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Media release

Zug, 2 October 2020

Varia US Properties AG provides business update – intention to increase share capital to exploit further growth opportunities

- **Continuous successful monthly rent collection rate despite COVID-19 – in September, the Company collected 97.6% of the income budgeted for the month and 101.4% of the collected income for the month of March 2020 (the benchmark)**
- **Varia plans to increase its share capital in the near future to benefit from current favorable market conditions and to further enhance its portfolio**
- **For the business year 2020, the Company intends to distribute a dividend at minima in line with the distribution made for the year 2019**

Varia US Properties AG announced today a successful rent collection rate for September 2020: The collected rent for the month of September was 97.6% of the budgeted income and 101.4% of the March collection (March is currently used as benchmark during this particular time period).

Capital increase planned in the near future – further enhancement of the promising portfolio

According to the shareholders' approval at the Annual General Meeting on 26 June 2020, the Company intends to offer newly issued shares based on Article 2.3 of the Articles of Association of the Company, which authorizes the Board of Directors to increase the share capital at any time until June 26, 2022, by issuance of a maximum of 2,250,000 registered shares at market price.

Patrick Richard, Delegate of the Board of Directors of Varia, said: "The US multifamily sector has been resilient during the COVID-19 pandemic and we believe it offers favorable underwriting conditions. Varia plans to further benefit from the attractive market opportunities currently present on growing suburban markets in the US and from the low interest rate environment. We believe that Varia continues to offer solid return prospects to our existing as well as our new shareholders".

2020 dividend on the same level as for the business year 2019

Despite a challenging environment, the strong rent collection for the first 9 months of 2020 provides comfort for the Company to target a dividend for 2020 at least equal to 2019 (CHF

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2.60 per existing share). As for the business year 2019, the targeted dividend for 2020 will be paid out in quarterly instalments with a true-up to be paid after the 2021 General Assembly. The next fixed dividend payment of CHF 0.50 per share will be paid out on 12 November 2020.

Financial calendar

3 rd quarter 2020 update	10 November 2020
Full-year 2020 results	30 March 2021
Annual General Meeting	29 April 2021

Contact information

Juerg Staehelin, IRF

Phone: +41 43 244 81 51, E-mail: investors@variausproperties.com

About Varia US Properties AG

Varia US Properties AG is a Swiss based real estate company exclusively investing in U.S. multifamily housing with a main focus on secondary and tertiary markets. Established in 2015, the Company acquires, holds, transitions and repositions properties in the boundaries of metropolitan regions of the U.S. in order to secure rental income and value growth. More information: www.variausproperties.com

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