

Media release

Ad hoc announcement pursuant to Art 53. LR

Zug, 10 December 2021

Varia US Properties raises its dividend recommendation and intends to propose a distribution of CHF 3.00 per share based on full-year 2021 results

The Board of Directors of Varia US Properties decided during its last meeting to recommend an increase of the annual distribution per share to CHF 3.00. Therefore, the Board will recommend a true-up of CHF 1.00 per share to the next shareholder meeting in April 2022 that will be paid on top of the four times 50 centimes installement paid since the last shareholder meeting. The dividend payment of CHF 3.00 per share is equivalent to year-on-year growth of 11.1%.

The Board's decision is based on the positive results of the Company during the first ten months of this year and the successful rotation of the portfolio. In the course of 2021, Varia acquired 8 new assets for a total investment over USD 385 million, representing additional 2,500 units. The bond raised in early October was fully invested. One additional acquisition is expected until year end.

The Company also strategically disposed of 10 assets, representing 1,150 units and 16% of the portfolio for a sale price of USD 148 million. All sale proceeds were reinvested into the Company. Blended gross IRR on these disposed assets equals 30% and gross multiple 2.46.

In the months and years to come, Varia US intends to maintain its high level of distributions composed of cash from operations as well as of partial sale proceeds. The remaining sale proceeds will continuously be reinvested in the portfolio further supporting the organic growth of Varia US.

Manuel Leuthold, Chairman of the Board of Directors of Varia US Properties, said: "We are very satisfied with the ongoing strong business development of Varia US. Our strategy based on long-term trends in the US real estate market is working very well and paying off in creating value in the existing portfolio and the assets we recently purchased. Our strong long-term economic return forms the basis for our generation of capital, in which we want our shareholders to participate."



Key dates

Next fixed dividend payments	February 11, 2022
Full-year results 2021	March 30, 2022
Annual General Meeting	April 29, 2022

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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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