

MEDIA RELEASE

Ad Hoc announcement pursuant to Art. 53 LR

5 April 2022

Group Financial Statements 2021 of Valartis Group – Business Development and Economic Situation

The business development was very positive in 2021 with operational businesses performing in line with expectations. According to International Financial Reporting Standards (“IFRS”), Valartis Group reports a net profit of CHF 5.9 million (previous year: net loss of CHF 10.7 million) due to increased operational activities, reduction of costs and improved market conditions. The operating businesses developed well thanks to the successful completion of several transactions and projects, with income from management services increasing by 8 per cent compared to the previous year. The contribution of associated companies increased to CHF 3.5 million (previous year: gain of CHF 0.7 million) thanks to a successful year at Banque Cramer as well as at the shipping investments. Overall, operating income increased by 35 per cent and operating expenses were lower by 5 per cent. As a result, the earnings before interest and taxes (“EBIT”) were a gain of CHF 3.5 million (previous year: gain of CHF 1.6 million).

Consolidated Financial Statements

Overall, the operating income has grown to CHF 13.2 million in 2021 from CHF 9.2 million in 2020. Management services fees increased to CHF 5.8 in 2021 from CHF 5.3 million in the previous year. The increase is due to the successful completion of several transactions and projects and expansion of our operational businesses. The income from investment property increased by 8 per cent in 2021 to CHF 3.9 million in comparison with CHF 3.6 million report during the previous year reflecting the rise in occupancy and profitability levels of the property. Share of results of associated companies show a positive result of CHF 3.5 million (previous year: gain of CHF 0.7 million) thanks to the successful operating environment in the banking as well as shipping industries. Banque Cramer held by Norinvest Holding SA, continued to benefit from favourable business trends in the Swiss Banking sector in 2021 and our joint-venture investments in multi-purpose vessels benefited in 2021 from record high daily time charter rates not seen in the last decade.

Operating expenses decreased by 5 per cent to CHF 9.5 million (2020: CHF 10.1 million) where personnel expenses reduced by 9 per cent compared to previous year, in spite of the continuation of the Long Term Incentive Programme to retain key personnel.

Net financial result amounts to a gain of CHF 2.8 million compared to a loss of CHF 9.9 million in previous year. This is due primarily to the strengthening of Russian ruble

against the Swiss franc, which mainly impacted the value of the investment property and loans granted to an ENR Russia Invest SA (“ENR”) associate in addition to stabilised market conditions.

Consolidated equity at the end of 2021 was CHF 117.3 million (end of 2020: CHF 107.4 million). Beside the annual profit of CHF 5.9 million, Shareholder's equity of Valartis Group was positively impacted by the change in value of the financial assets at fair value through other comprehensive income for CHF 2.7 million besides other smaller movements. Overall, the equity ratio at year-end was (i.e. total equity in per cent of balance sheet total) 67.6 per cent (previous year 62.2 per cent).

Activities 2021

On the asset management side, EPH European Property Holding PLC focused on the successful integration and operation of its recent real estate acquisitions and continued the refurbishment of Lasallestrasse 1, an office building in Vienna originally built in 1993. The property is already 100 per cent leased out and will be occupied once the construction work has been completed, expected to be finalised in the middle of 2022.

At Petrovsky Fort business centre in St. Petersburg, the business developed well in 2021. Total vacancies in the building reduced to 8 per cent (20 per cent at year-end 2020). The optimisation programme at the two retail floors to realign the tenant mix and to introduce new service focused retail tenants in the building progressed fine and vacancies on these floors reduced. Regular ongoing improvements and capex programmes continue.

In the associated company Kaluga Flower Holding LLC, the greenhouses are nearing full capacity utilisation with 23.5 of 25.4 hectares in productive use. Flower growing, cutting and sales developed well in 2021 and the client portfolio includes most major Russian retail and wholesale groups and many smaller clients.

On the real estate advisory side, Valartis Group successfully supported the acquisition of the real estate and commercial company Société de l' Hôtel des Trois Couronnes, à Vevey, SA operating a prestigious hotel palace in a historical building located on the border of Lake Geneva.

Subsequent event

Valartis Group is exposed to the operating environment in Russia through ENR, a 63 per cent owned subsidiary. ENR is closely monitoring the impact of the sanctions enacted against Russian entities and individuals following the military conflict in Ukraine. The situation is still very volatile but the operational business of ENR in Russia continue to

operate at levels comparable to those before the conflict had started and no material remedial actions are required to sustain these businesses in the Russian domestic market.

A pdf version of the 2021 Annual Report is available in English at:
www.valartisgroup.ch/en/#geschaeftsberichte.

Key Figures at a Glance

Please refer to enclosure.

Agenda

Closing date of the Shareholders' Register	28 April 2022
Annual General Meeting 2022	17 May 2022
Half-year results 2022	25 August 2022

For further information, please contact:

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Valartis Group

Valartis Group is an international finance group with offices in Geneva, Fribourg, Zurich, Luxembourg, Frankfurt am Main, Stuttgart, Hamburg, Vienna as well as Moscow and St. Petersburg. Valartis Group AG (Fribourg, Switzerland) is listed on the Swiss stock exchange, SIX Swiss Exchange. Business operations encompass the fields of Financial Services, Real Estate Project Management and Participations.

www.valartisgroup.ch

KEY FIGURES AT GLANCE

Key Figures

in CHF 1,000	1.1.–31.12.2021	1.1.–31.12.2020
Total operating income	13,239	9,831
Income from management services	5,766	5,331
Income from investment property	3,888	3,608
Share of results of associated companies	3,474	684
Other income	111	208
Administrative expense	-9,546	-10,092
Personnel expense	-5,636	-6,176
General expense	-3,910	-3,916
Earnings before depreciation, valuation adjustments, provisions, interest and taxes	3,693	-261
Depreciation, valuation adjustments and provisions	-212	1,897
Earnings before interest and taxes (EBIT)	3,481	1,636
Finance result, net (financial income, financial expense, market value adjustment)	2,756	-9,857
Net result from continued operations before taxes	6,237	-8,221
Income taxes	-336	-523
Net result from continued operations	5,901	-8,744
Net result from discontinued operations	-	-1,941
Net result	5,901	-10,685
attributable to shareholders of Valartis Group AG	5,190	-8,385
attributable to non-controlling interests	711	-2,300
in CHF 1,000	31.12.2021	31.12.2020
Total assets	173,368	172,708
Current assets	50,419	76,084
Non-current assets	122,949	96,624
Non-current assets classified as held for sale	-	0
Total liabilities	56,088	65,335
Current liabilities	16,071	24,632
Non-current liabilities	40,017	40,703
Total shareholders' equity (including non-controlling interests)	117,280	107,373
Equity capital quota, in per cent	67.6	62.2
Staff (full-time equivalents, FTE)	68.0	69.5
Closing price of VLRT share, in CHF	13.80	9.00
Equity of Shareholders per share, in CHF	25.93	23.94