

MEDIA RELEASE

Ad hoc announcement

Zurich, 27 January 2023

SenioResidenz AG publishes preliminary results for fiscal year 2022

SenioResidenz AG (BX Swiss AG: SENIO) publishes preliminary, unaudited results for fiscal year 2022 today. The value of the real estate portfolio increased to CHF 228.4 million (31.12.2021: CHF 213.9 million), mainly due to the acquisition of the new construction project “Croix Blanche” in Aigle in the first half of 2022 (project with 26 apartments, including 13 protected apartments for people with disabilities or age-related limitations) and investment activities in the new construction project “Leuenegg” in Oberdiessbach.

Rental income increased by 13.2% to CHF 10.9 million (2021: CHF 9.6 million). The market valuation of the portfolio led to a revaluation loss of CHF 2.4 million (2021: profit of CHF 0.2 million). The revaluation effect is directly related to operations-specific investment requirements in the long-term planning of the rehabilitation and hospital properties, respectively, in Leukerbad and Richterswil. Including the revaluation loss, the operating income before interest and taxes (EBIT) is expected at a profit of CHF 4.6 million (2021: CHF 5.9 million). Earnings including effects from revaluation of real estate investments is approximately CHF 3.1 million for fiscal year 2022 (2021: CHF 4.3 million). However, earnings excluding effects from revaluation of real estate investments increased by about 24% to CHF 5.0 million (2021: CHF 4.1 million). On an earnings per share basis¹, the higher number of shares as a result of the capital increase in September 2021 results in expected earnings per share including the revaluation result of CHF 1.23 and excluding the revaluation result of CHF 1.97 (2021: CHF 2.06 including revaluation result and CHF 1.96 excluding revaluation result).

The new construction projects “Croix Blanche” in Aigle, “Leuenegg” in Oberdiessbach and “Saline II” in Bad Zurzach are progressing according to plan and will contribute significantly to the company's total rental income from the second half of the year or autumn 2023 onwards once they are completed (annual target rental income for the three properties together is around CHF 1.6 million, after their staggered completions).

The Annual Report 2022 and further details on the fiscal year 2022 results will be published on 24 February 2023.

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SenioResidenz AG

SenioResidenz AG is active in the real estate sector with its registered office in Zurich. SenioResidenz AG activities are focused on investments in selected properties which are primarily for seniors' living and care facilities. This includes apartments for the elderly, properties that enable assisted, self-determined, senior-friendly living and housing, as well as retirement and nursing homes, clinics and medical centers. As a secondary strategy, the Company may also invest in other types of non-permanent housing, such as furnished and unfurnished student apartments, business apartments and/or staff apartments and houses. The Company's registered shares are listed on the BX Swiss AG: Ticker SENIO, Valor 38462993, ISIN CH0384629934. www.senio.ch

¹ As a result of the capital increase in September 2021 to continue implementing the company's growth strategy, the average number of shares outstanding in fiscal year 2022 amounts to 2,555,472 (2021: 2,072,383) registered shares.

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