

## MEDIA RELEASE

### Ad hoc announcement pursuant to article 16 listing rules of BX Swiss

Zurich, 15 November 2023

#### **SenioResidenz AG makes value adjustment on clinic property in Leukerbad**

SenioResidenz AG (BX Swiss AG: SENIO) has carried out a reassessment of the clinic property in Leukerbad in connection with the application for a moratorium by its tenant Leukerbad Clinic AG. The Company continues to be in close contact with the administrator regarding the restructuring of Leukerbad Clinic AG and the possibilities to ensure a clinic operation.

In view of the tenant's current situation, the prevailing uncertain economic development and the higher interest rate environment, it is no longer possible to enforce the staggered rent increases agreed in 2018, when the property was acquired. It will therefore be necessary to adjust the rent in order to ensure the long-term success of a clinic operator. The company's aim is to conclude a corresponding rental agreement in the coming months. Based on the situation of the property and the rental prospects, the Board of Directors of SenioResidenz AG has re-evaluated the property and decided to adjust the valuation of the property by about CHF 8 - 13 million as part of the year-end 2023 valuation (market value as of 30 June 2023: CHF 34.95 million). As a result of this significant valuation adjustment, SenioResidenz AG will close the 2023 financial year with a loss including revaluations (prior year: profit incl. revaluations of CHF 3.1 million).

The final value adjustment will be determined as part of the 2023 annual financial statements. The Annual Report 2023 will be published on 23 February 2024.

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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](http://www.senio.ch)

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