

To the shareholders
of Peach Property Group AG

Zurich May 28, 2026

Annual General Meeting on June 19, 2026, in Zurich

Dear Shareholder,

The Annual General Meeting of Peach Property Group AG will take place on **19 June 2026 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 year 2025 marked a period of rigorous execution and the successful completion of the financial transformation initiated in the prior year. Despite a challenging market environment, we achieved key strategic milestones, including the refinancing of all material financial liabilities, further optimization of our portfolio, and a sustainable strengthening of both our operational and financial foundations. These efforts have created a solid platform for predictable organic growth and disciplined capital allocation.

Our primary focus throughout 2025 was the stabilization and restructuring of the liabilities side of our balance sheet. Key measures included the early repayment of our Eurobond, the addition of secured refinancing facilities, and a fully subscribed capital increase that strengthened our financial position.

A major milestone was achieved with the conclusion of a long-term financing agreement, allowing us to refinance all significant obligations well ahead of maturity and transition to a fully secured financing structure.

Our capital structure has been significantly strengthened. The successful capital increase and refinancing activities improved key financial metrics, including a loan-to-value ratio of 49.2% and a solid net asset position. With a fully secured financing profile and a balanced maturity structure, we are well positioned for the future.

As a result of all these efforts, we are now shifting our attention even more toward the assets side, with a clear emphasis on operational performance, portfolio value creation, and sustainable cash flow growth.

The German residential property market remained demanding in 2025. While demand for affordable housing stayed strong, macroeconomic pressures and cautious investor sentiment persisted. Nevertheless, our focus on affordable housing in attractive small towns away from the big cities, particularly in North Rhine-Westphalia, once again proved resilient. Our disciplined portfolio management and strong operational execution enabled us to perform effectively in this environment.

Operationally, we achieved concrete improvements: Rental income increased, vacancy rates declined, and service quality remained high. At the same time, we continued to enhance our organization, digital capabilities, and tenant service processes, further improving efficiency and responsiveness.

In parallel, we consistently advanced our portfolio strategy by focusing on our Strategic Portfolio and further reducing the Non-Strategic Portfolio. A major transaction involving the sale of a substantial portion of the Non-Strategic Portfolio was signed in December 2025. This will further strengthen our regional concentration as well as our operational scalability while generating proceeds to reinvest into our core business.

In the current 2026 financial year, our focus remains on operational performance 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.

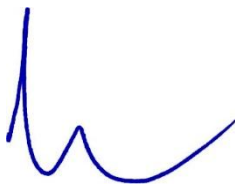
We would like to express our sincere gratitude to our employees for their dedication and to you, our shareholders, for your continued trust and support. Together, we have established a strong foundation for the future and will continue to pursue our strategy with discipline and clarity.

The full invitation to the Annual General Meeting, including the agenda and the proposals of the Board of Directors, is enclosed with this letter. All members of the Board of Directors are standing for re-election at this year's Annual General Meeting. 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