

MEDIA RELEASE

Ad hoc announcement pursuant to article 16 listing rules of BX Swiss

Zurich, 8 February 2024

SenioResidenz AG concludes new lease agreement with Leukerbad Clinic AG

SenioResidenz AG (BX Swiss AG: SENIO) has concluded a new, long-term lease agreement with Leukerbad Clinic AG for the clinic property at Willy-Spühlerstrasse 2 in Leukerbad. The new contract will again run until 2038 and includes an annual base rent of CHF 1.44 million as well as a potential revenue rent, which is based on the revenues of Leukerbad Clinic AG above a certain annual level of the revenues. The new lease agreement was concluded with retroactive effect as of 1 May 2023.

With this agreement, which was concluded between the two parties, and also involved the administrator regarding the restructuring of Leukerbad Clinic AG, the moratorium proceedings of the tenant could be terminated by yesterday's decision of the court. The new lease agreement enables SenioResidenz AG to secure the long-term rental of its property while at the same time the clinic's operations in the region for patients and employees can be maintained.

Preliminary, unaudited results for fiscal year 2023

The expected rental income based on the new lease contract for the Leukerbad property had an influence on the discounted cash flow valuation of the independent property valuer Wüest Partner AG in the 2023 financial statements. Compared to the Half-Year 2023 valuation, the property in Leukerbad was devalued by CHF 12.9 million, which is within the range already communicated by the Company in November 2023. The total value of the real estate portfolio is, according to preliminary and unaudited results CHF 240.6 million as of 31 December 2023 (2022: CHF 228.4 million). Rental income in 2023 was at CHF 10.8 million (2022: CHF 10.9 million). The valuation of the entire real estate portfolio by Wüest Partner AG led to a result from revaluation of CHF -22.0 million (2022: CHF -2.4 million), which aside from the Leukerbad property devaluation is mainly due to an increase in the discount rates for the existing investment properties due to the higher interest rate environment. The Company expects earnings including effects from revaluation of real estate investments to be at CHF -12.9 million for fiscal year 2023 (2022: Earnings including revaluation CHF 3.1 million). The earnings excluding effects from revaluation of real estate investments is expected to amount to CHF 4.9 million (2022: CHF 5.0 million). Based on earnings per share, this results in an expected loss per share including effects from revaluation of real estate investments of CHF -5.05 and earnings per share excluding revaluation effects of CHF 1.90 (2022: earnings of CHF 1.23 including revaluation and CHF 1.97 excluding revaluation effects). The net asset value per share is expected to be CHF 45.94 as at 31 December 2023.

SenioResidenz AG will publish its Annual Report 2023 and further details to the annual results 2023 on 23 February 2024.

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Important dates 2024:

23 February 2024	Publication annual results and Annual Report 2023
27 March 2024	Annual General Meeting 2024

SenioResidenz AG

SenioResidenz AG is active in the real estate sector with its registered office in Zurich. SenioResidenz AG activities are focused on investments in selected properties which are primarily for seniors' living and care facilities. This includes apartments for the elderly, properties that enable assisted, self-determined, senior-friendly living and housing, as well as retirement and nursing homes, clinics and medical centers. As a secondary strategy, the Company may also invest in other types of non-permanent housing, such as furnished and unfurnished student apartments, business apartments and/or staff apartments and houses. The Company's registered shares are listed on the BX Swiss AG: Ticker SENIO, Valor 38462993, ISIN CH0384629934. www.senio.ch

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