

MEDIA RELEASE

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

Zurich, 26 July 2023

SenioResidenz AG publishes preliminary results for the first half year 2023

SenioResidenz AG (BX Swiss AG: SENIO) publishes preliminary, unaudited results for the first half year 2023 today. The portfolio of investment properties and the future earnings base were further strengthened in the first half of 2023 by the successful acquisition of an existing property in Salmsach/TG in the area of senior residences / care centres, final investments in the project "DOMUM Saline II" in Bad Zurzach/AG and the completion of the new construction project "Croix Blanche" in Aigle/VD. "Leuenegg", another new construction project in Oberdiessbach/BE, is also progressing according to plan and the 24 senior-friendly residential units will be ready for occupation by August 2023. With the expansion of the portfolio and the completion of the new construction projects mentioned above, the company expects a significant contribution to total rental income in the second half of 2023. In the long-term, the annual target rental income of the four properties mentioned will amount to approximately CHF 2 million after their completion and the expiry of a graduated rent.

The total value of the real estate portfolio as at 30 June 2023 increased to CHF 258.3 million, mainly as a result of the investments and acquisitions (31.12.2022: CHF 228.4 million). Rental income for the first half year 2023 amounted to CHF 5.7 million (H1 2022: CHF 5.3 million). The market valuation of the real estate portfolio by the independent evaluator Wüest Partner AG led to a result from revaluation of CHF -3.4 million (H1 2022: CHF 0.1 million). The revaluation effect is due, on the one hand, to an increase in the discount rates for the existing investment properties as a result of the higher interest rate environment, and, on the other hand, to operations-specific investment requirements in the long-term planning of the properties in Leukerbad and Richterswil. The operating income before interest and taxes (EBIT) for the first half of 2023 is expected to be at a profit of CHF 0.9 million (H1 2022: CHF 3.3 million). Earnings including effects from revaluation of real estate investments is expected at CHF 0.3 million (H1 2022: CHF 2.4 million), and earnings excluding effects from revaluation of real estate investments at CHF 3.1 million (H1 2022: CHF 2.3 million). The net asset value per listed registered share stood at CHF 48.82 as at 30 June 2023 (31.12.2022: CHF 50.60) and reflects the par value repayment of CHF 1.90 and the expected profit contribution of the first half year 2023.

SenioResidenz AG will publish the half-year report 2023 and further details to the half-year results 2023 on 18 August 2023.

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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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