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Information Memorandum

regarding the

Tender Offer

by

Peach Property Group AG

to

holders of

**3.00% Bonds 2023-2026 of CHF 50,000,000
(ISIN CH1263282522)**

issued by

Peach Property Group AG

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1. Tender Offer Restrictions

General

For the purpose of these tender offer restrictions and this Information Memorandum (as defined below) in general: (i) "**PEA234 Bonds**" shall mean the 3.00% Bonds of CHF 50,000,000 (ISIN CH1263282522), (ii) "**Issuer**" shall mean Peach Property Group AG, Zurich, Switzerland, (iii) "**Information Memorandum**" shall mean this Information Memorandum, (iv) "**Tender Offer**" means the tender offer described in this Information Memorandum and (v) "**Tender Agent**" means Zürcher Kantonalbank, Zurich, Switzerland.

The distribution of this Information Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this Information Memorandum comes are required by the Issuer and the Tender Agent to inform themselves about, and to observe, any such restrictions. This Information Memorandum does not constitute an offer to buy or the solicitation of an offer to sell PEA234 Bonds (and tenders of PEA234 Bonds in the Tender Offer will not be accepted from Bondholders) in any circumstances in which such offer or solicitation is unlawful. In those jurisdictions where the securities, blue sky or other laws require the Tender Offer to be made by a licensed broker or dealer and the Tender Agent or any of their respective affiliates is such a licensed broker or dealer in any such jurisdiction, the Tender Offer shall be deemed to be made by the Tender Agent or such affiliate, as the case may be, on behalf of the Issuer in such jurisdiction.

No action has been or will be taken in any jurisdiction other than Switzerland by the Issuer that would, or is intended to, permit a redemption offer with respect to the PEA234 Bonds or possession or distribution of the Information Memorandum or any other offering material, in any country or jurisdiction where action for that purpose is required.

In addition to the representations referred to below in respect of the United States (as defined below), each Bondholder participating in the Tender Offer will also be deemed to give certain representations in respect of the other jurisdictions referred to above and below. Any tender of PEA234 Bonds for purchase pursuant to the Tender Offer from a Bondholder that is unable to make these representations shall not be made. Each of the Issuer and the Tender Agent reserves the right, in its absolute discretion, to investigate, in relation to any tender of PEA234 Bonds for purchase pursuant to the Tender Offer, whether any such representation given by a Bondholder is correct and, if such investigation is undertaken and as a result the Issuer determines (for any reason) that such representation is not correct, such tender shall not be accepted.

United States of America and U.S. Persons

The Tender Offer is not being made, and will not be made, directly or indirectly in or into, or by use of the mails of, or by any means or instrumentality of interstate or foreign commerce of, or of any facilities of a national securities exchange of, the United States. This includes, but is not limited to, facsimile transmission, electronic mail, telex, telephone, the internet and other forms of electronic communication. The PEA234 Bonds may not be tendered in the Tender Offer by any such use, means, instrumentality or facility from or within the United States or by persons located or resident in the United States as defined in Regulation S of the U.S. Securities Act of 1933, as amended (the "**Securities Act**"). Accordingly, copies of this Information Memorandum and any other documents or materials relating to the Tender Offer are not being, and must not be, directly or indirectly mailed or otherwise transmitted, distributed or forwarded (including, without limitation, by custodians, nominees or trustees) in or into the United States. Any purported tender of PEA234 Bonds in the Tender Offer resulting directly or indirectly from a violation of these restrictions will be invalid and any purported tender of PEA234 Bonds made by a person located in the United States or any agent, fiduciary or other intermediary acting on a non-discretionary basis for a principal giving instructions from within the United States will be invalid and will not be accepted.

This Information Memorandum is not an offer to buy or sell, or a solicitation of an offer to sell or buy, any PEA234 Bonds or other securities in the United States. Securities may not be offered or sold in the United States absent registration under, or an exemption from the registration requirements of, the Securities Act.

Each holder of PEA234 Bonds participating in the Tender Offer will represent that it is not located in the United States and it is not participating in the Tender Offer from the United States, or it is acting

on a non-discretionary basis for a principal located outside the United States that is not giving an order to participate in the Tender Offer from the United States. For the purposes of this and the above two paragraphs, "**United States**" means the United States of America, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands), any state of the United States of America and the District of Columbia.

European Economic Area

In any European Economic Area ("**EEA**") Member State (the "**EEA Member State**"), this Information Memorandum is only addressed to, and is only directed at, qualified investors in that EEA Member State within the meaning of Article 2(e) of the Prospectus Regulation.

This Information Memorandum has been prepared on the basis that the Tender Offer in any EEA Member State will be made pursuant to an exemption under the Prospectus Regulation from the requirement to produce a prospectus.

Each person in an EEA Member State who receives any communication in respect of the Tender Offer contemplated in this Information Memorandum will be deemed to have represented, warranted and agreed to the Issuer that it is a qualified investor within the meaning of Article 2(e) of the Prospectus Regulation.

United Kingdom

The communication of this Information Memorandum and any other documents or materials relating to the Tender Offer is not being made, and such documents and/or materials have not been approved, by an authorised person for the purposes of section 21 of the Financial Services and Markets Act 2000. Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom. The communication of such documents and/or materials as a financial promotion is only being made to, and may only be acted upon by, those persons in the United Kingdom falling within the definition of investment professionals (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "**Financial Promotion Order**")) or persons who are within Article 43 of the Financial Promotion Order or any other persons to whom it may otherwise lawfully be made under the Financial Promotion Order.

Each intermediary must comply with the applicable laws and regulations concerning information duties *vis-à-vis* its clients in connection with the PEA234 Bonds and/or the Tender Offer.

2. Background and Rationale of the Tender Offer

Peach Property Group AG (the "**Issuer**") issued CHF 50,000,000 3.00% Bonds 2023-2026 (security number: 126.328.252, ISIN: CH1263282522; Ticker PEA234) in 2023 ("**PEA234 Bonds**"). The PEA234 Bonds have a nominal value of CHF 1,000 each and will mature on 15 May 2026 (the "**Maturity Date**").

In accordance with the Issuer's current financing strategy, the Issuer decided to launch a voluntary tender offer ("**Tender Offer**") to holders of the PEA234 Bonds ("**Bondholders**"), which allows every Bondholder to individually decide whether or not to tender its PEA234 Bonds to the Issuer prior to the stated Maturity Date.

The Tender Offer allows the Issuer to optimize its treasury management while providing Bondholders with the opportunity to exit their position prior to the Maturity Date.

With the present Tender Offer, the Issuer is offering to Bondholders to tender their PEA234 Bonds against a cash payment as described below. PEA234 Bonds not tendered in the Tender Offer will remain outstanding and listed on the SIX Swiss Exchange Ltd.

The Issuer intends to acquire in this Tender Offer up to CHF 15,000,000 of the outstanding nominal value of the PEA234 Bonds. The Issuer reserves the right to reduce the number of PEA234 Bonds to be repurchased in the Tender Offer on a pro rata basis in case more than the applicable maximum

nominal buyback amount is tendered. Furthermore, the Issuer reserves the right to waive the restriction of the maximum nominal buyback amount.

3. Terms and Conditions of the Tender Offer

The Redemption Offer

Subject to the Tender Offer restrictions and the terms and conditions set forth in this Information Memorandum, the Issuer invites the Bondholders to tender their PEA234 Bonds against cash, i.e. the Repayment Price (as defined below), consisting of the payment of 99.25 % of the nominal value, as well as Accrued Interest (as defined below).

Each Bondholder will receive for each PEA234 Bond with a nominal value of CHF 1,000 that it has validly tendered and was accepted:

	ISIN	Purchase Price (A)	Accrued Interest ¹ (B)	Repayment Price ¹ (A + B)
PEA234 Bonds	CH1263282522	CHF 992.50 99.250 %	CHF 25.17 2.517 %	CHF 1,017.67 101.767 %

¹ Subject to Swiss withholding tax. Assumes settlement date of 18 March 2026. CHF nominal rounded to two decimal places. Percentages shown are rounded to three decimal places for purposes of illustration.

Tender instructions submitted by Bondholders are irrevocable.

The Issuer will cancel all PEA234 Bonds validly tendered and accepted in the Tender Offer in accordance with the terms and conditions of the PEA234 Bonds.

Conditions to the Tender Offer

The Tender Offer is subject to the following conditions:

- No judgment, order or other authoritative measure has been issued, which prohibits or declares the Tender Offer or the consummation thereof illegal.
- A maximum nominal buyback amount of CHF 15,000,000. The Issuer reserves the right to reduce the number of PEA234 Bonds to be repurchased in the Tender Offer on a pro rata basis in case more than the applicable maximum nominal buyback amount is tendered. Furthermore, the Issuer reserves the right to waive the restriction of the maximum nominal buyback amount.

Tender Offer Period

The Tender Offer commences on 5 March 2026 and ends on 16 March 2026, 2:00 p.m. CET ("**Tender Offer Period**"), subject to the right of the Issuer to modify the Tender Offer or withdraw from the Tender Offer.

Right to Modify the Tender Offer / Withdraw from Tender Offer

The Issuer reserves the right in its sole discretion at any time (i) to extend the Tender Offer Period resulting in a higher Accrued Interest and/or (ii) to modify any of the other dates set forth in this Tender Offer or (iii) to withdraw from the Tender Offer.

Any such modification or termination of the Tender Offer shall become effective with its publication on the website of the Issuer (<https://www.peachproperty.com>), which may also occur after the end of Tender Offer Period.

Results Announcement and Settlement Date

As soon as practicable after the end of Tender Offer Period, the Issuer will announce the maximum nominal buyback amount, the aggregate principal amount of tendered PEA234 Bonds, the applicable pro rata factor, if any, and the aggregate principal amount of purchased PEA234 Bonds.

The payment of the Repayment Price (subject to Swiss withholding tax) **and the delivery of the** purchased PEA234 Bonds pursuant to the Tender Offer is to take place on a delivery versus payment basis (DVP) and is to be made on the Settlement Date.

Publication

All publications in connection with the Tender Offer will be validly made on the website of the Issuer (<https://www.peachproperty.com>). To the extent applicable, publications will also be made in line with the ad hoc disclosure requirements of SIX Exchange Regulation.

Blocking of Tendered PEA234 Bonds

PEA234 Bonds tendered pursuant to this Tender Offer will be blocked in the relevant custody account until and including the Settlement Date.

Costs and Expenses

In connection with the Tender Offer, neither the Issuer nor the Tender Agent (as defined below) will impose any fees, charges, costs or expenses on the Bondholders.

Tender Mechanics

Bondholders will be informed of the Tender Offer by their depository bank. They are requested to follow the instructions provided by the depository bank.

Tender Agent

Zürcher Kantonalbank has been appointed by the Issuer as the Tender Agent for the Tender Offer.

Governing Law / Jurisdiction

The Tender Offer and all rights and obligations resulting therefrom are governed by the laws of Switzerland. The exclusive place of jurisdiction is Zurich 1, Switzerland.

4. Indicative Timetable

3 March 2026	Publication of ad hoc announcement regarding the launch of the Tender Offer Publication of the Information Memorandum on the website of the Issuer
5 March 2026	Start of the Tender Offer Period
16 March 2026, 2:00 p.m. CET	End of the Tender Offer Period
17 March 2026, before 7.30 a.m. CET	Publication of ad hoc announcement regarding the result of the Tender Offer
18 March 2026	Settlement Date

5. Information on PEA234 Bonds

Issuer	Peach Property Group AG
Issue Amount	CHF 50,000,000
Coupon	3.00% p.a.
Repayment at Maturity	CHF 1,000, representing a bond price of 100.00%, together with the last payment of interest
Maturity Date (if not tendered)	15 May 2026
Denomination	CHF 1,000 nominal and multiples thereof
Assurances	None; the PEA234 Bonds constitute direct, unsecured and unsubordinated obligations of the Issuer and rank pari passu and without any preference among themselves
Governing Law / Jurisdiction	Swiss law / Zurich
Security Number / ISIN / Ticker	126.328.252 / CH1263282522 / PEA234

For a detailed description of PEA234 Bonds reference is made to the issuance and listing prospectus in English language, which can be obtained free of charge via e-mail (investors@peachproperty.com) or telephone (+41 (0)44 485 50 00).

6. Certain Considerations in Relation to the Tender Offer

The liquidity of the trading market for PEA234 Bonds may be substantially reduced as a result of the Tender Offer

The aggregate principal amount of PEA234 Bonds outstanding could be substantially reduced after the settlement of the Tender Offer. This reduction of principal amount may significantly reduce the liquidity of the trading market for PEA234 Bonds.

Tender instructions submitted by Bondholders are irrevocable and tendered PEA234 Bonds will be blocked

Tender instructions submitted by Bondholders are irrevocable. PEA234 Bonds tendered pursuant to this Tender Offer will be blocked in the relevant custody account until and including the Settlement Date.

Bondholders are advised to consult their own advisors before participating in the Tender Offer

Bondholders are advised to consult their own tax, accounting, financial, legal and professional advisors as they may deem appropriate regarding a participation in the Tender Offer.

7. Swiss Tax Consequences

Swiss withholding tax (Verrechnungssteuer)

The payment of Accrued Interest is subject to Swiss withholding tax of 35 % as the Issuer has its registered seat and is tax resident in Switzerland. The Issuer will be required to withhold such tax from the payment of Accrued Interest on the PEA234 Bonds purchased pursuant to this Tender Offer.

Swiss federal stamp tax (Stempelabgaben)

The tender of PEA234 Bonds pursuant to this Tender Offer is not subject to Swiss federal securities transfer tax (*Umsatzabgabe*) as the PEA234 Bonds tendered will be cancelled and not reissued by the Issuer.

Swiss income tax (Einkommenssteuern) for Swiss resident individual Bondholders

For Swiss resident individual Bondholders holding the PEA234 Bonds as private asset (as opposed to business assets) Accrued Interest is subject to Swiss income tax.

All Bondholders are explicitly advised to consult their own tax advisors with regard to the Swiss and – as the case may be – foreign tax consequences that a sale of the Bonds under the Tender Offer may have for them.

8. General Tax Considerations

In view of the number of different jurisdictions where tax laws may apply to a Bondholder, this Information Memorandum does not discuss the tax consequences (other than for Switzerland) for Bondholders arising from the purchase of PEA234 Bonds by the Issuer pursuant to the Tender Offer. Bondholders are urged to consult their own professional advisers regarding these possible tax consequences under the laws of the jurisdictions that apply to them or to the sale of their PEA234 Bonds and the receipt pursuant to the Tender Offer of the Repayment Price. Bondholders are liable for their own taxes and have no recourse to the Issuer, the Tender Agent, nor any of their respective affiliates with respect to taxes arising in connection with the Tender Offer.

9. Selected Questions and Answers

Who can participate in the Tender Offer and is there an obligation to participate?

Subject to the Tender Offer restrictions set out above, every holder of PEA234 Bonds is entitled to participate in the Tender Offer during the Tender Offer Period. The participation in the Tender Offer is voluntary and, accordingly, there is no obligation for Bondholders to participate.

Is there a guarantee that every Bondholder can participate with the entire nominal amount of its PEA234 Bonds?

The Tender Offer is subject to a maximum nominal buyback amount of CHF 15,000,000. The Issuer reserves the right to reduce the number of PEA234 Bonds to be repurchased in the Tender Offer on a pro rata basis in case more than the maximum nominal buyback amount is tendered. Furthermore, the Issuer reserves the right to waive the restriction of a maximum nominal buyback amount.

Furthermore, the Tender Offer is subject to the condition that no judgment, order or other authoritative measure has been issued, which prohibits or declares the Tender Offer or the consummation thereof illegal. Accordingly, Bondholders can participate in the Tender Offer with the entire nominal amount tendered, subject to the Tender Offer restrictions set out above and the conditions to the Tender Offer.

What are the consequences if a Bondholder accepts the Tender Offer?

Bondholders who validly tender their PEA234 Bonds until 16 March 2026, 2:00 p.m. CET, subject to an extension of the Tender Offer Period, receive for each tendered and accepted PEA234 Bond on the Settlement Date (expected to be 18 March 2026):

- the Purchase Price representing 99.25% of the nominal value; plus
- Accrued Interest for the 3.00% coupon of such PEA234 Bond until the Settlement Date,

representing the Repayment Price. The payment of the Repayment Price is subject to Swiss withholding tax on Accrued Interest.

What are the consequences if Bondholders do not participate in the Tender Offer?

The aggregate principal amount of PEA234 Bonds outstanding could be substantially reduced after the settlement of the Tender Offer. This reduction of principal amount may significantly reduce the liquidity of the trading market for PEA234 Bonds.

What arguments have to be considered regarding the Tender Offer and what are the alternatives for Bondholders?

Among other things, Bondholders should consider the following arguments regarding the Tender Offer.

If PEA234 Bonds are tendered and accepted

- Bondholders tendering their PEA234 Bonds and if such tender is accepted will be compensated by the Repayment Price (consisting of nominal value and Accrued Interest, subject to Swiss withholding tax) for every PEA234 Bond tendered.
- If PEA234 Bonds are held by Swiss resident individual Bondholders holding the PEA234 Bonds as private asset (as opposed to business assets) Accrued Interest is subject to Swiss income tax.
- The Tender Offer provides individual Bondholders the opportunity to realize the sale at 99.25% plus Accrued Interest of all of their tendered and accepted PEA234 Bonds while liquidity on the stock exchange is limited.

If PEA234 Bonds are not tendered

- Bondholders are entitled to receive a final interest payment of 3.00% (subject to 35 % withholding tax) and the redemption of the nominal amount on 15 May 2026.
- There is no guarantee that the Issuer's financial situation will not deteriorate, which could impair the Issuer's ability to pay interest on and fully redeem the PEA234 Bonds on the Maturity Date. Reference is made to the risks described in detail on pages 9 et seq. in the issuance and listing prospectus in English language, which can be obtained free of charge via e-mail (investors@peachproperty.com) or telephone (+41 (0)44 485 50 00).

What costs are related to the Tender Offer for tendering PEA234 Bondholders?

In connection with the Tender Offer, neither the Issuer nor the Tender Agent will impose any fees, charges, costs or expenses on the Bondholders. Charges of the Bondholders' custody banks may apply subject to each Bondholders individual banking relationship.

How can Bondholders participate in the Tender Offer?

Bondholders will be informed of the Tender Offer by their depository bank. They are requested to follow the instructions provided by the depository bank.

10. Contact

For any questions with regard to the Tender Offer please contact:

Zürcher Kantonalbank
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