

NOT FOR PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES OF AMERICA, THE EUROPEAN UNION, THE UNITED KINGDOM, AUSTRALIA, JAPAN OR CANADA OR ANY OTHER JURISDICTION WHERE SUCH PUBLICATION OR DISTRIBUTION WOULD BE UNLAWFUL.

MEDIA RELEASE

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

Zurich, 1 June 2023

SenioResidenz AG launches mandatory convertible bond of up to CHF 20 million

- **Launch of a mandatory convertible bond of up to CHF 20 million for further portfolio and earnings expansion**
- **Planned acquisitions of existing properties in the area of senior residences / care centres; first property in canton of Thurgau purchased already**
- **Maturity of the convertible bond of one year at interest rate of 3.5% per annum**
- **Conversion into new registered shares on 3 July 2024 at initial conversion price of CHF 43.00**
- **Offer period for mandatory convertible bond from 12 June to 23 June 2023, 12:00 noon CEST**

SenioResidenz AG (BX Swiss: SENIO) announces the launch of up to CHF 20 million of unsecured mandatory convertible bonds (the "Bonds"). The Company intends to use the net proceeds of the offering for financing purposes in connection with targeted acquisitions of existing properties in the area of senior residences / care centres for a further portfolio and earnings expansion. A first property in Salmsach/TG was already successfully acquired, with a net yield of about 4.6% and a long-term lease agreement with the operating company for 15 years.

The Bonds will carry a coupon of 3.5% per annum and be mandatorily converted into newly issued listed registered shares of the Company at an initial conversion price¹ of CHF 43.00 net per registered share on 3 July 2024.

At the maximum transaction size of CHF 20 million, the Bonds will be converted at the aforementioned conversion price into 465,116 newly issued listed registered shares on 3 July 2024. The corresponding shares will be issued from the conditional capital of the Company of up to CHF 27.5 million (up to 650,000 fully paid registered shares with a nominal value of CHF 42.30 each) that was created at the Annual General Meeting on 29 March 2023. The formal listing of the conditional capital will be applied for at BX Swiss in due time.

The offering of the Bonds consists of (i) a public offering in Switzerland to the existing shareholders of SenioResidenz AG, subject to advance subscription rights; and (ii) a private placement to other interested investors.

The offer period for the Bonds is expected to commence on 12 June 2023 and to end on 23 June 2023, 12:00 noon CEST. The Bonds have a denomination of CHF 1,000. The advance subscription rights of the existing shareholders in relation to the participation in this mandatory convertible bond will be preserved. Each shareholder will be allocated one subscription right per registered share held on 7 June 2023. 13 subscription rights enable the holder to subscribe for one bond with a par value of CHF 1,000 at a price of 100%. The settlement date for the Bonds is expected to be on 3 July 2023. The Bonds will not be listed.

¹ The conversion price of CHF 43.00 per registered share is subject to adjustment in case of a future dividend payment or par value reduction within the term of the mandatory convertible bond (to be adjusted downward by the corresponding amount).



Contact

Peter Mettler
Delegate of the Board of Directors and CEO
SenioResidenz AG
Feldeggstrasse 26
CH-8008 Zurich
Tel.: +41 (0)44 905 20 90
info@senio.ch
www.senio.ch

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

Disclaimer

This media release serves informational purposes only. It constitutes neither an offer to sell nor a solicitation to buy any securities, mandatory convertible bonds or shares, of SenioResidenz AG. This media release does not constitute an offering prospectus within the meaning of Swiss law. Investors should base their decision to purchase or execute subscription rights or to purchase or subscribe for the mandatory convertible bonds of SenioResidenz AG only on the official prospectus, which will be made available free of charge at the company (Email: info@senio.ch; phone +41 (0)44 905 20 90). In addition, investors should also seek advice from their bank or their financial consultants.

This media release may contain specific forward-looking statements, e.g., statements including terms like "believe", "assume", "expect", "forecast", or similar expressions. Such forward-looking statements are subject to known and unknown risks, uncertainties and other factors which may result in a substantial divergence between the actual results, financial situation, development or performance of the company and those explicitly or implicitly presumed in these statements. Against the background of these uncertainties, readers should not rely on forward-looking statements. SenioResidenz AG assumes no responsibility to update forward-looking statements or to adapt them to future events or developments.

This media release and the information contained in this document are not issued in the United States of America (USA) and must not be distributed into the USA or to any US-American person (including legal entities) or to any publication with a general circulation in the USA. The securities (mandatory convertible bonds or shares) of SenioResidenz AG may not be offered within the USA or to US-American persons. This document does not constitute an offer or invitation to purchase mandatory convertible bonds, shares or to subscribe for any securities of SenioResidenz AG.

This media release does not constitute an offer of securities in any jurisdiction where it would be unlawful to offer securities without the respective approval, registration, or the exception of such registration or approvals.

This document does not constitute a prospectus within the meaning of Article 35 et seqq. of the Swiss Federal Act on Financial Services (FinSA) or a prospectus within the meaning of the listing rules of BX Swiss AG. Any decision to purchase or subscribe for mandatory convertible bonds or shares of SenioResidenz AG must be based only on information published in the offering prospectus, which will be issued by SenioResidenz AG.

The securities (mandatory convertible bonds or shares) described in this media release will publicly be offered in Switzerland only. This document does not constitute an offer to sell or an offer to purchase shares in any country or to any person, if such an offer would be unlawful or not approved.