

MEDIA RELEASE

Ad hoc announcement

Zurich, 28 July 2022

SenioResidenz AG publishes preliminary results for the first half-year 2022

SenioResidenz AG (BX Swiss AG: SENIO) achieved again a good result for the first half-year 2022 period, according to preliminary, unaudited results. The real estate portfolio increased to CHF 226.7 million (31.12.2021: CHF 213.9 million), mainly due to the acquisition of a new construction project in Aigle/VD with 26 apartments (including 13 protected apartments for people with disabilities or age-related limitations) and investment activities in the new construction project in Oberdiessbach.

Rental income increased by 11% to CHF 5.3 million in the reporting period (H1 2021: CHF 4.8 million). The market valuation of the real estate portfolio led to a revaluation gain of CHF 0.1 million (H1 2021: CHF 0.2 million). According to preliminary results, the operating income before interest and taxes (EBIT) increased by 18% to CHF 3.3 million (H1 2021: CHF 2.8 million). Earnings including effects from revaluation of real estate investments was approximately CHF 2.4 million (H1 2021: CHF 2.0 million) and earnings excluding effects from revaluation reached CHF 2.3 million (H1 2021: CHF 1.9 million), representing earnings increases of 18% and 24%, respectively. On an earnings per share basis¹, the higher number of shares as a result of the capital increase in September 2021 results in expected earnings per share including revaluation gains of CHF 0.93 and excluding revaluation gains of CHF 0.90 (H1 2021: CHF 1.06 including revaluation gains and CHF 0.97 excluding revaluation gains).

The Company will publish its Semi-Annual Report 2022 including further details on the 2022 half-year results on 18 August 2022.

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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

¹ As a result of the capital increase in September 2021 to continue implementing the company's growth strategy, the average number of shares outstanding in the first half-year 2022 amounts to 2,555,472 (H1 2021: 1,916,604) registered shares.