



Media release

Zug, 4 July 2023

Varia US Properties: Sale of non-strategic units generates USD 200 million in Q2 2023

Varia US Properties (Varia) today announced that it has successfully sold in total eight non-strategic properties in the course of Q2 2023. Despite ongoing pressure on the valuation of real estate assets, Varia has been able to dispose these properties around or above their respective latest external valuation. As a result, the Company realized an overall selling price of USD 200 million, representing an average gross internal rate of return (IRR) of 20.2% and an average gross multiple on the invested capital (MOIC) of 2.05. Further details will be disclosed on 31 August 2023 with the Company's Half-Year 2023 results.

After mortgage reimbursements and sale cost payments, most of the net proceeds were used to replenish reserves for future CAPEX needs and to repay both the corporate bond VAR19 (due on 20 June 2023) and variable rate debt with higher interest rates. The remaining proceeds are at the disposal of the Company, and the Board of Directors will decide in due time about their use.

With these dispositions, Varia continued to pursue its strategy of selling non-strategic assets and to further improve the portfolio quality by exiting tertiary markets and focusing on better located and newer assets. As per 30 June 2023, the portfolio of Varia US Properties consists of 33 properties with 9,170 units in total.

Patrick Richard, Executive Member of the Board of Directors of Varia US Properties AG, commented: *"Together with our asset manager Stoneweg, we conducted an in-depth portfolio analysis, and decided to reduce leverage and to focus on institutional quality properties during the current downturn of the market. Our Company is expected to rebound quicker and better with this improved portfolio, which is in the best interest of all our stakeholders"*.

Financial calendar

Half-Year results 2023	31 August 2023
Q3 2023 Update	27 November 2023
Next quarterly dividend payment dates	9 August 2023, 9 November 2023

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

Disclaimer

This communication expressly or implicitly contains certain forward-looking statements concerning Varia US 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 US Properties AG to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Varia US 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.