

# Equity Offering

01 July 2025

 **peach**  
PROPERTY GROUP





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# Today's Presenter



## Gerald Klinck

Chief Executive Officer

- CEO of the Peach Property Group since April 2024
- In addition to his role as CEO at Peach Property Group, he also takes over the responsibilities of the CFO
- He has more than 25 years of experience in the real estate industry

# Our Management

Stefanie Koch, COO, is welcomed since March, 15 2025

## Executive Management



Gerald Klinck  
Chief Executive Officer,  
CFO responsibilities

25+



Stefanie Koch  
Chief Operating Officer

15+



## Board of Directors



Michael Zahn  
Chairman of the  
Board

25+



Urs Meister  
Member of the  
Board

25+



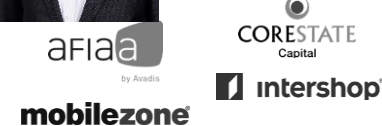
Beat  
Frischknecht  
Member of the  
Board

25+



Cyrill Schneuwly  
Member of the  
Board

25+



Alexander Hesse  
Member of the  
Board

25+



# Agenda

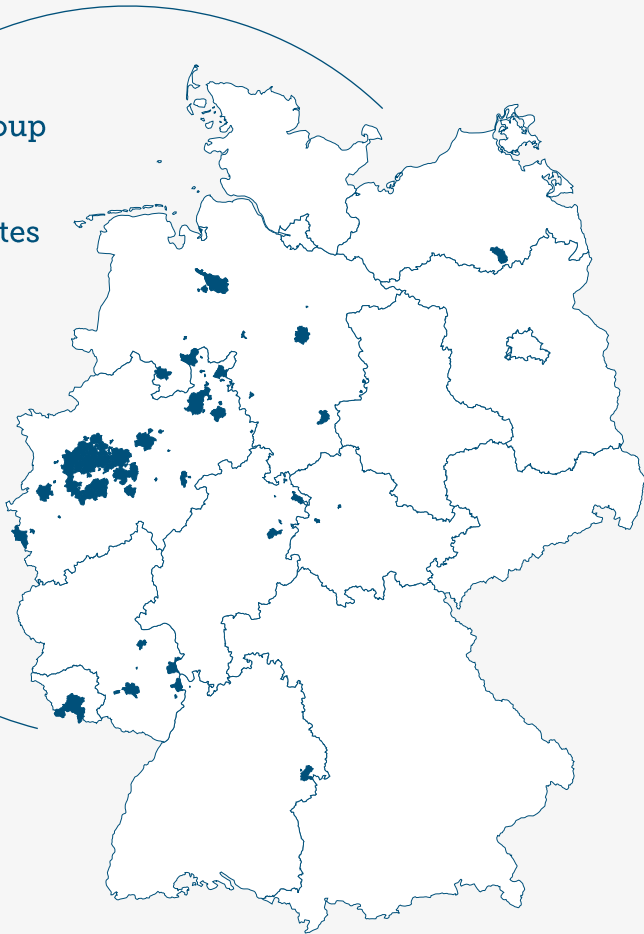
1. Peach at a Glance
2. Update on Financing
3. Update on Operational and Sales of Non-Strategics
4. Equity Raise
5. Guidance

# Peach Property at a glance

## Affordable German residential properties in selected B-cities

Peach Property Group owns ~22 000 residential units across 9 federal states in Germany

12 Peach Points in core locations



|                                      | Total        | Strategic    | Non-Strategic | Portfolio sold as of | Total        |
|--------------------------------------|--------------|--------------|---------------|----------------------|--------------|
|                                      | Dec 31, 2024 | Dec 31, 2024 | Dec 31, 2024  | Dec 31, 2024         | Dec 31, 2023 |
| Actual Rent                          | € 127 m      | € 79m        | € 25m         | € 23m                | € 121m       |
| Actual Rent per sqm                  | € 6.40       | € 6.40       | € 6.39        | -                    | € 6.20       |
| Market Rent per sqm <sup>1</sup>     | € 7.38       | € 7.41       | € 7.27        | -                    | € 7.31       |
| Vacancy (based on residential units) | 6.6%         | 5.2%         | 10.6%         | -                    | 7.4%         |
| Residential floor space in sqm       | 1 686k       | 1 055k       | 313k          | 317k                 | 1 709k       |



|                               | Dec 31, 2024  | Dec 31, 2023  |
|-------------------------------|---------------|---------------|
| Portfolio value <sup>2</sup>  | € 1 899m      | € 2 408m      |
| Rent Multiple (actual/target) | 18.1x / 16.2x | 19.7x / 17.2x |
| Secured Debt                  | € 798m        | € 1 005m      |
| Unsecured Debt                | € 408m        | € 416m        |
| WACD                          | 2.93%         | 2.86%         |



|                             | Dec 31, 2024    | Dec 31, 2023    |
|-----------------------------|-----------------|-----------------|
| LTV                         | 50.9%           | 57.5%           |
| Adj. EBITDA / Debt multiple | € 62.2m / 15.8x | € 66.1m / 21.5x |
| ICR                         | 1.54X           | 1.62x           |
| EPRA NTA per share          | € 20.31         | € 47.37         |
| EPRA NRV per share          | € 23.03         | € 55.18         |

# Peach Portfolio after Portfolio Transaction 2024

Execution of portfolio strategy, reduction of vacancy rate as well as deleveraging

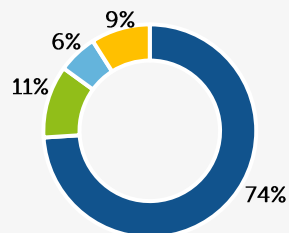
## Strategic

| Metric                     | Pre-Transaction <sup>1</sup> | Post-Transaction <sup>2</sup> |
|----------------------------|------------------------------|-------------------------------|
| Portfolio Share (%)        | 76%                          | 75%                           |
| Units                      | 20 630                       | 16 428                        |
| Locations                  | 44                           | 38                            |
| In-place rent <sup>3</sup> | 6.40 € / sqm                 | 6.40 € / sqm                  |
| Market rent <sup>3</sup>   | 7.51 € / sqm                 | 7.41 € / sqm                  |
| Vacancy (units)            | 6.1%                         | 5.2%                          |

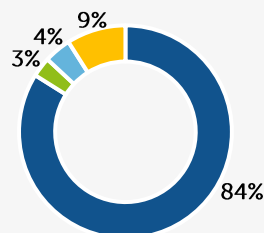
The portfolio sale increasingly shifts the focus on the „core“ locations in North Rhine-Westphalia

## Composition<sup>4</sup>

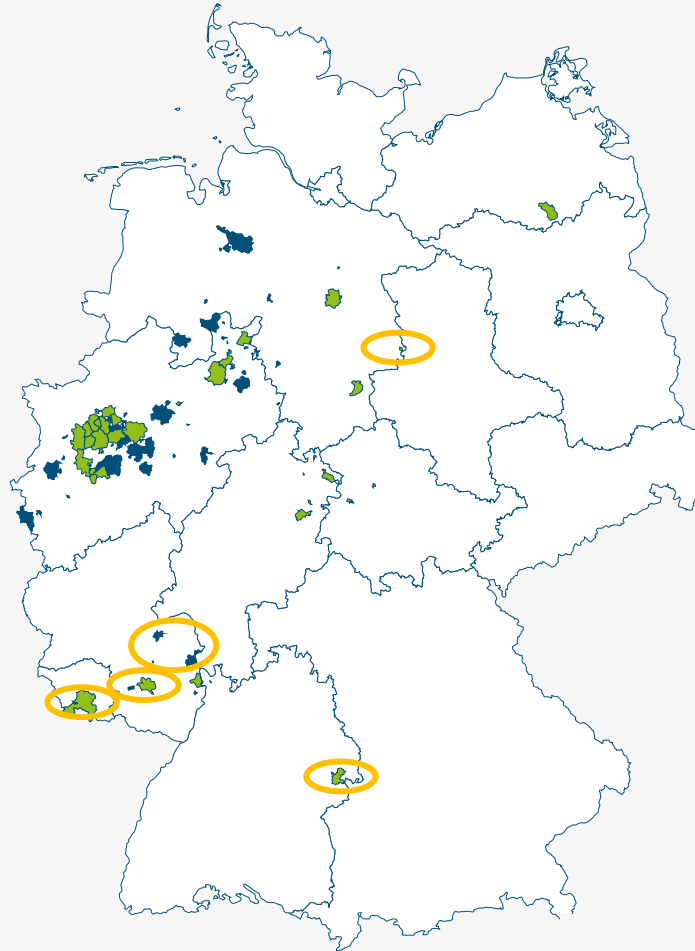
Pre-Transaction<sup>1</sup>:



Post-Transaction<sup>2</sup>:



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



○ Sold locations

## Non-Strategic

| Metric                     | Pre-Transaction <sup>1</sup> | Post-Transaction <sup>2</sup> |
|----------------------------|------------------------------|-------------------------------|
| Portfolio Share (%)        | 24%                          | 25%                           |
| Units                      | 6 662                        | 5 519                         |
| Locations                  | 74                           | 68                            |
| In-place rent <sup>3</sup> | 6.23€ / sqm                  | 6.39€ / sqm                   |
| Market rent <sup>3</sup>   | 7.27€ / sqm                  | 7.27€ / sqm                   |
| Vacancy (units)            | 13.0%                        | 10.6%                         |

The portfolio sale reduces the non-strategic portfolio by 17% / ~ 1 450 units

## Composition

| Metric                         | Pre-Transaction <sup>1</sup> | Post-Transaction <sup>2</sup> |
|--------------------------------|------------------------------|-------------------------------|
| Condominiums & detached houses | ~730                         | ~200                          |
| Small & scattered locations    | ~4 200                       | ~3 700                        |
| Low performer in core region   | ~1 600                       | ~1 600                        |

# Timeline 2025

Focus on refinancing remaining maturing debt and operational performance





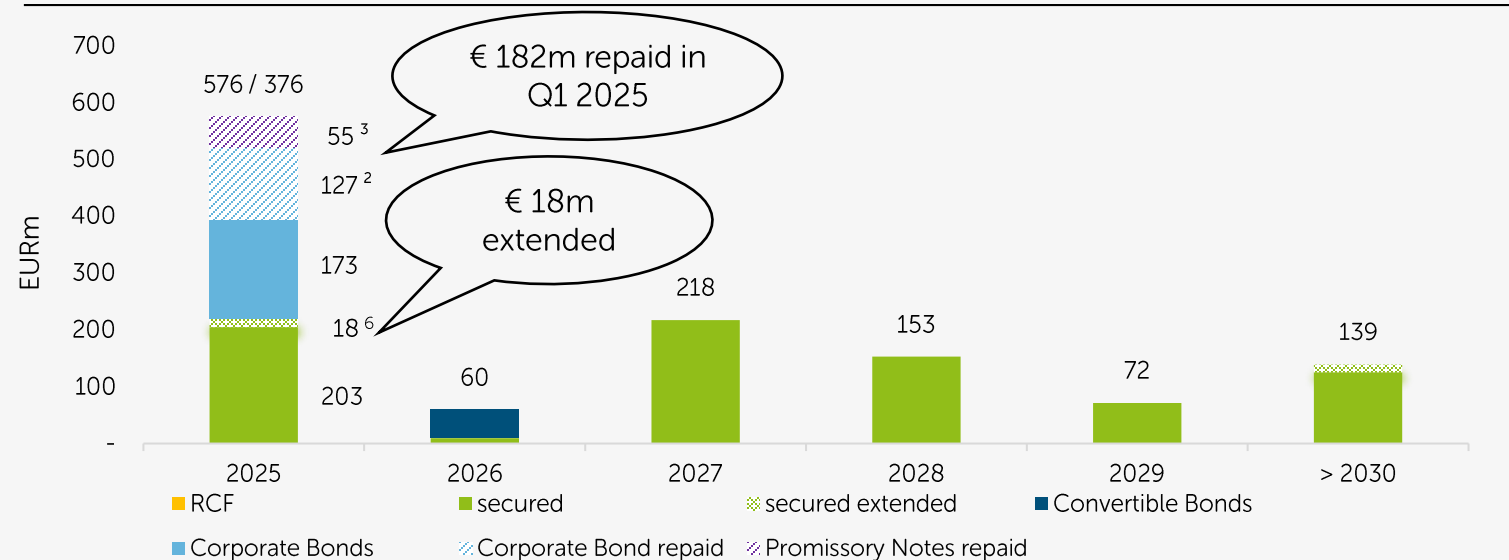
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# Debt structure as of December 31, 2024

Refinancing of Bond in good progress towards a smooth maturity profile

Maturity profile <sup>1, 5</sup>



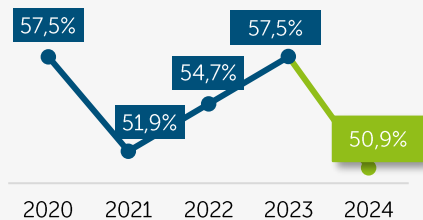
|           |     | Amount<br>€m | Ø interest<br>rate | Fixed<br>rate |
|-----------|-----|--------------|--------------------|---------------|
| Unsecured | 29% | 300          | 4.38%              | 100%          |
|           |     | 105          | 3,40%              | 66%           |
| Secured   | 71% | 798          | 2.33%              | 90%*          |
| Total     |     | 1 203        | 2.93%              | 94%           |

\*incl. hedges

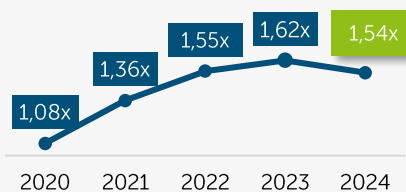
Unencumbered assets: €344m

As of Dec. 31, 2024

Loan-to-value (net)



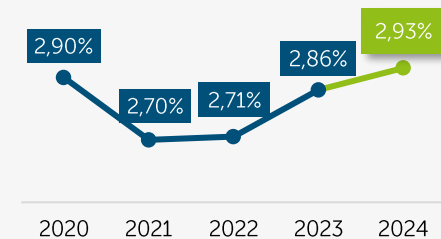
ICR



Debt / EBITDA Multiple <sup>4</sup>



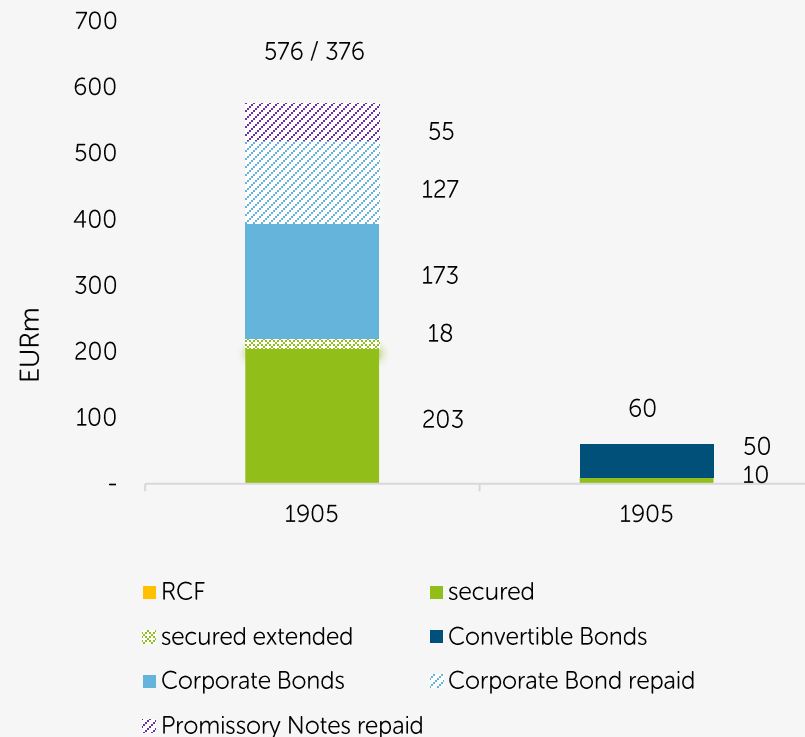
WACD



# Maturities in 2025 and 2026

35% of maturities refinanced in first half year; signed term sheets for the 65% outstanding

Maturities in 2025 and 2026



Current Status

€55m Promissory Notes repaid in March

€127m Bond repaid in January

€173m Bond maturing in November 2025

- Signed contract for secured loan with net proceeds of ~€85m
- Good progress in DD process for loan with net proceeds of ~€100m

€18m secured loan extended by 5 years

€203m secured loan with signed term sheet to extend loan by up to 7 years

€50m convertible bond to be refinanced by equity raise

€10m secured loan to be extended



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# Operational Initiatives focusing on vacancy reduction and rent increases

Optimization of processes will show results in second half year

## Progress in 1HY 2025

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- Repositioning of letting team at COO level
- Reduction in vacancy duration through optimized processes and interfaces
- Award for the development of the digital rent contract with certified signature
- Good progress for the scheduled residential rent increases in line with our expectations

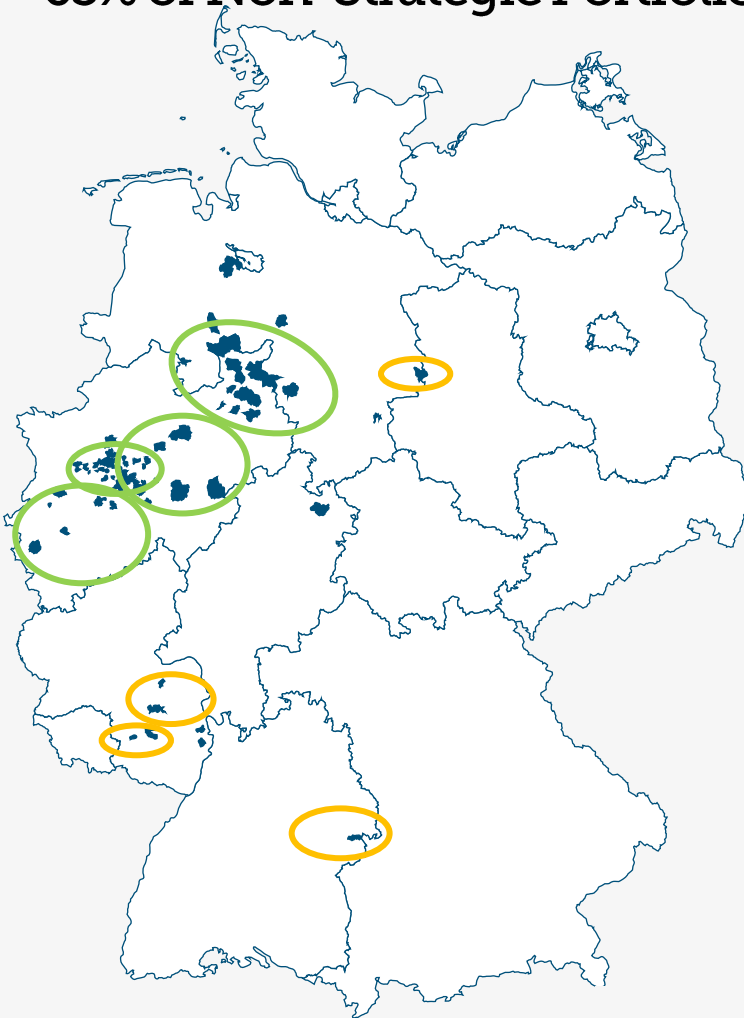
## Outlook on 2HY 2025

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- Professionalization of the letting software for an optimized customer experience with more transparency
- Value-enhancing investments in the strategic portfolio ongoing
- Optimization of internal IT platform to support efficient and modern processes, i.e. reduction of single invoices and creating interfaces with third parties

# Sales process for non-strategics completely organized

65% of Non-Strategic Portfolio is in marketing process



○ Sold locations 2024      ○ Sales Cluster

## Non-Strategic

| Metric                     | 30.06.2024 <sup>1</sup> | 31.12.2024 <sup>2</sup> |
|----------------------------|-------------------------|-------------------------|
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## Sales Process

- Peach Point Minden (17%): organized by professional broker
- Peach Point Dortmund (26%): organized by professional broker
- Peach Point Gelsenkirchen / Recklinghausen (19%): organized by Peach
- Peach Point Erkrath (11%): organized by Peach
- 27% Non Strategics scattered over the portfolio with internal and external sales teams



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# Timeline of Equity Offering

Subscription Period will start on 3 July 2025



# Equity Offering

## Equity raise could result in ~EUR 52m cash

### Description

- On 23 May 2025, 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 up to **10 000 000** shares with a nominal value of CHF 1.00 each are to be issued, representing **~ 23 % capital increase**
- **Offer price** of CHF 5.00 per new share
- Exchange ratio for new shares is **7 new shares per 32 rights**
- **Net proceeds from the capital increase** will be used primarily for the repayment of the outstanding CHF 50 million convertible bond and, if necessary, for the repayment of the outstanding corporate bond

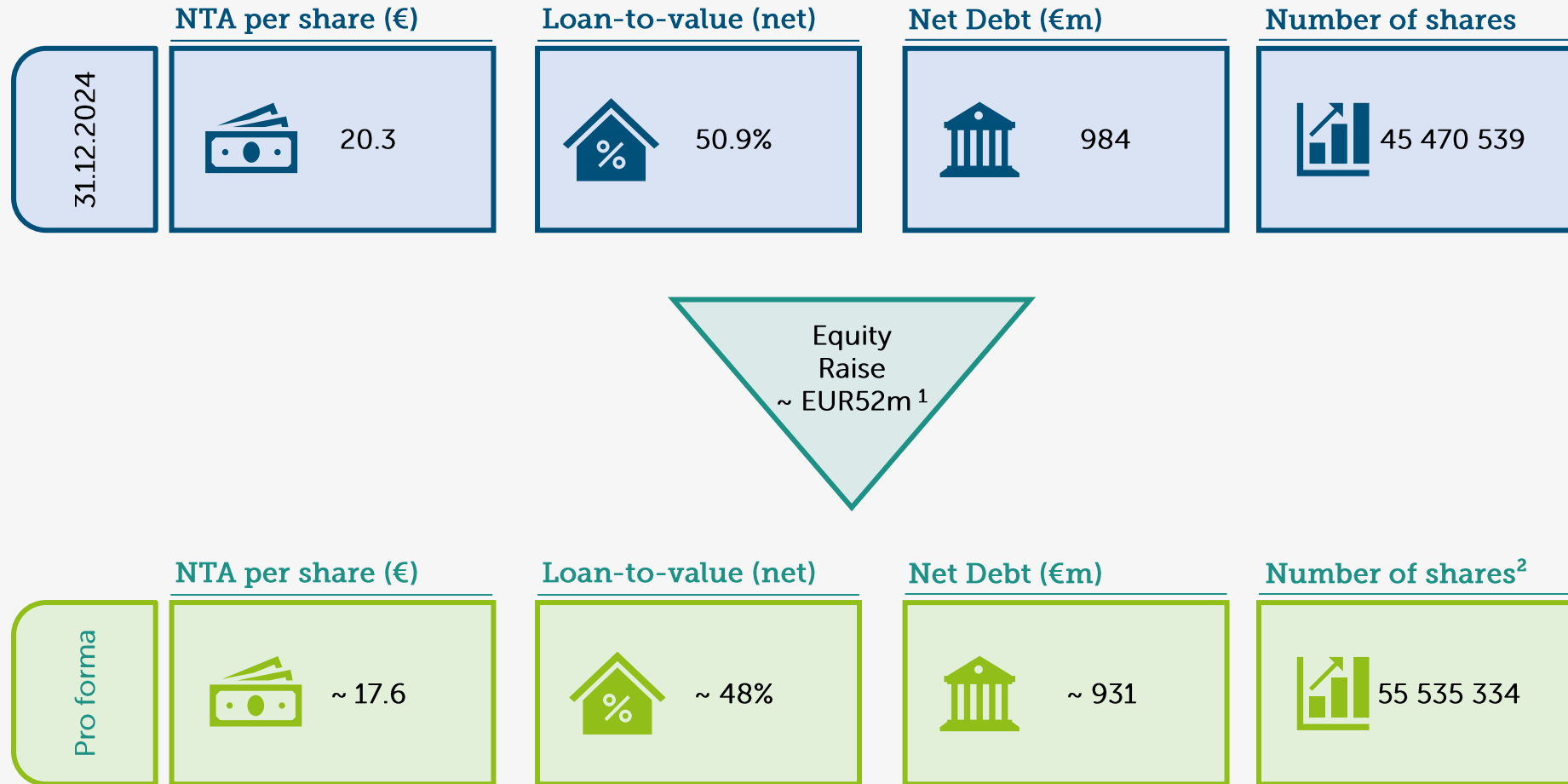
### Dates and Facts

| Item                                 | Value / Date            |
|--------------------------------------|-------------------------|
| Number of new shares (up to)         | 10 000 000              |
| Offer Price per share (CHF)          | 5.00                    |
| Rights trading period                | 03.07. – 09.07.2025     |
| End of subscription period           | 11.07.2025              |
| Granting and first trading of shares | 16.07.2025              |
| Issuing entity                       | Peach Property Group AG |
| Stock exchange                       | SIX Swiss Exchange      |
| ISIN / WKN (stock)                   | CH0118530366 / A1C8PJ   |



# KPIs on Transaction Offering

Successful implementation of equity raise strengthens equity base of Peach



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# Guidance 2025 & mid-term financial targets

Guidance can be confirmed

## Guidance FY 2025

|                     |          |
|---------------------|----------|
| I-f-I rental growth | >4%      |
| FFO I <sup>1</sup>  | € 18-20m |

## Midterm targets

|                 |      |
|-----------------|------|
| LTV             | <45% |
| Vacancy on rent | 3-4% |

## Key milestones

- Clear focus on refinancing remaining maturing bond
- Considering solutions for maturing convertible bond in 2026
- Focus on operational performance and increase platform efficiency
- Further execution of sales process

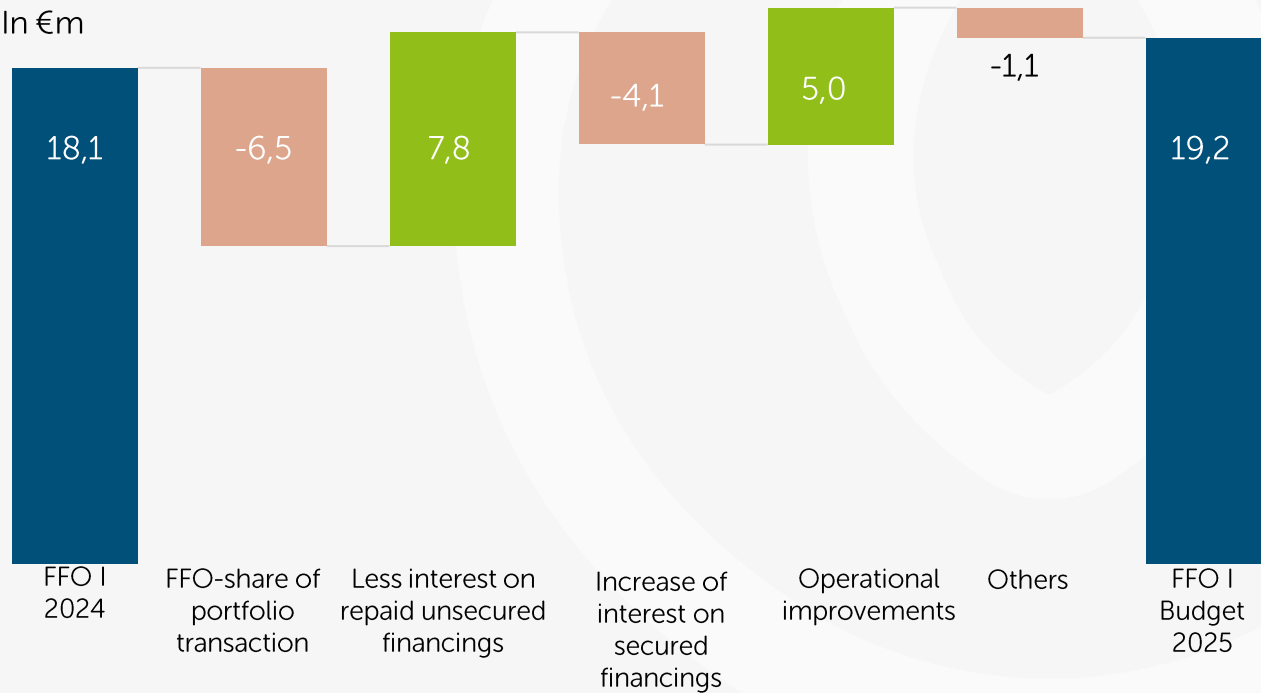


# FFO Bridge actual YE 2024 to guidance YE 2025

## Derivation of FFO guidance published in March 2025

### FFO Bridge<sup>1</sup>

In €m



# Disclaimer



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# Investors, Analysts and Media

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