HY 2026 Results

September 2026

peach
PROPERTY GROUP

Disclaimer

These materials contain forward-looking statements based on the currently held beliefs and assumptions of the management of Peach Property Group AG (hereinafter also referred to as «PPG» or «Peach Property»), which are expressed in good faith and, in their opinion, reasonable. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Peach Property Group AG, or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, uncertainties and other factors, recipients of this document are cautioned not to place undue reliance on these forward-looking statements. Peach Property Group AG disclaims any obligation to update these forward-looking statements to reflect future events or developments.

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 holds the responsibilities of the CFO
- He has more than 25 years of experience in the real estate industry

Agenda

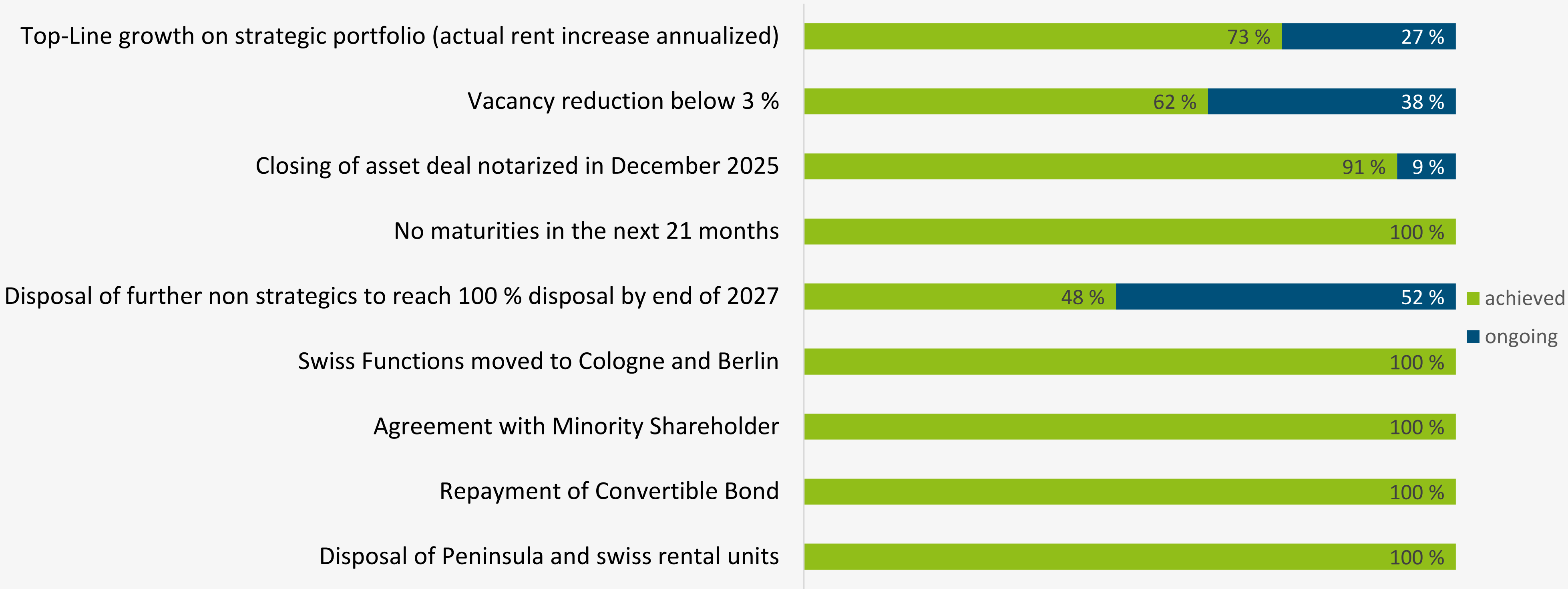
1. Value Creation and Performance Drivers

2. Overview of Peach Performance in HY 2026
    - Peach at a Glance
    - Operational
    - Financial Performance
    - Update on ESG
    - Overview of Financial Statement
    - Appendix

Progress Update HY 2026

Turning our strategy into measurable progress – we are on track

Milestones HY 2026



Highlights HY 2026

Portfolio and Operations

- Net cold rent in strategic portfolio up **3.2 % to EUR 6.68/m²**; ~13 % upside to market rent
- Like-for-like rental income on strategic portfolio up **5.1 %** (HY 2025 to HY 2026 as of effective dates)
- Vacancy in strategic portfolio reduced to **3.3 %** from 6.3 %
- NOI margin on strategic portfolio improved to **75 %**
- Non-strategic Portfolio reduced to **~3 000 units / FMV EUR 185m**
- Peninsula (CH-development project) disposal largely completed

Financials

- Adjusted EBITDA up **25 % to ~EUR 30m**
- H1 FFO stable at **~EUR 9m**
- FY2026 FFO guidance of **EUR 17–19m confirmed**
- Further profitability improvement expected from **higher rents and lower vacancy**

Capital markets and valuation

- LTV reduced to **~45 %** from 49.2 %
- Target: sustainably **below 45 % LTV**
- Next major debt maturity: **~EUR 60m in March 2028**
- Portfolio valuation confirmed and increased by **~1 %**

Key challenges

- Achieve **~6 % like-for-like rental growth** on strategic portfolio by year-end
- Reduce vacancy in strategic portfolio to **~2.8 % by year-end**
- Further **deleveraging and capital structure simplification**
- Complete remaining portfolio disposals
- Strategic options review provides an **opportunity to shape the future direction**

Target Vision 2028

- 16 000 units focused in NRW
- Net cold rent of more than EUR 7 per sqm / month
- Net cold rent growth between 3.5 % - 4.0 % p.a.
- Vacancy below 3 %

- LTV below 45 %
- Debt to EBITDA Multiple of 12x
- All-in interest rates on market level

- NOI margin of 80 %
- EBITDA margin of 65 %
- FFO around EUR 30 - 32m

Focus on operational improvement and sale of non-strategic assets to focus on strategic portfolio, release net cash for capex and for deleveraging the company

EBITDA potential realization based on HY 2026

First steps towards achieving FY28 targets on strategic portfolio already delivered

Top-Line Growth of EUR 11m to 12m (2026-2028)	
➔ 6 % rent growth achievable by 2 % vacancy reduction and 4 % ordinary rent growth through consistent ongoing rent increases and reaching market rents upon turnover fluctuation	5.1 % lfl (strategic) [1] HY 2025 to HY 2026

Operating Cost effect of EUR 6m to 7m (2026-2028)	
➔ Reduction of the collection risk from 4.4 % to 2.5 % through centralization and professionalization of the processes	HY 2026 1.1 %
➔ Reduction of additional EUR 5m (~24 %) by lower cost due to less vacant units, less repair and maintenance due to Capex expenses and efficiency gains on remaining operative expenses	Reduction of R&M by annualized EUR 3.2m and cost due to vacancy by annualized EUR 2.2m

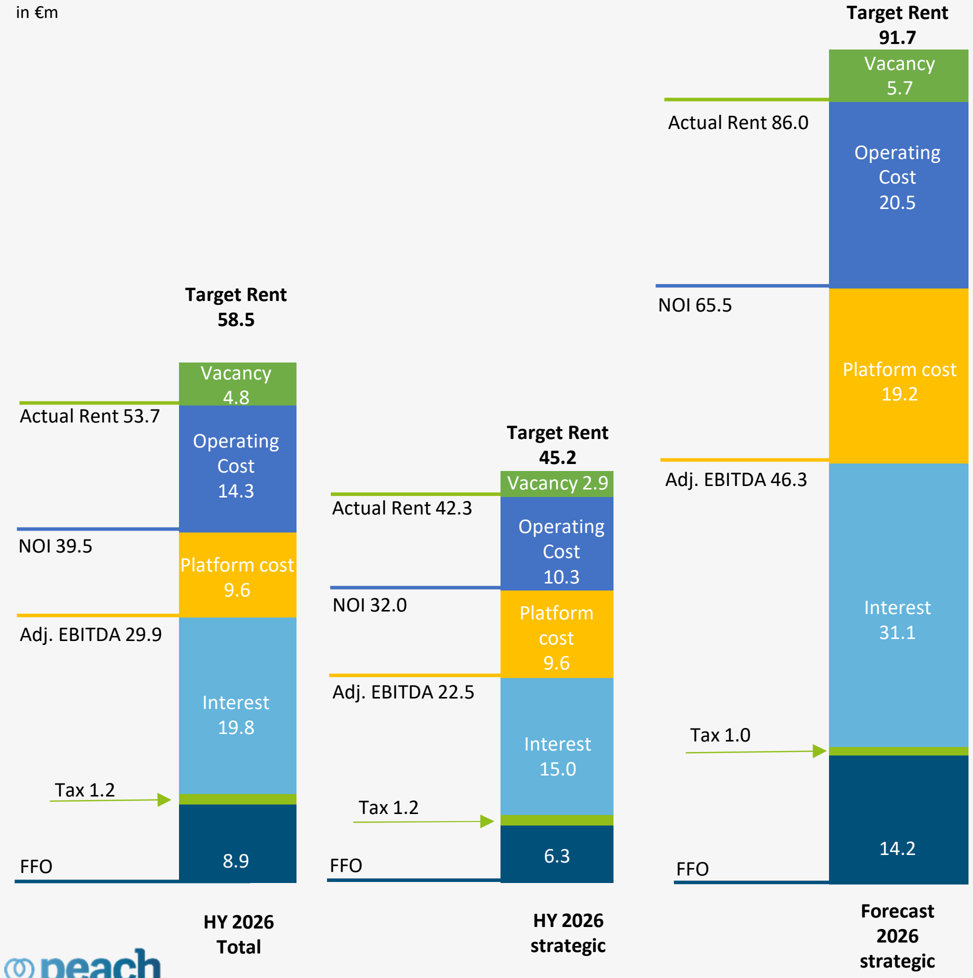
Platform Cost effect of EUR 9m to 10m (2026-2028)	
➔ Swiss corporate functions mainly moved to Cologne	achieved
➔ Cost savings due to departure of executives in the first and second management levels in 2025	ongoing
➔ Lower fees due to completed refinancing measurements	achieved
➔ Additional income from service-agreements in line with the portfolio sale of almost 2 000 units	achieved
➔ Efficiency gains in IT, accounting, tax systems	ongoing
➔ Further general adminstrative cost savings	ongoing

Interest Change effect of EUR -2m to -1m (2026-2028)	
➔ Synergies from refinancing the remaining c. EUR 350m Castlelake facility are largely offset by dissynergies from refinancing c. EUR 115m of maturing low-cost facilities. This results in overall interest expense remaining broadly flat versus current levels.	Starting end of 2027

(1) HY 2025 to HY 2026 as of effective dates.

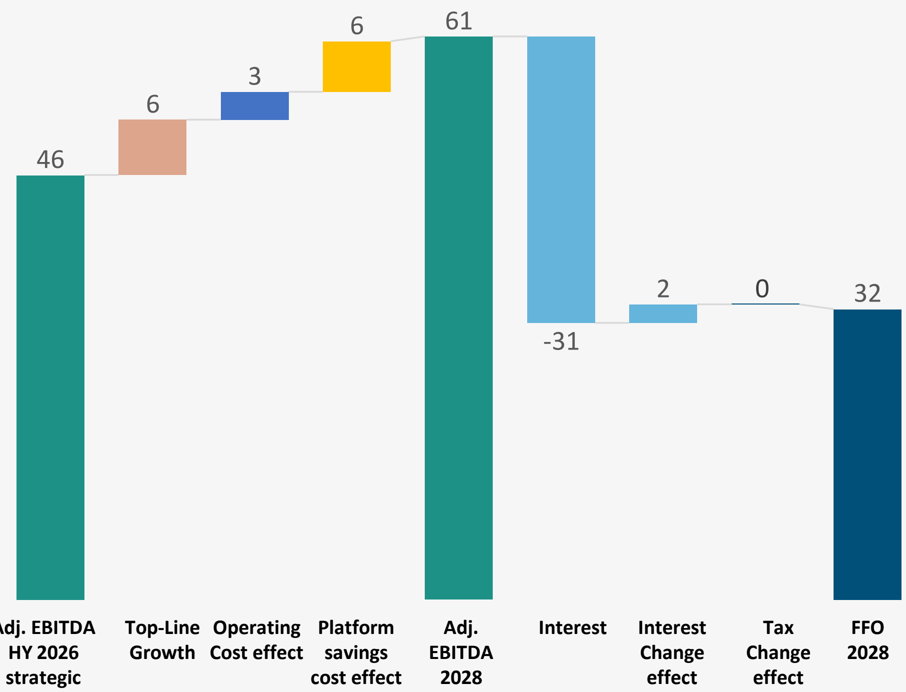
EBITDA and FFO Performance of the strategic portfolio until 2028

HY Result confirms Guidance 2028



Achievements in 2028

- Focus on disposal of non-strategics until 2027
- KPIs in line with peers
- Net cold rent of around EUR 7 per sqm / month and vacancy below 3 %
- NOI margin of 80 % followed by 65 % EBITDA margin
- Upside potential in strategic portfolio overcompensates losses from disposals

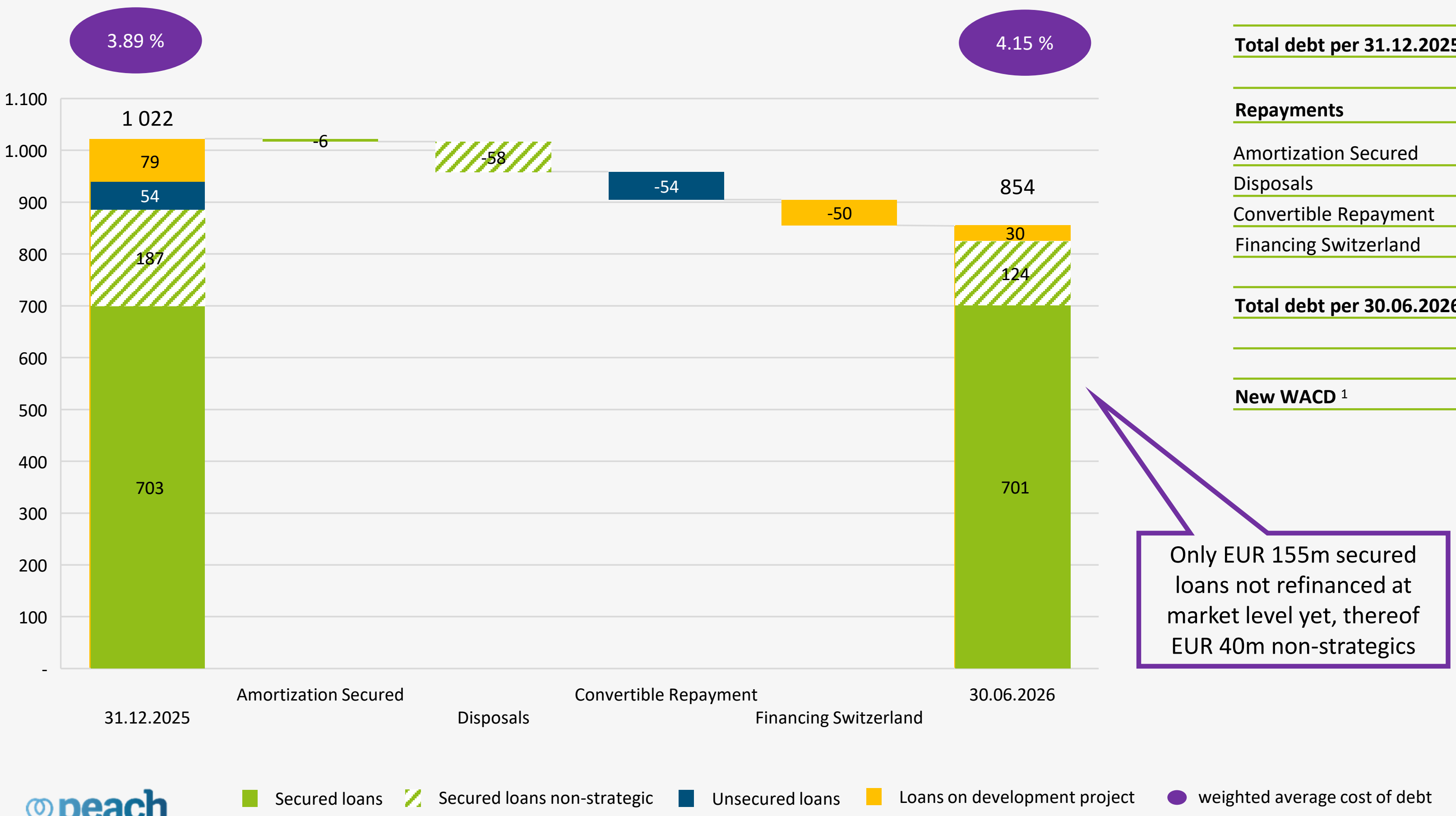


peach PROPERTY GROUP

Further deleveraging ongoing, supported by asset disposals

Remaining EUR 124m of secured loans on non-strategics will be repaid by 2028

Changes in debt profile in €m



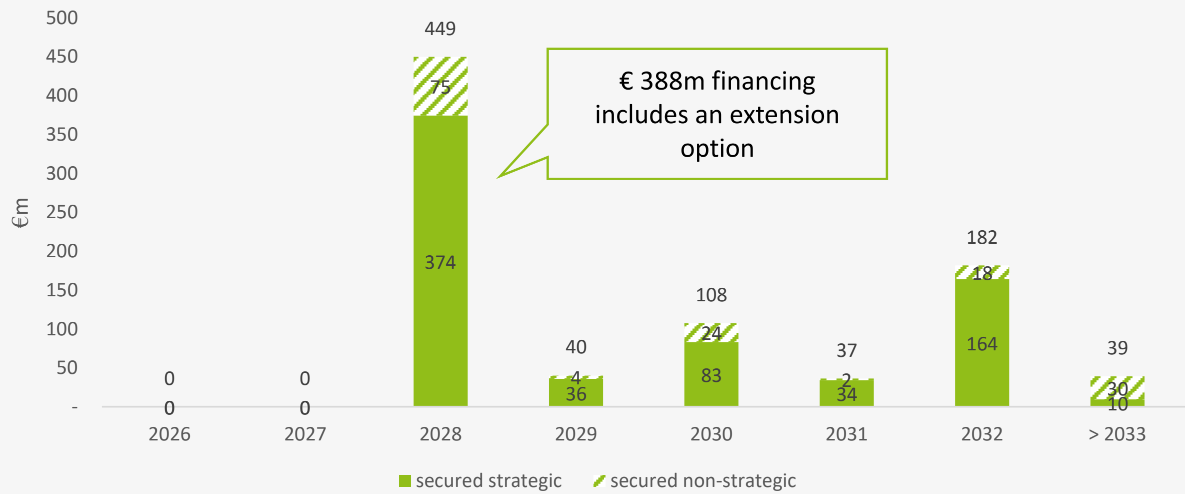
	in €m
Total debt per 31.12.2025	**1 022**
Repayments	
Amortization Secured	6
Disposals	58
Convertible Repayment	54
Financing Switzerland	50
Total debt per 30.06.2026 [1]	**854**
New WACD [1]	**4.15 %**

(1) Total debt and WACD excluding the unsecured bridge loan (EUR 40m) and the hybrid bond.

Debt structure as of June 2026

Stable debt profile with a derisked maturity structure

Maturity profile [1]



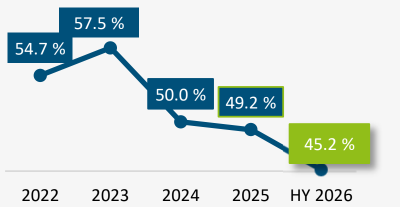
		Amount €m	Ø interest rate	Fixed rate
Secured	100 %	854	4.15 %	90 %*

*incl. hedges

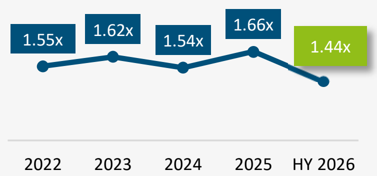
Unencumbered assets: € 75m

As of June 30, 2026

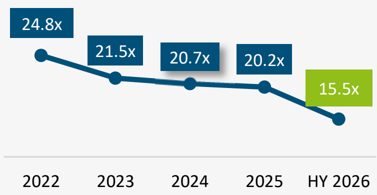
Loan-to-value (net)



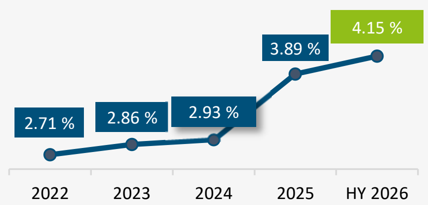
ICR



Debt / EBITDA Multiple [2]



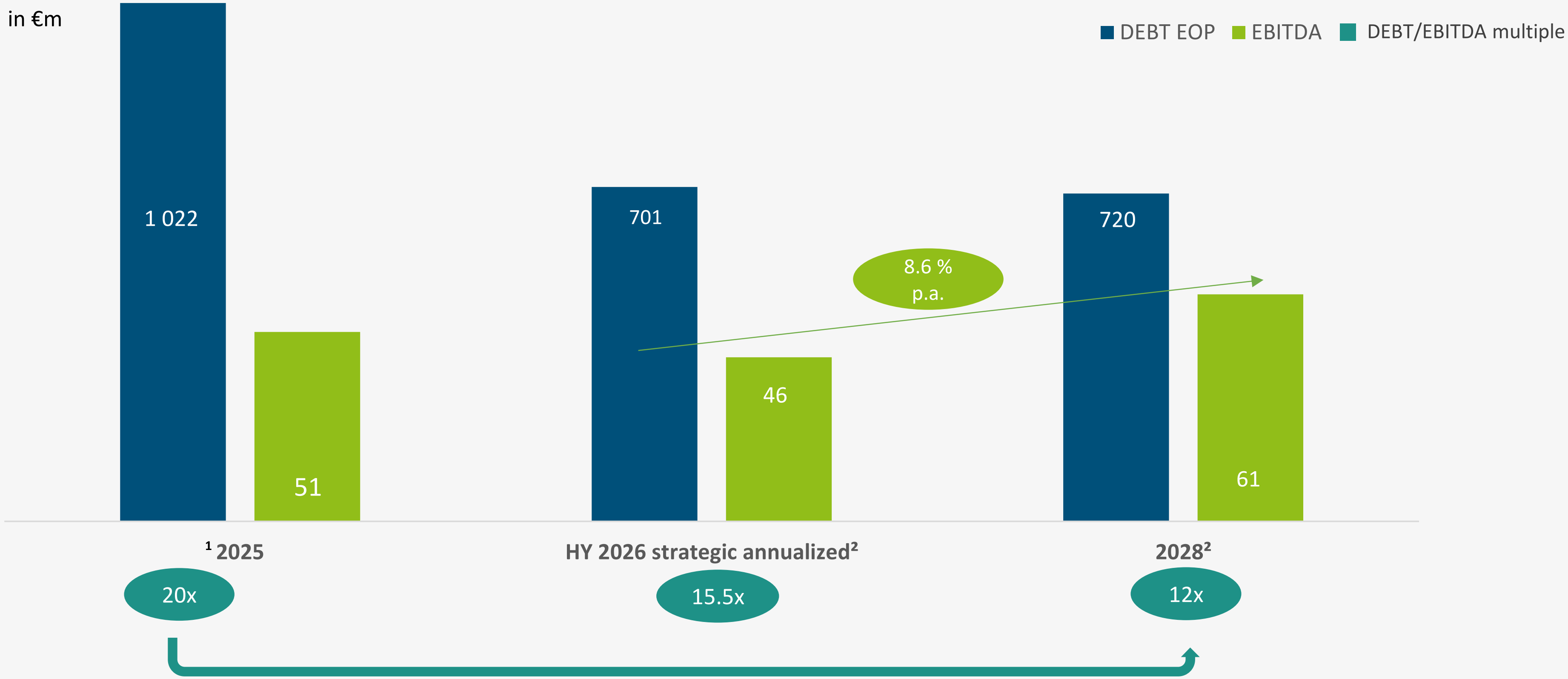
WACD



(1) based on nominal amounts per reporting date. (2) Multiple based on YE 2024 numbers plus debt of portfolio transaction.

Debt to EBITDA Multiple on an outperformed level to peers in 2028

Lower leverage provides a solid foundation towards financial resilience



- 2x from swiss debt
- 3x from non-strategic assets delever the company significantly
- 3x from EBITDA growth results into attractive leverage for future funding

(1) 2025 based on total portfolio. (2) 2026-2028 based on strategic portfolio.

Guidance 2026 & mid-term financial targets

HY26 performance confirms we are on track to deliver FY26 guidance

	Actuals HY 2026	Guidance FY 2026
Group	**FFO € 9m**	**FFO € 17m-19m**
Strategic	**L-f-l rental growth ~ 5.1 % [1] HY 2025 to HY 2026**	**L-f-l rental growth ~ 6 %**
	Vacancy on rent ~ 4.3 %	**Vacancy on rent ~ 3.5 %**

	Midterm targets (2028)	
Group (Strategic)	**FFO € 30m-32m**	FFO growth in detail in appendix
	L-f-l rental growth ~ 4 %	Sustainable growth target in the long run
	Vacancy on rent <3 %	Sustainable vacancy level in our market environment
	NOI-Margin 80 %	Achievable by reducing bad debt and operational costs
	EBITDA-Margin 60-65 %	Target rent of EUR 98m and target EBITDA of EUR 61m
	EBITDA Debt Multiple 12-13x	Target EBITDA of EUR 61m and target debt of EUR 720m
	LTV <45 %	Further deleveraging through value adding investments
Non-strategic	**100 % sold**	45 % of non-strategics sold in 18 months, 55 % to be sold in three years

(1) HY 2025 to HY 2026 as of effective dates.

Agenda

1. Value Creation and Performance Drivers

2. Overview of Peach Performance in HY 2026

   - Peach at a Glance
   - Operational
   - Financial Performance
   - Update on ESG
   - Overview of Financial Statement
   - Appendix

Milestones HY 2026

Consistently delivering on our commitments

March – **May** – **September**

18 March 2026

Tender Offer for Convertible Bond CHF 15m successfully completed

22 April 2026

Publication FY25 Results

May to June 2026

Closing of asset deal
~ 2 054 units

15 May 2026

Repayment of Convertible Bond at maturity

19 June 2026

AGM
Positive voting on conditional capital and all other proposals

August 2026

~ € 62m secured loan (German Bank)
~ € 22m free liquidity

September 2026

CHF 10m Tender offer Buyback Hybrid Results of CHF 4.7m Nominal

23 September 2026

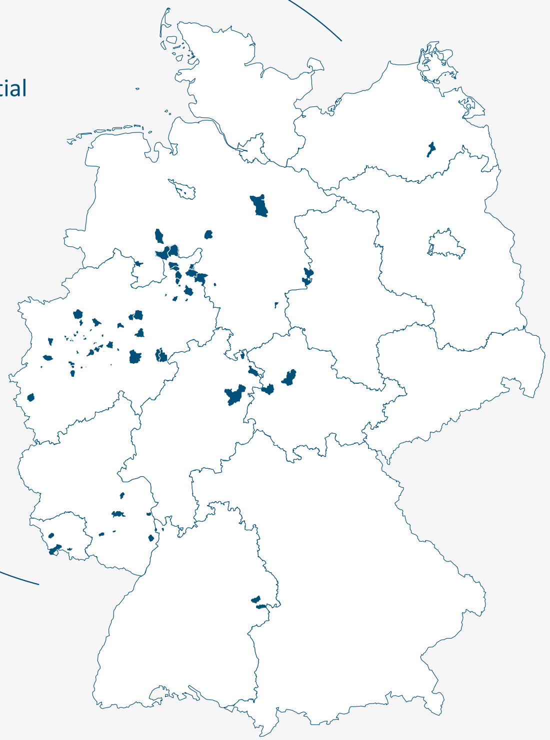
Publication HY Results

Peach at a glance

Affordable German residential properties in selected B-cities

Peach Property Group owns ~20 000 residential units across 9 federal states in Germany

10 Peach Points in core locations



Portfolio

	Total	Strategic	Non-strategic	Total
	Jun 30, 2026	Jun 30, 2026	Jun 30, 2026	Jun 30, 2025
Actual Rent[3]	€ 54m	€ 42m	€ 12m	€ 53.3m
Actual Rent per sqm	€ 6.74	€ 6.68	€ 7.04	€ 6.58
Market Rent per sqm [1]	€ 7.76	€ 7.80	€ 7.57	€ 7.36
Vacancy (based on residential units)	5.0 %	3.3 %	12.5 %	6.5 %
Residential floor space in sqm	1 241k	1 043k	198k	1 432k

Financials

	Jun 30, 2026	Dec 31, 2025	Change
Portfolio value [2]	€ 1 810m	€ 1 934m	-6.4 %
Rent Multiple (actual/target)	16.8x / 15.5x	18.4x / 16.4x	-1.6x / -0.9x
Secured Debt	€ 854m	€ 968m	-11.8 %
Unsecured Debt	€ 0m [4]	€ 54m	-25.9 %
WACD	4.2 %	3.9 %	0.3 pp

KPIs

	Jun 30, 2026	Dec 31, 2025	Change
LTV	45.2 %	49.2 %	-4 pp
Adj. EBITDA / Debt multiple	€ 29.9m / 15.5x	€ 50.6m / 20.2x	-59.1 % / -4.7x
ICR	1.44x	1.66x	0.22x
EPRA NTA per share	€ 18.11	€ 18.50	-2.1 %
EPRA NRV per share	€ 18.73	€ 19.37	-3.3 %

(1) Excluding publicly subsidized residential units and small-scale rentals. (2) Market values of investments properties determined by CBRE AG, excluding right-of-use assets. (3) Debt for 2024 adjusted by net sales proceeds and sold financial liabilities of portfolio sale to match EBITDA contribution of the whole year. (3) Rental income after vacancies and lost income due to collection risks. (4) Excluding the EUR 40m bridge facility loan, funds for repayment on blocked account.

Development of Peach Portfolio

Successful disposals sharpened the portfolio and strengthened our strategic focus

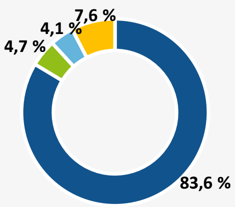
Strategic

Metric	31.12.2025	30.06.2026
Portfolio Share	74 %	80 %
Units	16 480	16 220
Locations	38	38
In-place rent [2]	6.61 €/sqm	6.68 €/sqm
Vacancy (units)	3.7 %	3.3 %

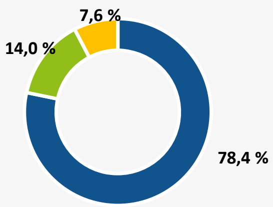
Focus of the strategic portfolio remains on „core" locations in North Rhine-Westphalia

Composition [3]

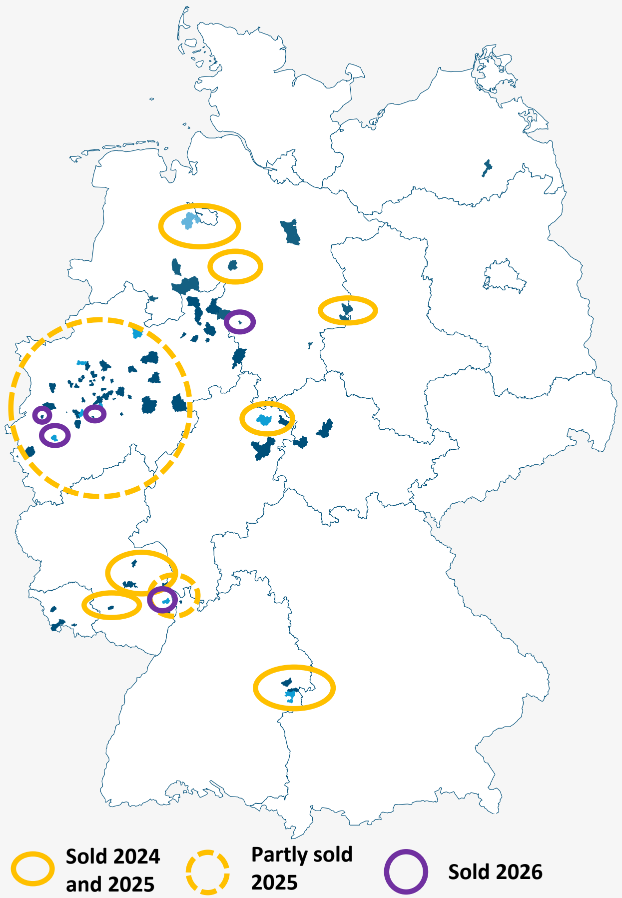
31.12.2025:



30.06.2026:



North Rhine-Westphalia · Lower Saxony · Hesse · Other locations



Non-strategic

Metric	Transaction 2025	After other Sales FY25[4]	HY 2026
Share non-strategics	26 %	56 %	20 %
Units	1 705	3 702	3 696
Locations	20	56	51
In-place rent (1)	6.58 €/sqm	5.32 €/sqm	7.04 €/sqm
Market rent (2)	6.86 €/sqm	7.44 €/sqm	7.57 €/sqm
Vacancy units	6.1 %	15.5 %	12.5 %

- Division of non-strategics into five regions
- Sales organized by Peach or professional brokers

Reduced dependence on disposals

In order to bridge the sales proceeds of the non-strategic assets we have signed a loan facility with the amount of EUR 40 million.

(1) as of Dec 31, 2025 - post portfolio sale and further unit sales closed 31.12.2025; (2) Excluding publicly subsidized residential units and small-scale rentals; average rent is weighted with residential floor space; (3) Based on market values as of Dec 31, 2025 and Jun 30, 2026. (4) Reclassification of strategic to non-strategic, therefore FY25 number higher than portfolio deals and HY24.

Agenda

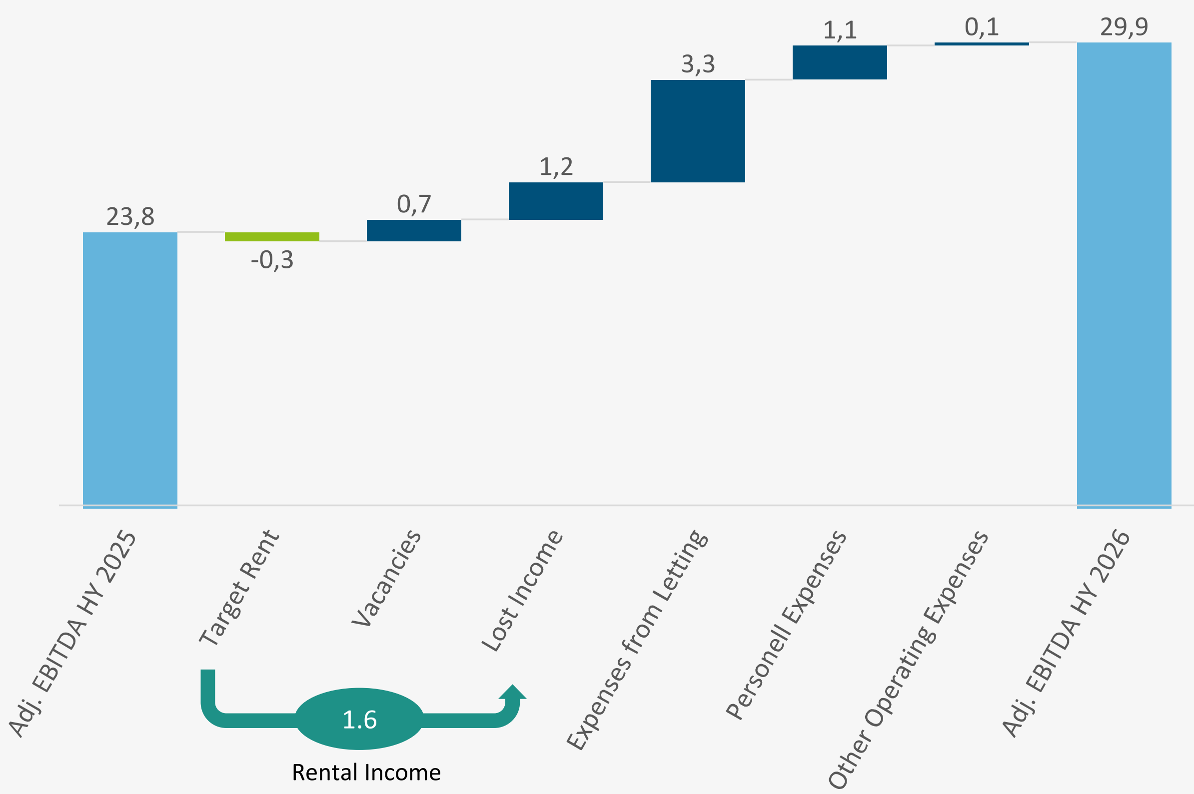
1. Value Creation and Performance Drivers

2. Overview of Peach Performance in HY 2026
   - Peach at a Glance
   - Operational
   - Financial Performance
   - Update on ESG
   - Overview of Financial Statement
   - Appendix

EBITDA bridge HY 2025 to HY 2026

Positive impact from rent increases is undermined by one-off-effects

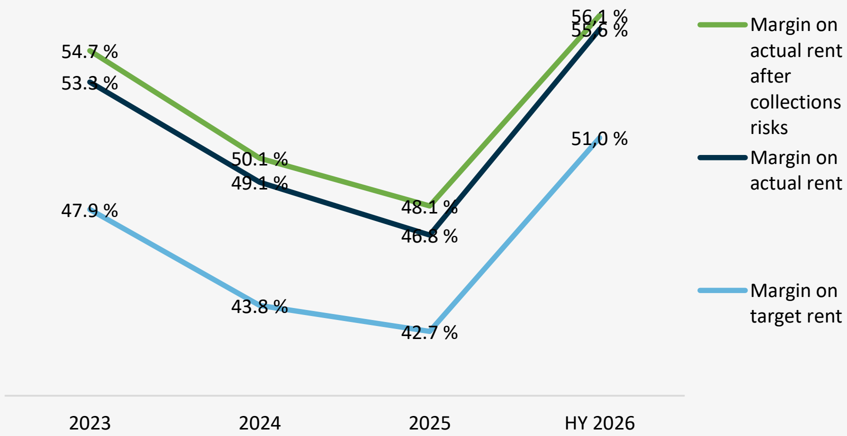
In €m



Comments

- Less target rent due to ongoing disposal of non-strategics
- Improvement in all operational categories, especially in expenses from letting due to decreased vacancy
- Less personell expenses due to restructuring

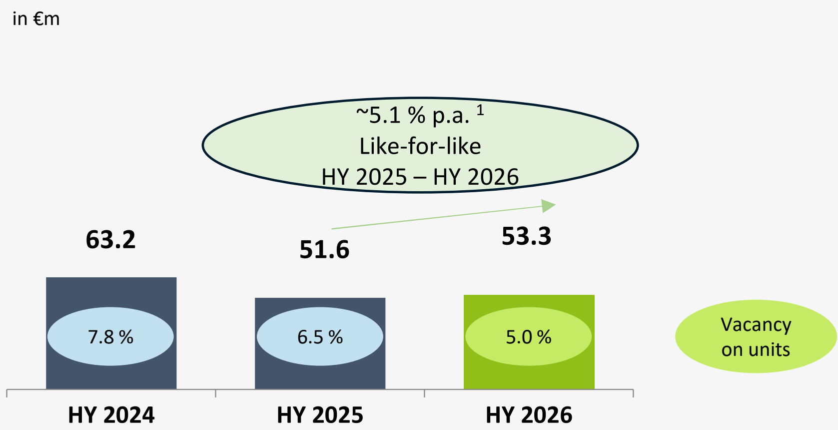
Adjusted EBITDA margin



Development of Rental Income

Consistent rent growth supports the improvement of our operational performance

Development of actual rent



Rental income

in € thousands	Jun 30, 2024	Jun 30, 2025	Jun 30, 2026	Strategic 2026
Target rental income from letting of investment properties	70 730	58 812	58 528	45 181
Lost income due to vacancies	-7 536	-5 461	-4 801	-2 873
Vacancy rate on rent	10.7 %	9.3 %	8.2 %	6.4 %
Actual rent	**63 194**	**53 351**	**53 727**	**42 308**
Lost income due to collection risks	-1 715	-1 772	-561	-298
In % of actual rent	2.7 %	3.3 %	1.1 %	0.7 %
Rental income after lost income due to collection losses	61 479	51 579	53 166	42 010
In-place rent per sqm (residential units)	**6.40**	**6.58**	**6.74**	**6.44**
Market rent per sqm (residential units)	7.38	7.36	7.76	7.54
Fluctuation in %		11.2 %	11.5 %	11.0 %

Comments

- Portfolio: ~22 000 residential, 420 commercial and 7 500 parking units across 87 locations
- Strategic Portfolio: 15 largest building units represent 11–23 % of the Strategic Portfolio
- Special features: Limited exposure to condominiums, listed buildings, leaseholds and rent-controlled units

peach PROPERTY GROUP

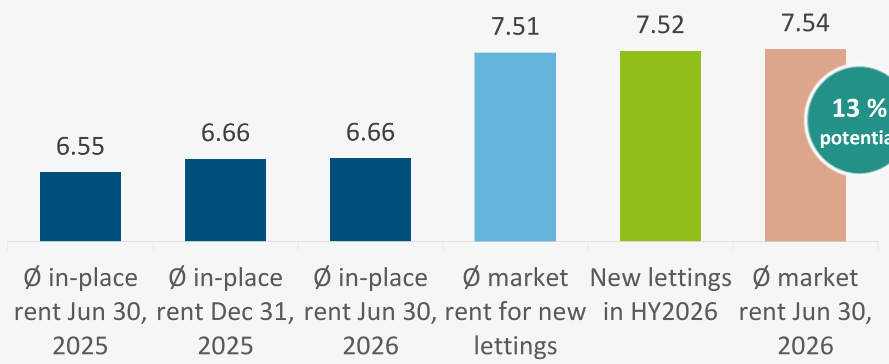
(1) HY 2025 to HY 2026 as of effective dates.

Rental potential residential units

Actual and market rents are increasing in parallel

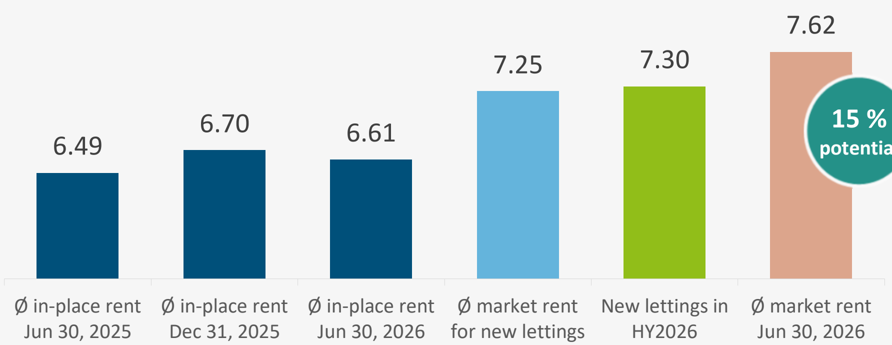
Strategic Portfolio

Figures in € / sqm [1]



Non-strategic Portfolio

Figures in € / sqm [1]



Comments

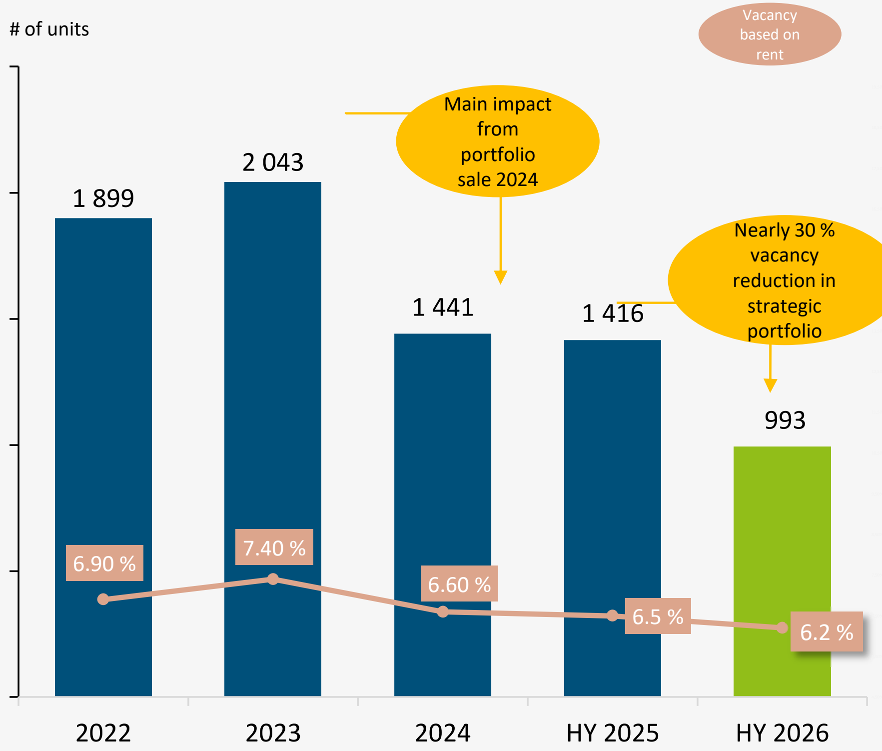
- In-place rents in the strategic portfolio continue to increase
- New lettings demonstrate strong rental growth potential
- 13 % embedded rental upside provides further value creation potential
- Portfolio focus on core locations strengthens long-term earnings quality

(1) Excluding publicly subsidized residential units and small-scale rentals; average rent is weighted with residential floor space.

Major vacancy milestone achieved

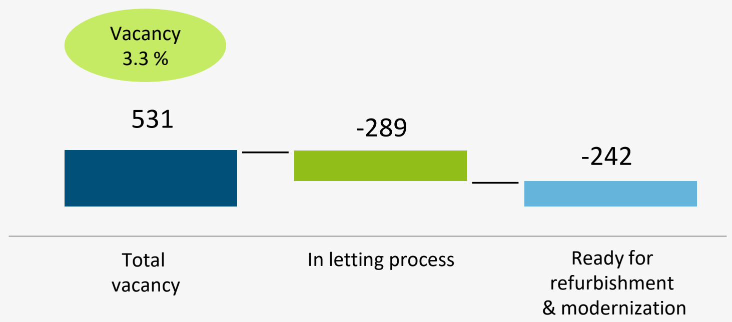
On track for target of vacancy levels below 3 % in strategic portfolio

Development of vacant residential units and vacancy ratio per 30.06.



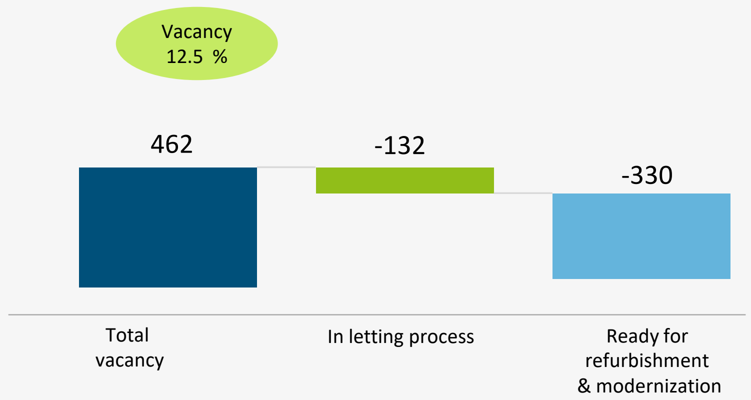
Strategic

Figures in units



Non-strategic

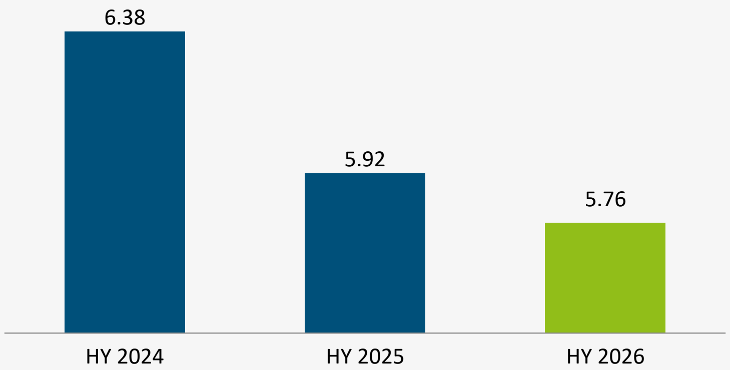
Figures in units



Development of other operating expenses

Consistent progress towards our strategic goals

Other operating expenses in €m



Other operating expenses

in € thousands	Jun 30, 2024	Jun 30, 2025	Jun 30, 2026
Fees and legal expenses	-2 315	-1 484	-2 211
IT expenses	-1 008	-793	-1 045
Capital taxes, input tax deductions and other taxes	-422	-768	-205
Vehicle costs	-298	-282	-210
Accounting costs and scanning services	-160	-214	-558
Bad debt losses on ancillary cost billings	-1 248	-1 369	-244
Other operating expenses	-927	-1 006	-1 286
Total other operating expenses	**-6 382**	**-5 920**	**-5 759**

Comments

- Other operating expenses decreased by EUR 161 thousand (2.7 %) to EUR 5 759 thousand
- As actual rental income increased, expenses as a percentage of rental income declined from 11.3 % to 10.6 %
- The decrease was mainly driven by EUR 1 126 thousand lower bad debt expenses related to ancillary cost billings
- This was partly offset by EUR 924 thousand higher consulting costs from special projects and EUR 198 thousand higher IT expenses

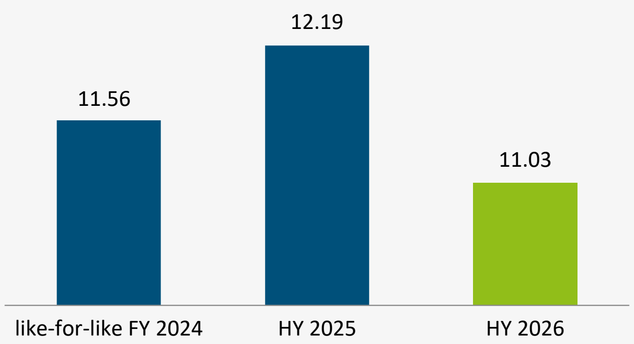
Development of expenses from letting of investment properties

Underlying rental performance remains positive despite portfolio disposals

Expenses from letting of investment properties

in € thousands	Jun 30, 2024	Jun 30, 2025	Jun 30, 2026	HY 2026 Strategic
Expenses from letting of investment properties	-12 089	-11 075	-8 954	-6 312
– of which ongoing maintenance expenses	-9 698	-8 728	-7 107	-5 018
– of which direct administrative expenses	-2 391	-2 347	-1 847	-1 293
Expenses from unoccupied investment properties (vacancies)	-3 104	-3 890	-2 759	-1 692
Total expenses from letting of investment properties	**-15 193**	**-14 965**	**-11 713**	**- 8 004**

Repair & Maintenance in € per sqm p.a.



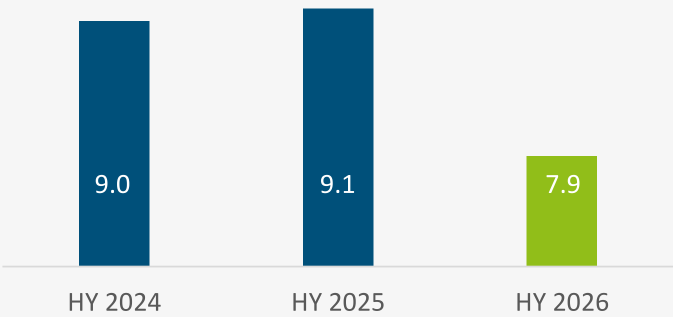
Comments

- Total expenses from letting significantly reduced
- Disposals had only a limited impact in H1, with the full effect expected in H2
- Lower expenses supported by portfolio disposals and ongoing cost discipline
- On track to achieve the 2028 Repair & Maintenance reduction target; Repair & Maintenance expenses reduced by 10 %
- Continued focus on cost efficiency and disciplined maintenance spending

Development of Personnel Expenses

Overall restructuring decreases expenses

Personnel expenses in €m



Total personnel expenses

in € thousands	Jun 30, 2024	Jun 30, 2025	Jun 30, 2026
Salaries	-8 068	-7 875	-6 780
Social insurance cost	-1 248	-1 324	-1 185
Employee benefits – defined benefit plan	-49	-49	-6
Employee benefits – defined contribution plan	-92	-62	0
Share-based compensation	-182	-295	-41
Other personnel expenses	-384	-235	-488
Capitalized own services	1 019	763	556
Total personnel expenses	**-9 004**	**-9 077**	-7 944
Income from management services	0	1 283	1 400
Net personnel expenses	**-9 004**	**-9 077**	-6 544
Headcount as of December 31	238	218	222

Comments

- Personnel expenses: Down 12.5 % to EUR 7.9m, despite headcount rising to 222
- Key drivers: Lower costs from restructuring and share-based compensation
- Capitalized own services: Decreased to EUR 0.6m from EUR 0.8m due to lower internal service volumes

Operational KPIs in HY 2026

Number of residential units Strategic		
HY 2025	16 479	
HY 2026	16 220	-1.6 %

Actual rental income Strategic (€m)		
HY 2025	40.9	
HY 2026	42.3	+3.4 %

Target rental income Strategic (€m)		
HY 2025	44.2	
HY 2026	44.8	+1.2 %

Adj. EBITDA (€m)		
HY 2025	23.8	
HY 2026	29.9	+28.3 %

Vacancy Strategic (residential units)		
HY 2025	4.9 %	
HY 2026	3.3 %	-1.6 pp

Actual rental income Strategic per sqm[1]		
HY 2025	6.51	
HY 2026	6.68	+2.6 %

Target rental income Strategic per sqm		
HY 2025	6.81	
HY 2026	6.99	+2.7 %

Adj. EBITDA margin		
2025	48.1 %	
2026	56.1 %	+ 8 pp

(1) Based on rent roll, excluding publicly subsidized residential units and small-scale rentals.

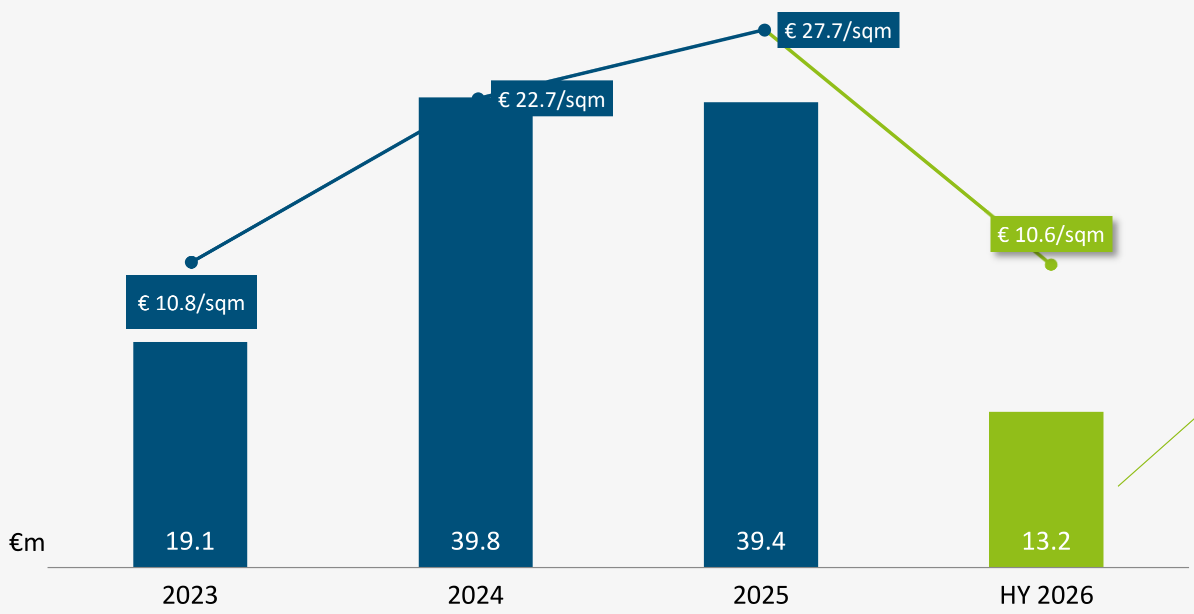
Agenda

1. Value Creation and Performance Drivers

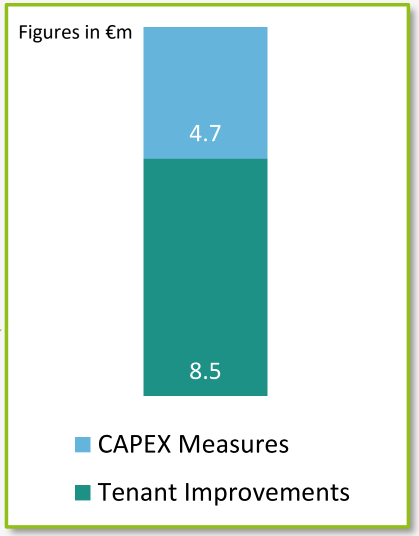
2. Overview of Peach Performance in HY 2026
   - Peach at a Glance
   - Operational
   - Financial Performance
   - Update on ESG
   - Overview of Financial Statement
   - Appendix

Targeted CAPEX supports continued rental growth

Lower investment levels reflect the successful execution of key measures, while targeted CAPEX continues to support vacancy reduction and rental growth



CAPEX HY 2026

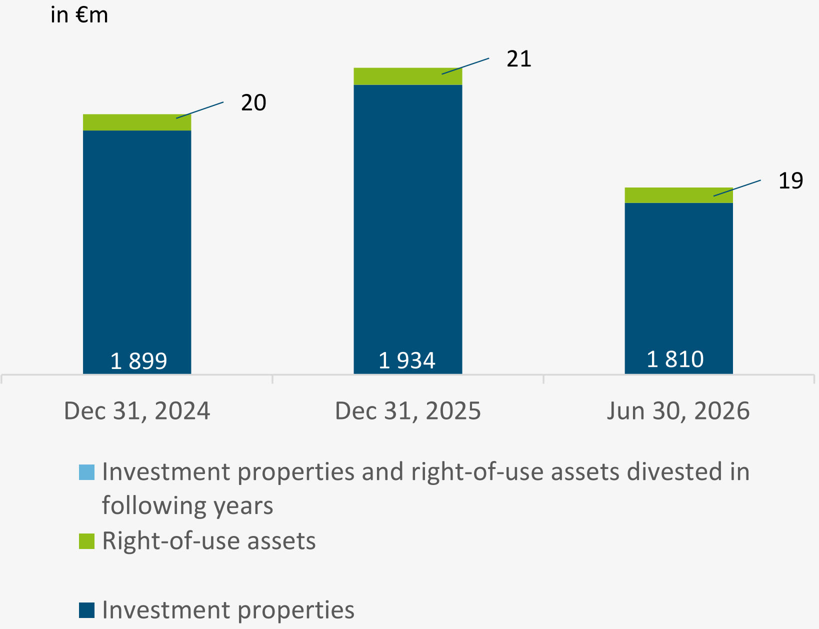


- **€ 13.2m** (o/w approx. 64 % TI and 36 % ordinary Capex) **spent in HY 2026**

Portfolio valuation stabilized and confirmed

Sustainable valuation level has been reached, corrections are completed

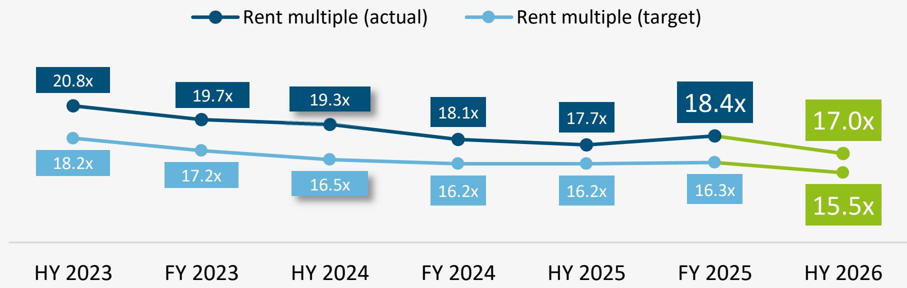
Valuation result HY 2026



Key valuation indicators [1]

	Dec 31, 2024	Dec 31, 2025	Jun 30, 2026
Total fair market value	**€ 1 899m**	**€ 1 934m**	**€ 1 810m**
Rental yield based on target rent	6.1 %	6.1 %	6.5 %
Multiple based on target rent	**16.2x**	**16.3x**	**15.5x**
Rental yield based on actual rent	5.6 %	5.6 %	5.9 %
Multiple based on actual rent	18.1x	18.4x	17.0x
Value per sqm	**€ 1 325**	**€ 1 371**	**€ 1 405**

Multiple on target and actual rent

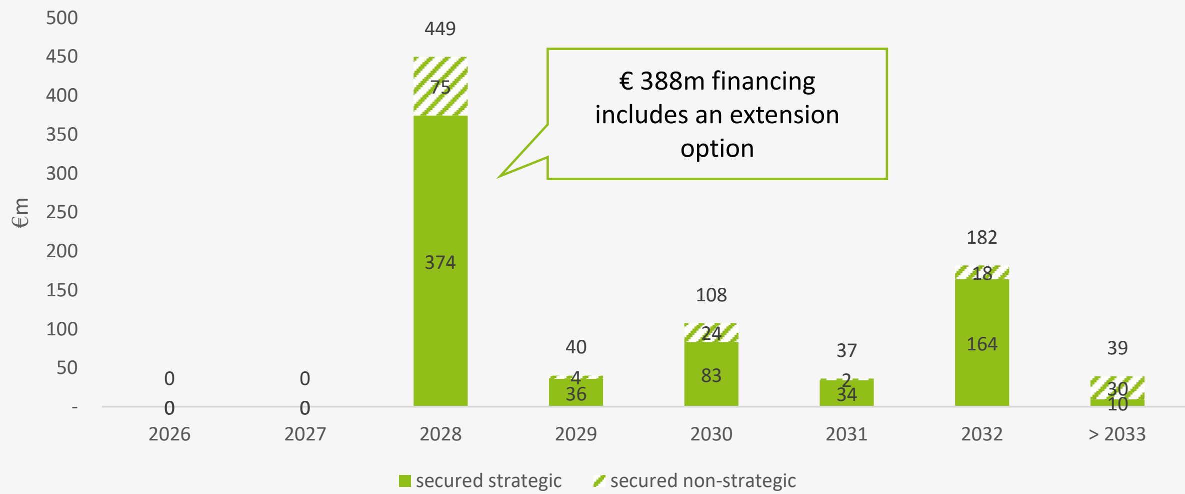


(1) Market values of German investments properties determined by CBRE (D) and Wüest Partner AG (CH), excluding right-of-use assets. (2) Multiple based on annualized actual rent as of June 30, 2026.

Debt structure as of June 2026

Stable debt profile with a derisked maturity structure

Maturity profile [1]



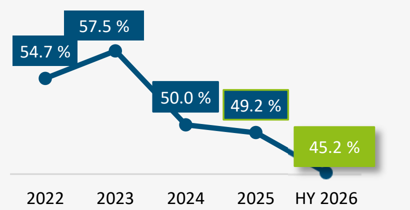
		Amount €m	Ø interest rate	Fixed rate
Secured	100 %	854	4.15 %	90 %*

*incl. hedges

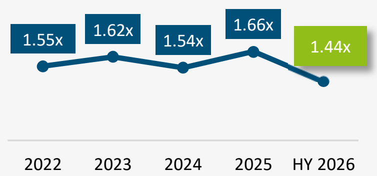
Unencumbered assets: € 75m

As of June 30, 2026

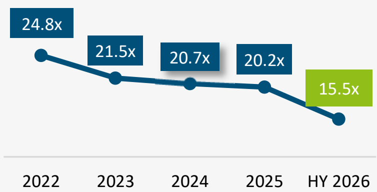
Loan-to-value (net)



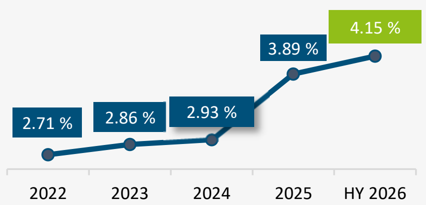
ICR



Debt / EBITDA Multiple [2]



WACD

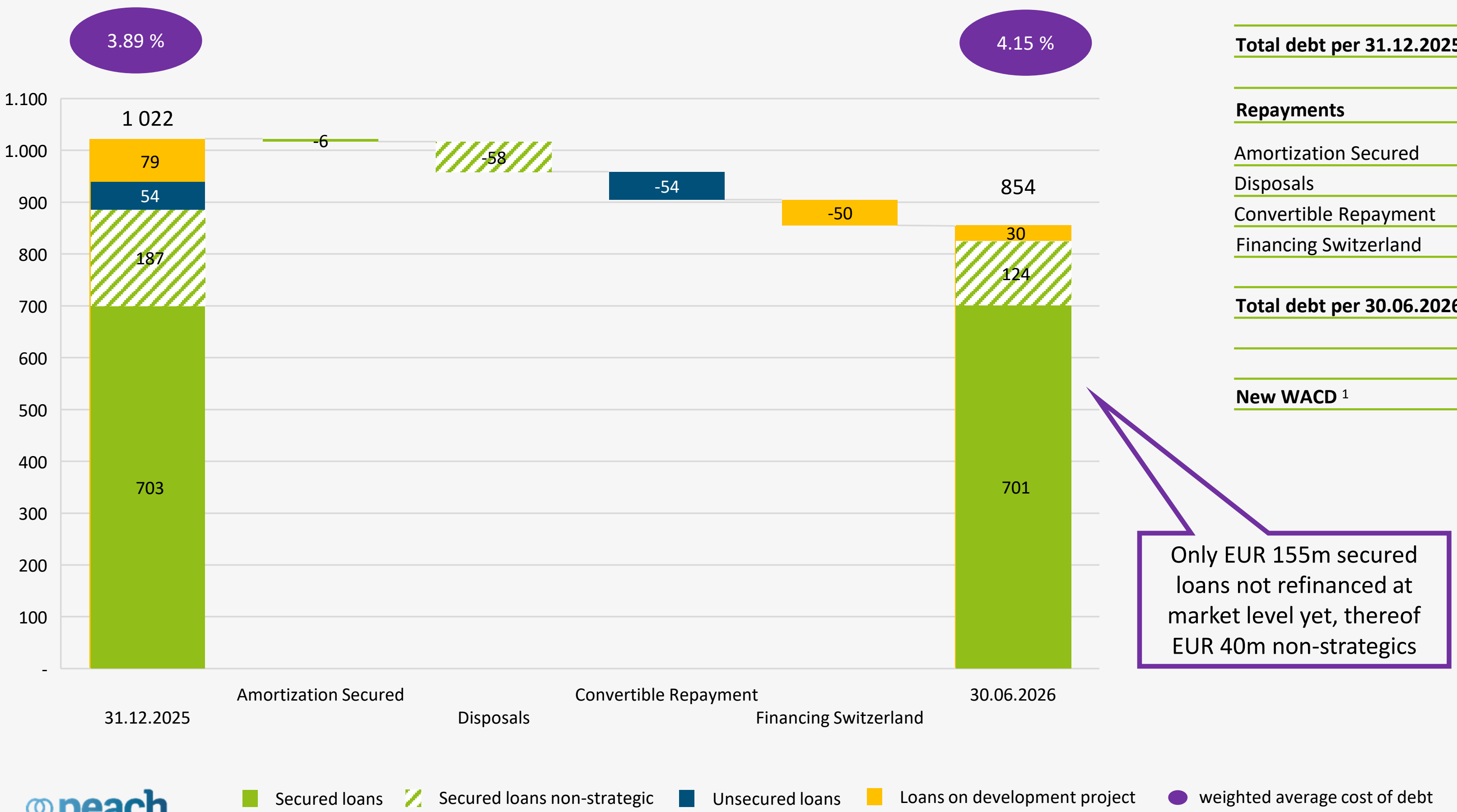


(1) based on nominal amounts per reporting date. (2) Multiple based on YE 2024 numbers plus debt of portfolio transaction.

Further deleveraging ongoing, supported by asset disposals

Remaining EUR 124m of secured loans on non-strategics will be repaid by 2028

Changes in debt profile in €m



	in €m
Total debt per 31.12.2025	**1 022**
Repayments	
Amortization Secured	6
Disposals	58
Convertible Repayment	54
Financing Switzerland	50
Total debt per 30.06.2026 [1]	**854**
New WACD [1]	**4.15 %**

(1) Total debt and WACD excluding the unsecured bridge loan (EUR 40m) and the hybrid bond.

Changes in accounting policies at HY 2026

Adjustments to FFO and NTA calculation

FFO

in € thousands	Jun 30, 2025	Jun 30, 2026
EBITDA	-20 187	28 945
Net result from valuation	2 513	- 4 607
Result from disposals and divestitures	527	5 458
Personnel-related expenses not impacting liquidity	295	41
One-off effect from business model optimization and restructuring	282	15
Adjusted EBITDA	**23 805**	**29 852**
Interest expenses	-14 530	-19 558
Interest income impacting liquidity	403	18
Financial income from dividends from shares in real estate companies	269	152
Lease payments	-430	-427
Current tax expenses	-120	-1 152
FFO	**9 397**	**8 884**
FFO per share in €	0.20	0.16

- Prior-year FFO adjusted following a change in the FFO definition
- Main prior-year impact: interest adjustment (€ 1.6m), tax adjustment (€ 0.3m) and indirect selling costs (€ 0.7m)
- Valuation result excluded: € 4.6m (prior year: € –2.5m)
- Disposal results adjusted: € –3.1m from investment property disposals and € 0.3m from real estate company disposals
- One-off effects excluded: business model optimization, restructuring and process improvement costs

NTA

in € thousands	Dec 31, 2025	Jun 30, 2026
Equity attributable to PPG equity holders	896 206	895 950
Hybrid instruments [1]	– 60 040	-62 991
Diluted NAV	836 166	832 959
Equity ratio IFRS	39.0 %	60.9 %
Number of shares	55 534 334	55 583 613
EPRA NRV per share in €	19.37	19.39
EPRA NTA per share in €	18.50	18.69

- Hybrid instruments reflected at current FX rates, including accrued interest
- Sales costs of non-strategic assets not added back to NAV, reflecting expected disposals
- Updated put option valuation reflected in NTA per share
- Calculation aligned with EPRA methodology and market practice

(1) Includes hybrid instruments including accrued interest, translated at the closing rate as of the reporting date. Prior year figures have been restated accordingly.

Financial KPIs in HY 2026

Portfolio market value in €m [1]

YE 2025	1 937	-6.6%
HY 2026	1 810	

Debt volume in €m

YE 2025	1 022	-16.4 %
HY 2026	944	

FFO (€m)

HY 2025	0.15€/ share	6.7	+32.8 %
HY 2026	0.16€/share	8.9	

Debt/EBITDA multiple

HY 2025	21.6x	-5.6x
HY 2026	16.0x	

Multiple on target rent

YE 2025	16.3x	-0.8x
HY 2026	15.5x	

WACD

YE 2025	3.9 %	+7.7 %
HY 2026	4.2 %	

EPRA NTA (€/share)

YE 2025	18.50	-2.1 %
HY 2026	18.11	

Loan-to-value

YE 2025	52.2 %	-7pp
HY 2026	45.2 %	

(1) NAV market value of real estate portfolio incl. right-use-of-.assets and assets held for sale based on the independent appraisal of Wüest Partner AG/CBRE AG.

Agenda

1. Value Creation and Performance Drivers

2. Overview of Peach Performance in HY 2026
   - Peach at a Glance
   - Operational
   - Financial Performance
   - Update on ESG
   - Overview of Financial Statement
   - Appendix

Continuous and transparent ESG reporting

Release
of Factsheet 2025:
July 2026

Affordable and sustainable living spaces

- **ESG Factsheet in accordance with the Global Reporting Initiative (GRI) standards**
- **Published in July 2026; available on https://www.peachproperty.com/en/news-en/sustainability-reports/**

Peach earned CDP B-rating

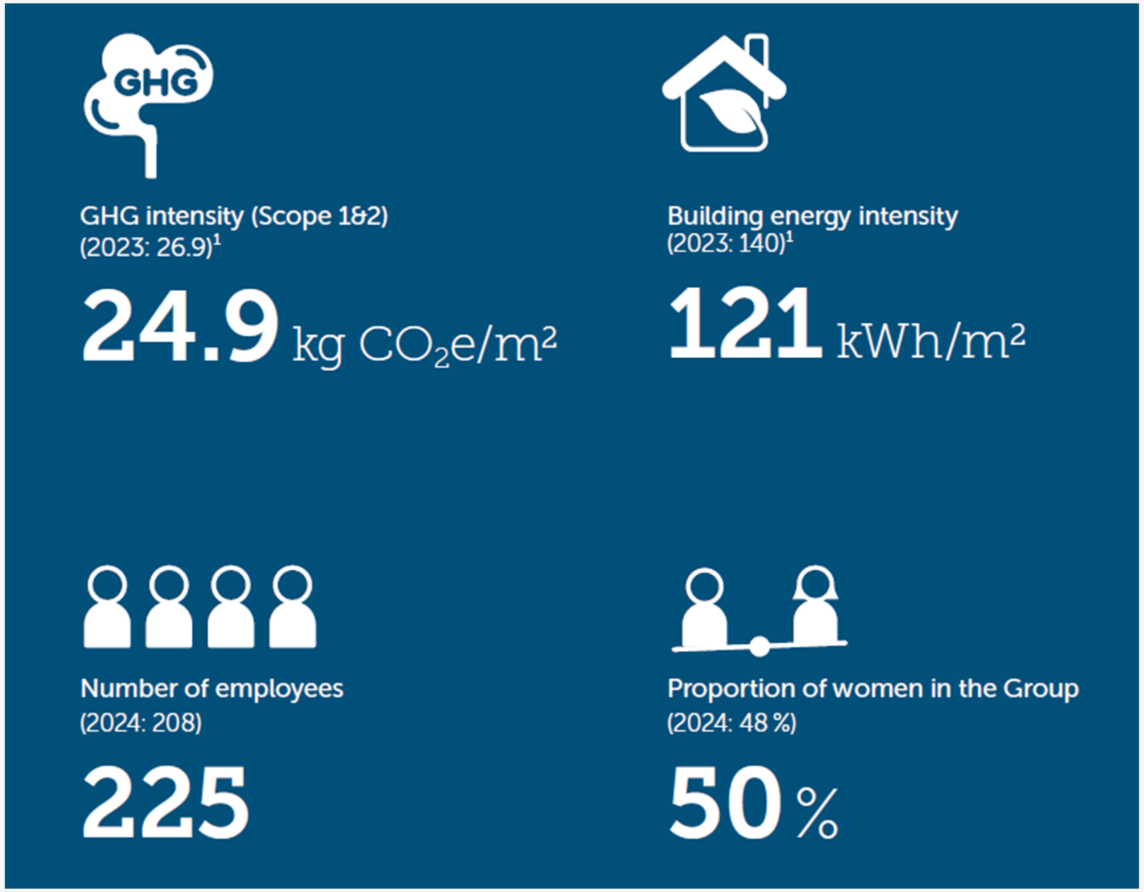
the highest rating category in CDP SME score in 2025

EPRA
sBPR
GOLD

CDP
Discloser
2025

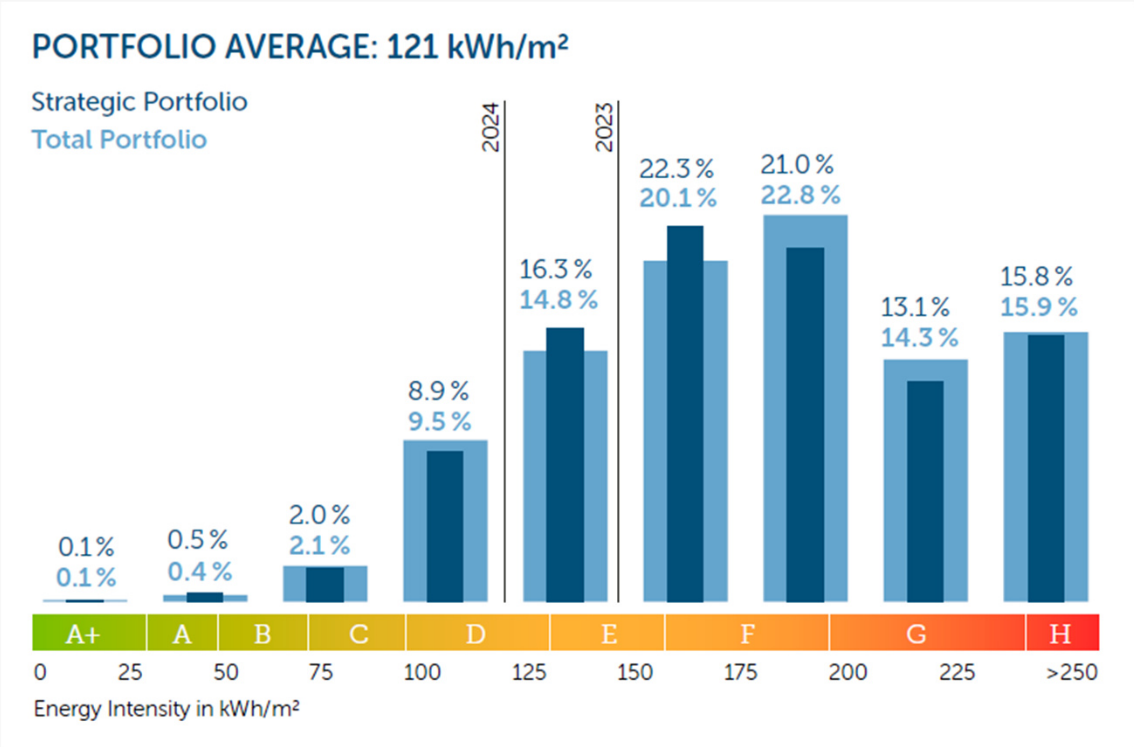
ESG Performance Highlights

Key environmental and social performance indicators demonstrating continuous progress.



- Our ESG performance improved across all key indicators in 2024
- Greenhouse gas intensity and building energy intensity both decreased, reflecting greater operational efficiency
- At the same time, our workforce grew to 225 employees while achieving an equal gender balance, with women representing 50 % of the Group

Portfolio Energy Performance



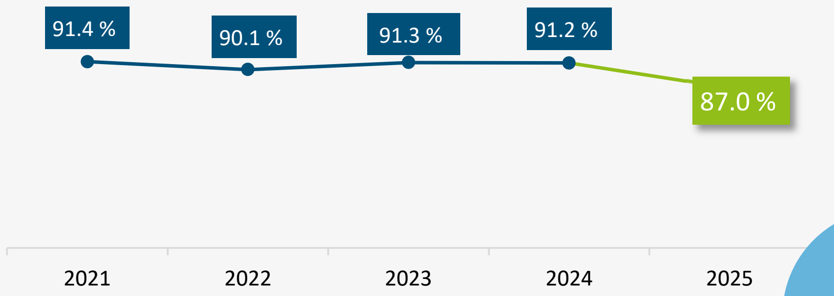
Comments

- 21 kWh/m² portfolio average energy intensity
- Limited comparability with 2023 due to the transition to AI-based data processing
- Improved data quality establishes a stronger basis for future ESG reporting

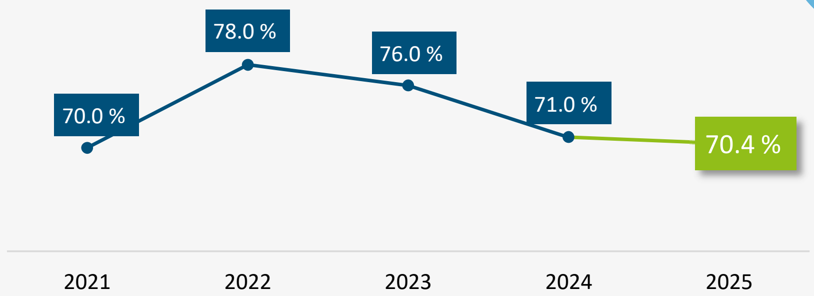
Tenant satisfaction

Decentral organization still achieves high satisfaction levels

“One-touch” rate



Tenant satisfaction



At a consistently high level

Tenant inquiries

Tenant tickets received
121 928

Tenant tickets solved
182 752 98.4 %

Peach Points
Time to resolve queries directly by Peach Points
19.4 h

Incl. externals
Time to resolve queries with involvement of our external service partners
69.8 h

Agenda

1. Value Creation and Performance Drivers

2. Overview of Peach Performance in HY 2026
   - Peach at a Glance
   - Operational
   - Financial Performance
   - Update on ESG
   - Overview of Financial Statement
   - Appendix

Consolidated statement of income (I/II)

Figures in € thousands	Jun 30, 2025	Jun 30, 2026	
Rental income	51 579	53 166	1
Valuation gains from investment properties	64 108	13 282	
Profit on disposal of investment properties	0	2 675	3
Income from development properties	18 396	31 241	2
Other operating income	1 423	1 764	
Operating income	**135 506**	**102 128**	
./. Expenses from letting of investment properties	-14 965	-11 713	
./. Valuation losses from investment properties	-66 621	-8 675	
./. Loss on disposal of investment properties	0	-5 765	3
./. Expenses from development properties	-18 335	-31 241	2
./. Impairment charge on development properties	0	0	
./. Personnel expenses	-9 077	-7 944	
./. Sales and marketing expenses	-502	-1 682	
./. Other operating expenses	-5 920	-5 759	
./. Loss on divestiture of real estate companies	101	283	
./. Depreciation and amortization	-684	-614	
Operating expenses	**-116 003**	**-73 110**	
EBIT	**19 503**	**29 018**	

Comments

1. Decrease of target rent but less lost income due to vacancy result in an increased rental income.

2. Income and expenses for development project Peninsula.

3. The net sales result of € -3.1m in HY 2026 already reflects a provision for the remaining onerous contract, with an expected loss of € 5.7m related to the signing of an asset deal covering ~2 000 units by year-end 2025.

Consolidated statement of income (II/II)

Figures in € thousands	Jun 30, 2025	Jun 30, 2026	
EBIT	**19 503**	**29 018**	
Financial income	2 993	3 524	
./. Financial expenses	-24 295	-29 677	1
EBT	**-1 799**	**2 865**	
./. Income taxes	-7 653	-6 433	2
Results after taxes	**-9 452**	**-3 568**	
attributable to Peach Property Group AG equity holders	*-9 585*	***-3 621***	
attributable to non-controlling interests	*133*	*53*	
Basic earnings per share for loss in €	**-0.26**	**-0.11**	
Diluted earnings per share for loss in €	**-0.26**	**-0.11**	

Comments

1 Increase in interest expenses results from a higher average interest rate for overall financing due to refinancing of secured loans in 2025 as well as bridge financing in April 2026.

2 In the first half of 2026, the Group generated a result before taxes of EUR 2 865 thousand. This was offset by a total income tax expense of EUR 6 433 thousand, comprising a current tax expense of EUR 1 393 thousand and a deferred tax expense of EUR 5 040 thousand.

Consolidated statement of financial position

Figures in € thousands	Jun 30, 2025	Jun 30, 2026	
Cash & cash equivalents	9 728	18 080	
Trade receivables	8 922	9 387	
Other receivables	20 250	22 527	
Current financial receivables	1 381	44 578	1
Restricted financial assets	0	0	
Contract assets	50 750	39 681	2
Development properties	30 806	4 605	2
Assets held for sale	14 360	68 645	
Total current assets	**136 197**	**207 503**	
Investment properties	1 922 296	1 737 684	
Advance payments for investment properties	67	0	
Equipment	4 135	3 465	
Intangible assets	905	878	
Financial assets	20 627	15 762	
Investment in associates	13	12	
Deferred tax assets	13 195	10 040	
Total non-current assets	**1 961 238**	**1 767 841**	
Total assets	**2 097 435**	**1 975 344**	

Comments

1. Current financial receivables include restricted bank accounts pledged.
2. Peninsula development project – reflects units under construction.

FFO per HY 2026

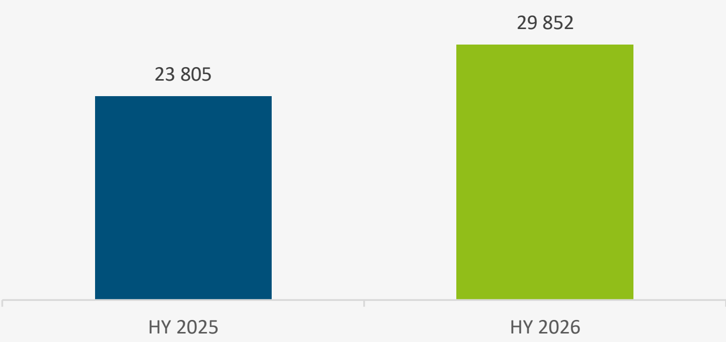
in € thousands	Jun 30, 2025	Jun 30, 2026	
EBITDA	-20 187	29 632	
Adjusted EBITDA	**23 805**	**29 852**	1
Interest expenses	-14 530	-19 558	2
Interest income impacting liquidity	403	18	
Financial income from dividends from shares in real estate companies	269	152	
Lease payments	-430	-428	
Current tax expenses	-120	-1 152	
FFO	**9 397**	**8 884**	
FFO per share in €	0.20	0.16	

Comments

1. Increase of adjusted EBITDA despite asset disposals due to improvement of operational performance.
2. Increase in interest expenses results from a higher average interest rate for overall financing due to refinancing of secured loans in 2025 as well as bridge financing in April 2026.

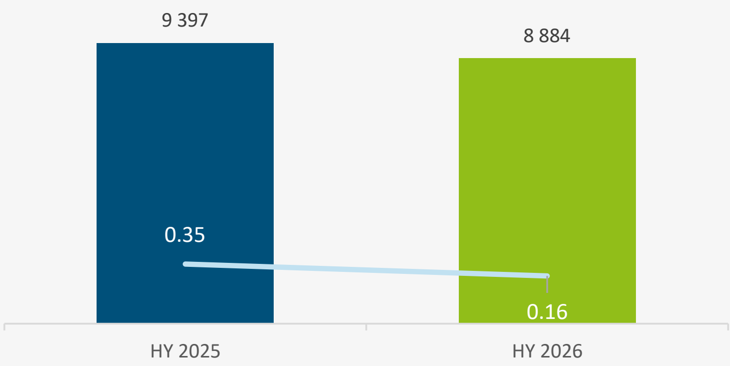
Adjusted EBITDA

in € thousands



FFO

in € thousands / in € per share

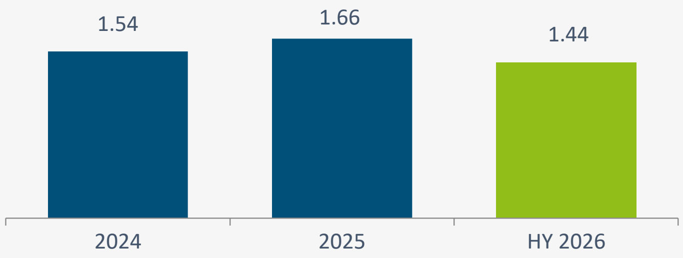


ICR & LTV per HY 2026

Calculation Interest coverage ratio

in € thousands	Dec 31, 2024	Dec 31, 2025	Jun 30, 2026
Operating result	-124 125	-3 669	29 018
Valuation result and depreciation	81 226	-478	-4 607
Result of disposals/divestitures	101 311	50 331	4 771
Non-cash expenses	1 487	1 320	41
One-off and extraordinary expenses	2 310	3 051	15
Adjusted operating result	**62 209**	**50 555**	**29 852**
Net interest expenses	**40 377**	**30 508**	**20 667**
ICR	**1.54**	**1.66**	**1.44**

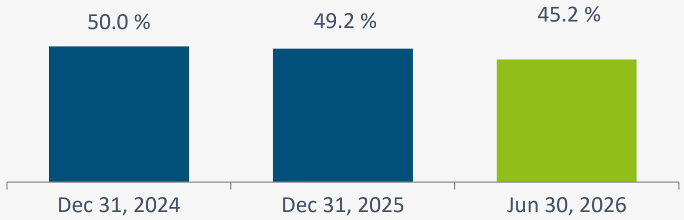
Interest coverage ratio



Calculation Loan-to-value ratio

in € thousands	Dec 31, 2024	Dec 31, 2025	Jun 30, 2026
Investment properties excl. right-of-use assets	1 918 487	1 975 815	1 831 012
Advance payments of investment properties	69	0	0
Development properties	33 740	22 975	0
Real estate portfolio	**1 932 313**	**1 998 790**	**1 831 695**
Secured financing	797 352	965 560	850 576
Non-secured financing	407 739	54 199	40 000
Cash	-220 779	-36 150	-18 080
Current financial receivables	-3 775	-361	-44 578
Net financing	**576 189**	**983 248**	**827 918**
LTV	**50.0 %**	**49.2 %**	**45.2 %**
Secured LTV	29.3 %	46.5 %	45.2 %

Loan-to-value ratio



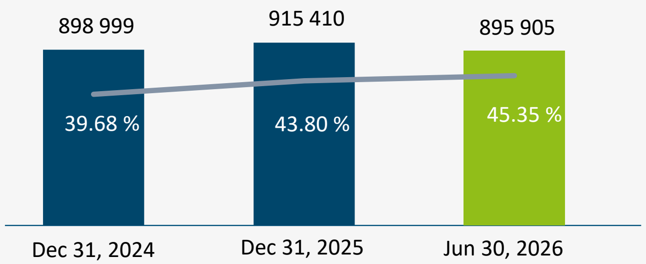
peach PROPERTY GROUP

Equity, share & key figures

in € thousands	Dec 31, 2025	Jun 30, 2026
IFRS equity	**915 410**	**895 905**
thereof hybrid capital	39 758	39 758
thereof non-controlling interest	19 205	19 258
Equity ratio IFRS	43.8 %	45.4 %
Number of shares	55 534 334	55 632 358
EPRA NRV per share in €	19.37	19.11
EPRA NTA per share in €	18.50	18.49

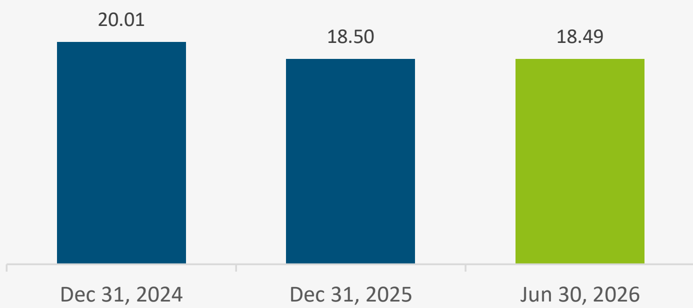
Equity ratio (IFRS)

in € thousands



EPRA NTA per share

in €



Comments

- Equity remained broadly stable, with no material changes compared to the previous reporting period

Appendix

Our Management

Executive Management

25+

Gerald Klinck
Chief Executive Officer, CFO responsibilities

CUREUS DEUTSCHE WOHNEN TLG IMMOBILIEN VONOVIA

15+

Stefanie Koch
Chief Operating Officer

DEUTSCHE WOHNEN RITTERWALD

Board of Directors

25+

Michael Zahn
Chairman of the Board

Cofinimmo DEUTSCHE WOHNEN HYSTAKE INVESTMENT PARTNERS weisenburger

25+

Urs Meister
Member of the Board

CAT HOLDING J.P.Morgan Salomon Brothers SwissLife Asset Managers

25+

Beat Frischknecht
Member of the Board

AHEAD bfw liegenschaften PRETIUM IMMOBILIEN SCHAFFEN WERTE

25+

Cyrill Schneuwly
Member of the Board

afiaa by Avadis mobilezone intershop CORESTATE Capital

25+

Alexander Hesse
Member of the Board

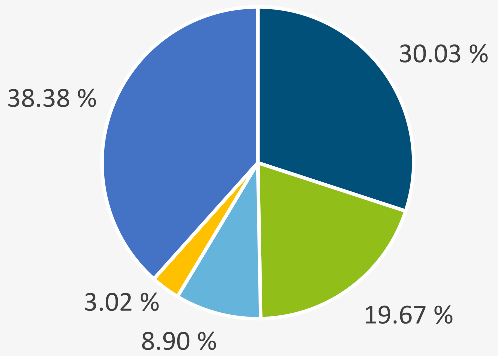
LONE STAR FUNDS

peach PROPERTY GROUP

Years of Experience

Share data

Significant shareholders as of Jun 30, 2026



(1) Based on the published disclosure notifications of significant shareholders (https://www.ser-ag.com/en/resources/notifications-market-participants/significant-shareholders.html?issuedBy=PEACHP#/).

Information on the share

	Dec 31, 2025	Jun 30, 2026
Share capital in CHF	**55 535 334**	**55 632 358**
Number of shares issued	**55 535 334**	**55 632 358**
Nominal value per share in CHF	**1.00**	**1.00**
Number of treasury shares	**501**	**501**
Number of outstanding shares	**55 534 833**	**55 632 859**

Key stock exchange data

Security no.: 11 853 036
ISIN: CH0118530366
Ticker symbol: PEAN | Bloomberg: PEAN:SW | Reuters: PEAN

	Dec 31, 2025	Jun 30, 2026
High in CHF	**8.58**	**6.72**
Low in CHF	**5.43**	**4.21**
Closing rate in CHF	**6.29**	**4.29**
Market capitalization (excluding treasury shares) in CHF	**349 314 200**	**238 662 816**
Average shares traded per day at SIX Swiss Exchange	**~ 40 000**	**~ 43 368**

Portfolio and Operations

- No clear sales strategy implemented and significant portion of the portfolio marketed for sale
- High vacancy of more than 10 %
- Low capex spending in previous years of EUR 10 per sqm p.a.
- Development project Peninsula with execution risk
- No portfolio strategy in place

Financials

- High LTV of almost 60 % (YE2023)
- >EUR 350m secured short-term debt
- >EUR 400m unsecured short-term debt
- Cancelled liquidity facility of EUR 30m
- Debt on development project Peninsula of around EUR 100m without relevant NOI contribution

2024 Initial Situation 2025

Capital markets and valuation

- High discount to NTA
- Poor Fitch‘s credit rating at CCC+
- Aggressive valuation with 19.7x multiple (YE2023)

Key challenges

- Major upcoming refinancings
- Operational inefficiencies
- No trust in Peach from domestic debt and capital markets
- Unstable governance and management team

2025 Current Situation 2026

Portfolio and Operations

- Significant spending on Tenant Improvements creating top-line growth
- L-f-l rent growth of 3.8 % p.a. in two years
- Vacancy down to 5.2 %, strategic portfolio 3.8 %
- Development project Peninsula will be handed over to the owners at year end
- LOI for sale of last yielding properties in Zurich signed
- Sale of >2 000 units; deleveraging of EUR 65m plus > EUR 40m cash
- Sale of >5 000 units; deleveraging of EUR 185m plus EUR 120m cash

Financials

- Lower LTV of 49 %
- New secured loan facility with 5y maturity of EUR 410m
- Repayment of unsecured debt of EUR 370m
- Signed Capex facility of EUR 30m
- Extension of secured facilities with 5/7y maturities of EUR 220m
- New secured facility with 5y maturity of EUR 120m in domestic debt market

Capital markets and valuation

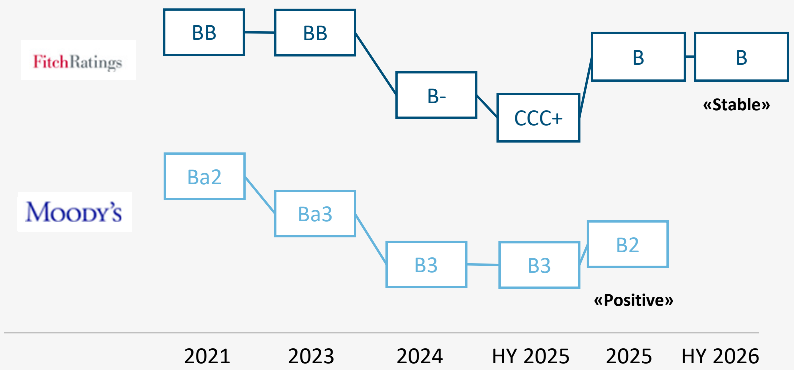
- Recovered Moody's credit rating at B
- Valuation confirmed by CBRE with 16.3x multiple
- Despite sales; FFO EUR 17.7m almost at same level than last year

Key challenges

- Regained trust in domestic debt markets
- Resolved refinancing situation
- Stable and professional board of directors and management team
- Centralised key operational processes in Berlin
- Release of Peach Points in Helmstedt, Heidenheim and Kaiserslautern

Capital market development

Credit ratings (Corporate Rating)



Recent capital market transactions

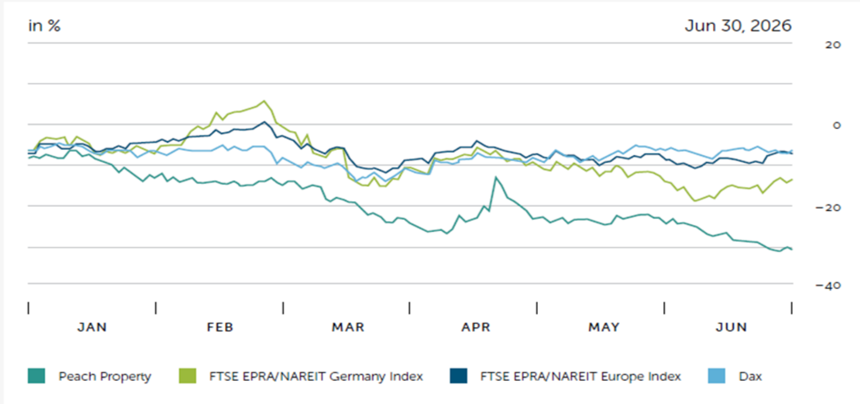
May 2026	Full repayment of convertible bond and majority closing of asset deal
Jun 2026	General Meeting resolves to increase conditional capital and approves all other proposals
Mar 2026	Tender offer for convertible bond maturing in May 2026 successfully completed
Dec 2025	Sale of around 2,000 units from non-strategic portfolio
Nov 2025	Successful completion of eurobond repayment
Sep 2025	Extension of €203m financing secured
Sep 2025	Early partial repayment of approx. €73m of bond
Aug 2025	Secured financing of € 410m; € 100m free liquidity to partial refinance bond
Jul 2025	Ordinary capital increase of € 52m by issuing 10m new registered shares
Jun 2025	Secured financing of € 120m; € 85m free liquidity to partial refinance bond
Jan 2025	Tender offer on 4.375 % senior notes due November 2025 successful of an amount of € 127.1 million

Equity analyst coverage

07.10.2025	Kepler Cheuvreux	Buy PT CHF 8.40
01.09.2025	Warburg Research	Buy PT CHF 8.70
20.04.2026	Research Partners AG	Buy PT CHF 7.60

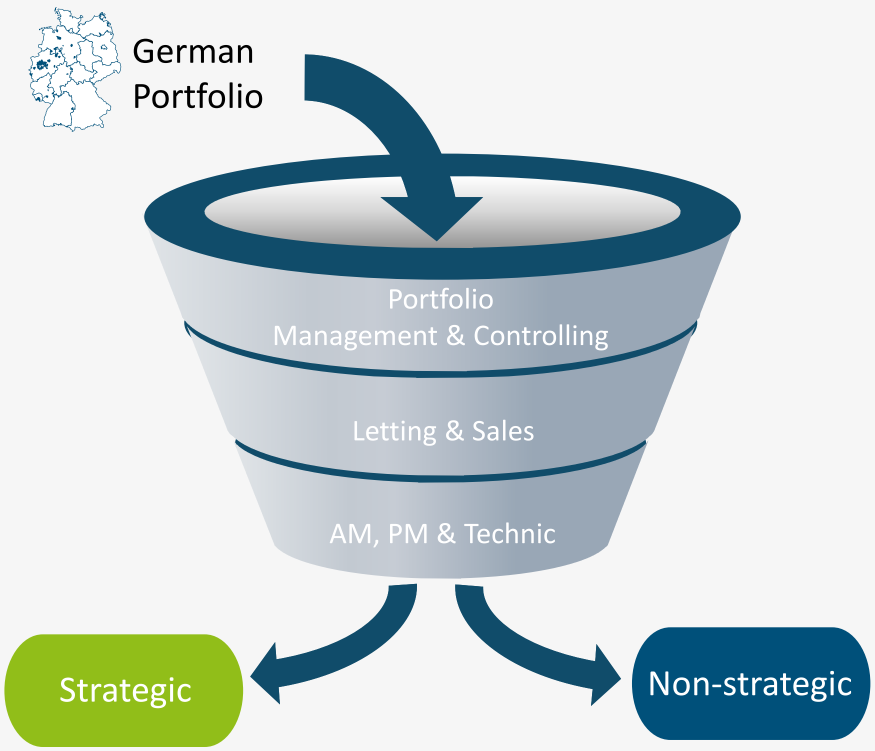
Source: Company website, Company reports, Factset as of September 10, 2026

Index price performance



Our portfolio strategy

Focus on strategic assets to create EBITDA growth



Defining the Non-Strategic bucket…

Selection Criteria

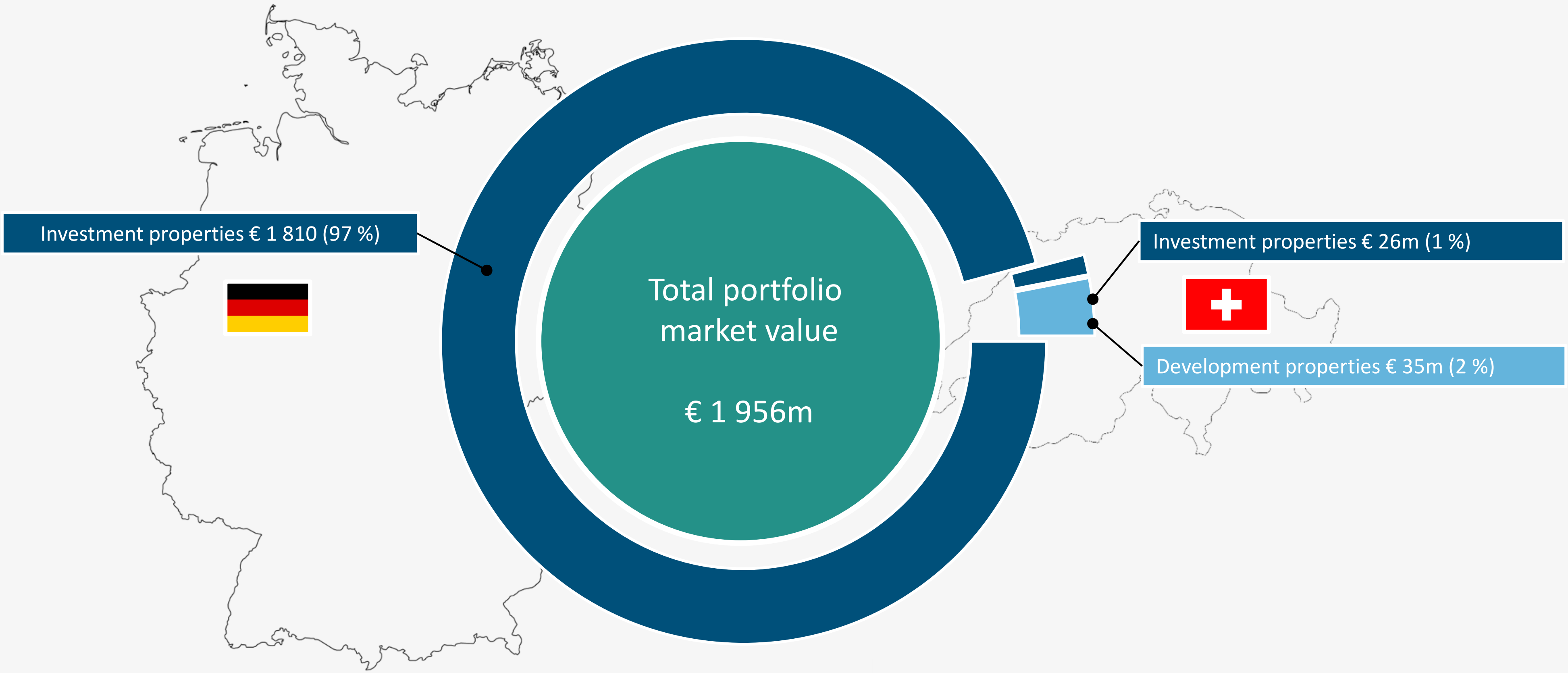
- Small assets (<75 residential units)
- Distance to next Peach Point (>40 km)
- High vacancy
- Low rental upside
- Capex backlog
- Privatization potential (declaration of division)

1. **Condominiums & detached houses**
2. **Small & scattered locations**
3. **Low performer in core regions**
4. **Notarized**

…to focus on EBITDA improvement of strategic portfolio through…

- Rent increases
- Vacancy reduction
- Increasing efficiency in property management
- ESG measurements to increase energy efficiency and rent levels
- Preparation for opportunistic sales and acquisitions in these areas

Portfolio structure as of Jun 30, 2026



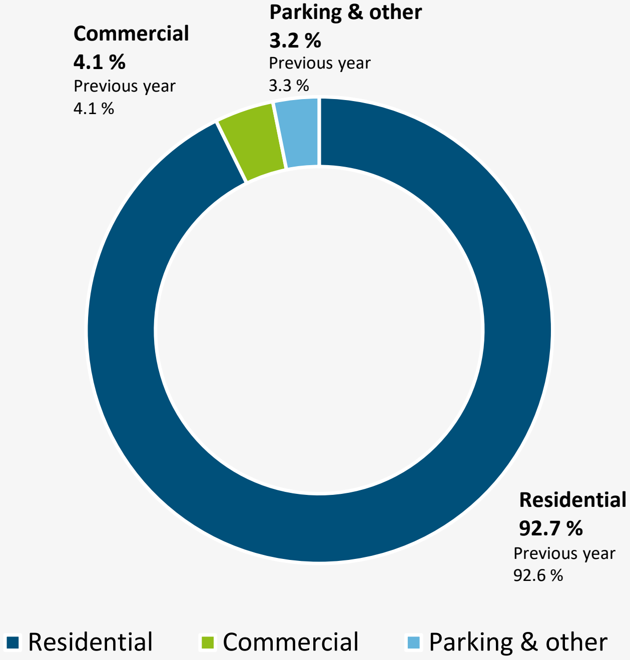
Market values determined by Wüest Partner AG as of Jun 30, 2024, excluding right-of-use assets

Maps: © Vempas.com

Portfolio fully focused on residential space

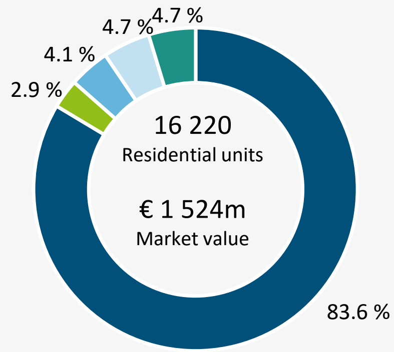
Rental income by use category as of Jun 30, 2026

In % of total rental income before collection loss

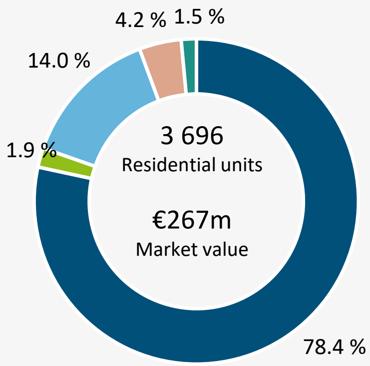


Breakdown of residential units by federal state as of Jun 30, 2026

In % of total units



Strategic portfolio



Non-strategic portfolio

- Hesse
- North Rhine-Westphalia
- Rhineland-Palatinate
- Lower Saxony
- Bremen
- Other locations

Typical properties in Peach’s portfolio






Affordable German residential properties in carefully selected B-cities

Milestones 2025

Successful implementation of balance sheet transformation

March | June | September | December

March 2025

Stefanie Koch appointed to COO of Peach Property Group

March 2025

€ 55m SSD Promissory Payback (complete)

May 2025

AGM
Positive voting on new shares

July 2025

CHF 50m / EUR 52m Capital Increase successfully completed

August 2025

€ 120m payout secured loan (German Bank)
~€ 90m free liquidity to partial refinance bond

27 August 2025

Publication HY Results

September 2025

€ 203m secured loan extension based on signed term sheet to extend loan by up to 7 years

September/October 2025

€ 410m payout secured loan (Castlelake)
~€ 80m free liquidity to partial refinance bond

31 October 2025

Repayment of outstanding Bond amount ~€ 173m

December 2025

Signing of portfolio deal of ~2 000 assets

Peach Points – our regional tenant shops

10 Peach Points at all major Peach locations

Cornerstone of direct **dialogue** with our **tenants**

Central point of contact for rental and administrative matters

Within **walking distance** for **80 %** of our **tenants**

Development project in CH «Peninsula Wädenswil»

57 condominiums in 5 buildings
Total sales volume expected CHF 130-140m

Sales status as of June 30, 2026



- Sales volume expected CHF 130-140m
- Notarized units represent **96.5 % of expected sales volume**
- All residential and all commercial units had been notarized
- Several Parking spaces and storage units are left for sale

Construction status as of June 30, 2026



- **Stage of completion: 86.3** % (Dec 31, 2025: 81.5 %).
- Construction funded by construction loan and prepayments from buyers of condominiums
- Handover of apartments is ongoing; completion expected beginning of 2027

Peach Property in the German media landscape

Proactive dialog with the media

cash

Peach Property steigert bereinigtes operatives Ergebnis im ersten Halbjahr

Die Peach Property Group hat im ersten Halbjahr 2026 laut vorläufigen Zahlen die Mieteinnahmen auf vergleichbarer Basis gesteigert und das operative Ergebnis verbessert.

31. August 2026

BOND GUIDE
Das Portal für Unternehmensanleihen & more

Peach Property macht sich schlanker

Die Peach Property verbessert ihre operative Performance und baut Schulden ab. Gleichzeitig prüfe der Immobilienkonzern strategische Optionen.

01. September 2026

FINANCE

So meisterte Peach Property die Refinanzierungskrise

Auf Wachstum folgte der Zinswende-Schock – plötzlich mussten 400 Millionen Euro in 16 Monaten refinanziert werden. Wie das dem Immobilienkonzern Peach Property gelungen ist, berichtet CFO Gerald Klinck.

12. November 2025

IMMOBILIEN ZEITUNG
FACHZEITUNG FÜR DIE IMMOBILIENWIRTSCHAFT

Peach steigert Mieten

Wohn-AG. Peach Property plant für 2026 stärkere Mietsteigerungen. Nach +3,1% stehen dieses Jahr bis zu +4% an.

05. März 2026

FINANZ und WIRTSCHAFT

Peach Property steigert bereinigtes operatives Ergebnis

Die Immobiliengruppe steigert im ersten Halbjahr die Mieteinnahmen. Die Leerstandsquote sinkt von 6,3 auf 3,3%.

01. September 2026

FINANZ und WIRTSCHAFT

Peach Property beantragt Kapitalerhöhung und Aktienrückkauf

Das bedingte Kapital soll um rund 5,16 Mio. auf insgesamt knapp 11 Mio. neue Aktien erhöht werden. Zusätzlich soll ein Aktienrückkaufprogramm im Umfang von bis zu 20 Mio. Fr. genehmigt werden.

06. Mai 2026

Investors, Analysts and Media

Gerald Klinck, Chief Executive Officer

+41 44 485 50 31
investors@peachproperty.com