



THIS COMMUNICATION IS NOT FOR DISTRIBUTION IN THE UNITED STATES, CANADA, AUSTRALIA OR JAPAN. THIS COMMUNICATION DOES NOT CONSTITUTE AN OFFER TO SELL, OR THE SOLICITATION OF AN OFFER TO BUY, SECURITIES IN ANY JURISDICTION.

Media Release

Ad hoc announcement pursuant to clause 16 LR

Zug, 11 July 2022

Publication of Annual results 2021 to occur by mid-August 2022

Varia Europe Properties AG (“Varia Europe”) announces that the company will publish its annual financial statements 2021 by mid-August 2022 at the latest. As a company listed on BX Swiss, Varia Europe is required to publish its annual results within 6 months after the end of the financial year. As a consequence, the Annual General Meeting of shareholders is also delayed and will be held within a month after publication.

These delays are linked to the fact that the audit opinion of the underlying entities owned by Varia Europe will only be received mid-July 2022, making it therefore impossible to publish its accounts in the required calendar.

Varia Europe Properties AG has lodged an exemption request with BX Swiss regarding the publication of the financial statements.

Contact information

Taner Alicehic

Phone: +41 22 552 40 30

E-mail: info@variaeuropereproperties.com

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.variaeuropereproperties.com>

Disclaimer

This communication expressly or implicitly contains certain forward-looking statements concerning Varia Europe Properties AG and its business. Such statements involve certain known and unknown risks, uncertainties and other factors, which could cause the actual results, financial condition, performance or achievements of Varia Europe Properties AG to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Varia Europe Properties AG is providing this communication as of this date and does not undertake to update any forward-looking statements contained herein as a result of new information, future events or otherwise.

This communication constitutes neither an offer to sell nor a solicitation to buy securities of the Company and it does not constitute a prospectus within the meaning of articles 652a, 752 and/or 1156 of the Swiss Code of Obligations or a listing prospectus within the meaning of the listing rules of the BX Swiss AG. The Offering will be made solely by means of, and on the basis of, a securities prospectus. An investment decision regarding the securities of the Company should only be made on the basis of the securities



prospectus. The securities prospectus is available free of charge at Varia Europe Properties AG, Gubelstrasse 19, 6300 Zug, Switzerland (email: info@variaeuropeproperties.com).

This communication is being distributed only to, and is directed only at (i) persons outside the United Kingdom, (ii) persons who have professional experience in matters relating to investments falling within article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order") or (iii) high net worth entities, and other persons to whom it may otherwise lawfully be communicated, falling within Article 49(2) of the Order (all such persons together being referred to as "Relevant Persons"). Any investment or investment activity to which this communication relates is available only to Relevant Persons and will be engaged in only with Relevant Persons. Any person who is not a Relevant Person must not act or rely on this communication or any of its contents. This communication does not constitute an "offer of securities to the public" within the meaning of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market ("Prospectus Regulation") of the securities referred to in it in any member state of the European Economic Area (the "EEA").

The securities referred to herein have not been and will not be registered under the US Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States or to US persons (as such term is defined in Regulation S under the Securities Act) unless the securities are registered under the Securities Act, or an exemption from the registration requirements of the Securities Act is available. The issuer of the securities has not registered, and does not intend to register, any portion of the securities in the United States, and does not intend to conduct any offering of securities in the United States or to US persons.

This communication is not for distribution in the United States, Canada, Australia or Japan. This communication does not constitute an offer to sell, or the solicitation of an offer to buy, securities in any jurisdiction.