June, 2023	31 Dec, 2023
Portfolio value ³	€ 2 370m	€ 2 515	€ 2 408m
Rent Multiple (actual/target)	19.3x / 16.5x	20.8x / 18.2x	19.7x / 17.2x
Secured Debt	€ 999m	€ 984m	€ 1 005m
Unsecured Debt	€ 404m	€ 442	€ 416m
WACD	2.83 %	2.81%	2.86%
	30 June, 2024	30 June, 2023	31 Dec, 2023
LTV	57.5%	55.0%	57.5%
Adj. EBITDA / Debt multiple ⁴	€ 30.9m / 22.7x	€ 32.1m / 21.6x	€ 66.1m / 21.5x
ICR	1.56	1.61x	1.62x
EPRA NTA per share	€ 42.72	€ 51.88	€ 47.37
EPRA NRV per share	€ 49.30	€ 60.40	€ 55.18

Disclaimer

This presentation ("Presentation") was prepared exclusively by Peach Property Group AG ("Peach") solely for informational purposes and has not been independently verified and no representation or warranty, express or implied, is made or given by or on behalf of Peach. Nothing in this Presentation is, or should be relied upon as, a promise or representation as to the future. This Presentation is for discussion purposes only and is incomplete without reference to, and should be viewed solely in conjunction with, the oral briefing provided by Peach. Neither this Presentation nor any of its contents may be disclosed or used for any other purpose without the prior written consent of Peach. Certain statements in this Presentation are forward-looking statements. By their nature, forward-looking statements involve a number of risks, uncertainties and assumptions that could cause actual results or events to differ materially from those expressed or implied by the forward-looking statements. Actual results may differ from those set forth in the forward-looking statements as a result of various factors. This document contains certain financial measures (including forward-looking measures) that are not calculated in accordance with IFRS and are therefore considered "non-IFRS financial measures". Such non-IFRS financial measures used by Peach are presented to enhance an understanding of Peach's results of operations, financial position or cash flows calculated in accordance with IFRS, but not to replace such financial information. Accordingly, neither Peach nor any of its directors, officers, employees or advisors, nor any other person makes any representation or warranty, express or implied, as to, and accordingly no reliance should be placed on, the fairness, accuracy or completeness of the information contained in the Presentation or of the views given or implied. This Presentation is intended to provide a general overview of Peach's business and does not purport to include all aspects and details regarding Peach. By receiving this Presentation, you agree to be bound by the foregoing limitations. Any failure to comply with these restrictions may constitute a violation of applicable securities laws. This Presentation does not constitute investment, legal, accounting, regulatory, taxation or other advice.

Investors, Analysts and Media

Gerald Klinck, Chief Executive Officer

+41 44 485 50 00
investors@peachproperty.com

