

To the shareholders
of Peach Property Group AG

Zurich, April 23, 2025

Annual General Meeting on May 23, 2025, in Zurich

Dear Shareholder,

The Annual General Meeting of Peach Property Group AG will take place on **23 May 2025 at 10:00 a.m.** at the Zurich Marriott Hotel, Neumühlequai 42, Zurich. We look forward to welcoming as many shareholders as possible in person. As always, you have the option of being represented by another shareholder, a third party, or the independent proxy.

The 2024 financial year was one of comprehensive transformation and strategic realignment for Peach Property Group. In a stabilizing market environment, we have taken targeted measures to position the company for the future, strengthen our financial structure and create the basis for sustainable long-term growth.

A key element was the introduction of a new portfolio strategy, which classified our real estate assets into Strategic and Non-Strategic Assets. The aim of this classification is to focus on yield-strong properties in core regions such as North Rhine-Westphalia while gradually divesting non-strategic assets. The proceeds from these sales will be reinvested specifically into the modernization and further development of the Strategic Portfolio.

Rental income in the reporting year 2024 rose to approximately EUR 127 million (previous year: EUR 125 million), while investments in the modernization of our properties more than doubled to nearly EUR 40 million. At the same time, we continued to focus on operational efficiency, cost control and sustainable value creation.

In 2024, two capital increases were also successfully completed. These significantly strengthened our equity base and contributed to greater financial flexibility – especially in view of the refinancing of liabilities maturing in 2025. Another important milestone was the successful sale of part of our portfolio to an international investor consortium, generating net proceeds of approximately EUR 120 million.

A particular focus was – and remains – the targeted reduction of our debt. In the first quarter of the current year 2025, we fully repaid a promissory note loan of EUR 55 million and repurchased EUR 127 million of the Eurobond due in November 2025 ahead of schedule. These steps significantly improved our balance sheet structure, strengthened the Group's risk profile, and laid the foundation for the upcoming refinancing of the remaining liabilities.

As an additional measure to strengthen our capital structure, we are proposing at this year's Annual General Meeting a further capital increase, maintaining subscription rights of up to 10,000,000 new registered shares with a nominal value of CHF 1.00 each. This corresponds to a potential increase in the current share capital of approximately 22 %. The proceeds from this capital increase are primarily intended for the repayment of the outstanding CHF 50 million 3.00 % convertible bond (PEA234) and, where applicable, for the partial repayment of the Eurobond.

There have been important personnel changes in both the Board of Directors and the Executive Management over the past year. I had the honor of assuming the chairmanship of the Board of Directors in May 2024. Gerald Klinck was appointed as the new CEO in mid-April 2024, and Stefanie Koch joined the Management as COO in mid-March 2025. Further changes to the Board of Directors were made with the election of Urs Meister and Eric Assimakopoulos during the Extraordinary General Meeting in September 2024.

All members of the Board of Directors – with the exception of Eric Assimakopoulos – are standing for re-election at this year's Annual General Meeting. We would like to take this opportunity to thank Eric Assimakopoulos for his great commitment, valuable support and trusting cooperation on our Board of Directors.

In addition to the four members of the Board of Directors standing for re-election, we are proposing the election of Alexander Hesse as a new member of the Board of Directors to the Annual General Meeting. We are convinced that his experience and expertise will make him a valuable addition to our Board.

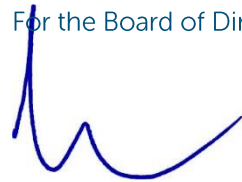
In the current 2025 financial year, our focus is on operational performance, the refinancing of secured and unsecured liabilities, and the strategic development of our core portfolio. The measures initiated in the previous year and the encouraging progress made so far give us confidence in the future of Peach Property Group.

The full invitation to the Annual General Meeting, including the agenda and the proposals of the Board of Directors, is enclosed with this letter. You will also find a proxy form and instructions on how to issue voting instructions electronically to the independent proxy, Dr. Daniel Ronzani.

On behalf of the entire Board of Directors, I would like to sincerely thank you for your trust and support on our path of transformation.

Kind regards

For the Board of Directors of Peach Property Group AG



Michael Zahn

Chairman of the Board of Directors