

Media release, 31 July 2025

Ad hoc announcement pursuant to Art. 53 LR

NOVAVEST Real Estate AG expects significantly higher earnings for the first half year 2025 and publishes early, preliminary results

Novavest Real Estate AG («NOVAVEST» or «the Company»; SIX Swiss Exchange: NREN) achieved significantly higher earnings for the first half of 2025, according to preliminary, unaudited results. In order to optimise the portfolio, the Company sold five smaller properties at a profit during the reporting period. As at 30 June 2025, the value of the real estate portfolio amounted to CHF 1,004.2 million, with an increased share from residential use of 60% of total target rental income (31.12.2024: CHF 1,038.5 million; 59%).

Rental income increased by 1% compared to the previous year period and amounted to CHF 21.2 million (combined NOVAVEST/SenioResidenz portfolio H1 2024 pro forma¹: CHF 20.9 million). The market valuation of the real estate portfolio by the independent valuer Wüest Partner AG resulted in a revaluation gain of CHF 4.1 million (H1 2024 pro forma: CHF -2.4 million). Operating profit before interest and taxes (EBIT) amounted to CHF 21.5 million in the first half of 2025 (H1 2024 pro forma: CHF 11.7 million). Earnings including revaluations are expected to reach CHF 16.0 million for the reporting period 2025 (H1 2024 pro forma: CHF 6.4 million). Earnings excluding revaluation gains amounts to CHF 12.7 million (H1 2024 pro forma: CHF 8.4 million). Based on earnings per share, this results in expected earnings per share including revaluation gains of CHF 1.58 and excluding revaluation gains of CHF 1.25 (H1 2024 pro forma: CHF 0.63 including and CHF 0.82 excluding revaluation gains). The net asset value as at 30 June 2025 is at CHF 41.79 (31.12.2024: CHF 41.61).

Additional details on the half-year results as well as the half-year report 2025 will be published on 20 August 2025.

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NOVAVEST Real Estate AG

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NOVAVEST Real Estate AG is a Swiss real estate company based in Zurich. It focuses its activities on the management and development of properties used exclusively for residential purposes (rental apartments) and living space for the elderly generation (senior residences, care facilities), and properties for office and commercial use as well as new building projects in all these segments. The share of rental income from residential use shall strategically account for at least 50% of total target rental income. The real estate portfolio comprises properties throughout Switzerland that are, in terms of purely residential properties, located in cities or conurbation areas and/or with good public transport links and easy access by private motor vehicles. For senior residences and care facilities, the properties can be located either in urban or in rural regions of Switzerland. The registered shares of the company are listed on the SIX Swiss Exchange (Ticker NREN, Valor 21218624, ISIN CH0212186248).

¹ In accordance with Swiss GAAP FER, the half-year financial statements for the previous year 2024 only include the income/expenses of stand-alone NOVAVEST (merger with SenioResidenz took place on 14 June 2024, with the accounting integration of the former SenioResidenz as at 30 June 2024). For reasons of comparability and transparency, the pro forma results (including SenioResidenz properties) reported in detail in the 2024 half-year report are therefore used for the comparative figures regarding H1 2024. The complete pro forma half-year results for 2024 are published in the media release dated 21 August 2024, which is available on the company's website (Press releases – Year 2024): https://www.novavest.ch/en/media/?section=media_press-releases

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