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Media Release

Zug, 02 August 2021

Varia Europe Properties AG announces 2020-year results

- **Total Income of EUR 1.95 million**
- **EBITDA of EUR 1.25 million**
- **Net Profit for the year of EUR 1.35 million**
- **Portfolio value of EUR 41.08 million**
- **NAV/share growth to EUR 1.52 (2019: EUR 1.49)**
- **Earnings per share of EUR 0.0473 (2019: 0.0435)**

2020 has been a challenging year with the pandemic disruption. Although a great deal of uncertainty still remains from the pandemic, Varia Europe's portfolio consistently demonstrated strong resilience with minimal impact on its strategy. Overall, the full-year results are in line with the objectives and underline the effectiveness of Varia Europe's Strategy.

Performance

In 2020, Varia Europe recorded a total revenue of EUR 1.95m (EUR 0.76m total revenue in 2019) mainly driven by the unrealized gain on the underlying portfolio. Operating expenses increased from EUR 0.34m in 2019 to EUR 0.57m in 2020. EBITDA is up to EUR 1.25m in 2020 and the Company net profit for the year stood at EUR 1.35m. This is mainly related to the Company optimization of cash flows structure between Varia Europe and its underlying investments.

Total shareholders' equity moved from EUR 42.4 million in 2019 to EUR 43.4 million in 2020. NAV increased to EUR 1.52/share from EUR 1.49/share.

Portfolio and outlook

As of 31 December 2020, the portfolio consisted of 22 lines of investment with a fair value of EUR 41.08 million. Spain remains the larger allocation in the portfolio at 70%, while the income component of the portfolio slightly increased to 42%.

For 2021, new markets and strategies will be added in the portfolio. Irish Residential strategy has been consolidated through 2020 and will continue to increase in 2021. In Spain, PRS (Private Rental Sector) strategy keeps being implemented at a steady pace, with a long-term view, as the younger generations tend more and more to rent rather than to buy their apartments. The Covid-19 situation helped uncovering off-market opportunistic investments with strong performance potential, such as student housing and hospitality sectors. As we publish this media release, a new strategy has been implemented in Denmark with the allocation of Varia Europe capital into a value-added residential portfolio.



Annual General Meeting:

The Board of Directors has decided to organize the Shareholders' Meeting on 24 August 2021.

The media release and the 2020 annual report are available on the website of Varia Europe at <https://www.variaeuropeproperties.com/investor-relations/financial-statements/>

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About Varia Europe Properties AG

Varia Europe Properties AG is a Swiss based company tailoring investment strategies to the European real estate market. Our Ambition is to maintain best in class asset allocation by creating a diversified portfolio of real estate and real estate backed opportunities which are expected to provide steady capital value growth and income potential. We have a purely bottom-up approach to project selection.

More information: <http://www.variaeuropeproperties.com>

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