



Investor communication: Zug, December 9, 2024

Varia Europe Properties in Liquidation Complimentary information.

Dear Shareholders,

We wish to update you on the corporate status of the Company and clarify the capital changes proposals to the AGM in order to facilitate a timely distribution of surplus funds and future proceeds to shareholders during the ongoing liquidation process.

As per the last EGM the Company is presently in liquidation and has currently sufficient liquid funds (share capital and capital reserves). However, these funds cannot be distributed by way of dividend distribution as the Company is in liquidation. The only way to distribute proceeds is through a share capital reduction.

*To this end, the board has resolved to propose at the AGM on December 17th a **share capital increase followed by an ordinary capital reduction**. This method aligns with the statutory minimum capital requirements and creditor protection rules under Articles 653k and 653m of the Swiss Code of Obligations (CO).*

*Since liquidation distributions are restricted until the liquidation process concludes, the board proposes the **capital band mechanism** to expedite distributions. Finally, the board also proposes to abolish the independent proxy to reduce compliance cost during the liquidation of the Company.*

These measures ensure that shareholders can receive distributions in a timely manner while adhering to all statutory and regulatory obligations.

Should you have any questions or require further clarification, please do not hesitate to contact our investor relations team.

Thank you for your continued support and trust in the Company during this transitional phase.



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About Varia Europe Properties AG in Liquidation

Varia Europe Properties AG in Liquidation is a Swiss based company tailoring investment strategies to the European real estate market. Our Ambition is to maintain best in class asset allocation by creating a diversified portfolio of real estate and real estate backed opportunities which are expected to provide steady capital value growth and income potential. We have a purely bottom-up approach to project selection. More information: <http://www.variaeuropeproperties.com>

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