

MEDIA RELEASE

Ad Hoc announcement pursuant to Art. 53 LR

4 April 2023

Group Financial Statements 2022 of Valartis Group – Business Development and Economic Situation

The Valartis Group's operational business developed satisfactorily during the year 2022. According to International Financial Reporting Standards ("IFRS"), Valartis Group reports a net profit of CHF 7.2 million (previous year: net profit of CHF 5.9 million). Operating income increased overall by 56 per cent compared to the previous year thanks to the income from investment property as well as the contribution of associated companies Banque Cramer and shipping investments while costs remained under control.

Overall, the operating income has grown to CHF 20.6 million in 2022 from CHF 13.2 million in 2021. Management services fees amounted to CHF 5.2 million compared to CHF 5.8 million in the previous year. Income from management services normalised compared to previous year but recurring businesses remained stable. Income from investment property in 2022 was increased to CHF 4.8 million compared to CHF 3.9 million during the previous year. The result of associated companies contributed a gain of CHF 10.3 million (previous year: CHF 3.5 million) thanks to the successful operating environment in the banking and shipping industries. On the banking side, Norinvest Holding (Banque Cramer & Cie SA) benefitting from a positive business development during 2022, has been able to optimise its resource allocation, and successfully increased its profitability compared to previous period. On the shipping side, the joint-venture investments generated a gain of CHF 7.9 million for year 2022 out of which CHF 3.2 million came from the disposal of a multi-purpose vessel.

Operating expenses increased by 2 per cent to CHF 9.7 million (2021: CHF 9.5 million) where on one hand, general expenses was reduced by 9 per cent compared to previous year and on the other hand, personnel expense increased in relation with the continuation of the Long Term Incentive Programme to retain key personnel.

Valuation adjustments, provisions and losses for 2022 amount to CHF 2.8 million mainly relating from the investments on the business centre and parking garage property. Both valuations were adversely impacted by short term vacancy assumptions and rising interest rates. However, the carrying value of the Investment property in Swiss Franc, increased to CHF 36.7 million as of 31 December 2022 (previous year-end: CHF 36.2 million) due to a slightly stronger ruble against the Swiss Franc at year-end.

On the asset management side, the EPH European Property Holding PLC's European portfolio continuous to perform satisfactorily despite the sharp increase in interest rates. The refurbishment project Lassallestrasse 1 in Vienna which since the acquisition phase is managed by Valartis was successfully handed over from the general contractor to EPH in early January 2023 while the tenants have already moved into their new offices by the year-end 2022.

In the associated company Kaluga Flower Holding LLC, the greenhouses are nearing full capacity. Flower sales increased in 2022 and the Flower Growing Facility is well positioned with locally produced flowers. Its flowers are high-quality and last longer than imported flowers and provides regular and reliable supply to customers. As the Flower Growing Facility is the largest Russian domestic flower producer, it is well positioned with locally produced flowers to substitute imported flowers.

The net finance result, i.e. a loss of CHF 0.9 million compared to a gain of CHF 2.8 million in previous year, was impacted by market value adjustment (CHF -3.3 million) of marketable securities held by the Group. This effect was partially compensated by the net foreign exchange gain (CHF 1.6 million), interest margin and dividend income (CHF 0.8 million).

The consolidated equity was CHF 126 million at year-end 2022 (year-end 2021: CHF 117.3 million). Beside the annual profit of CHF 7.2 million, Shareholder's equity of Valartis Group was positively impacted by the disposal of treasury shares for purpose of Long Term Incentive Programme (CHF 1.1 million), the adjustment of pension liabilities (CHF 0.9 million). Overall, the equity ratio at year-end was (i.e. total equity in per cent of balance sheet total) 61.7 per cent (previous year 67.6 per cent).

A pdf version of the 2022 Annual Report is available in English at:

https://valartisgroup.ch/wp-content/uploads/2023/04/valartis_group_ar_2022_en.pdf

Key Figures at a Glance

Please refer to enclosure.

Agenda

| | |
|--------------------------------------------|----------------|
| Closing date of the Shareholders' Register | 27 April 2023 |
| Annual General Meeting 2023 | 16 May 2023 |
| Half-year results 2023 | 24 August 2023 |

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.–31.12.2022 | 1.1.–31.12.2021 |
|--------------------------------------------------------------------------------------------|-----------------|-----------------|
| Total operating income | 20,593 | 13,239 |
| Income from management services | 5,169 | 5,766 |
| Income from investment property | 4,771 | 3,888 |
| Share of results of associated companies | 10,273 | 3,474 |
| Other income | 380 | 111 |
| Administrative expense | -9,738 | -9,546 |
| Personnel expense | -6,176 | -5,636 |
| General expense | -3,562 | -3,910 |
| Earnings before depreciation, valuation adjustments, provisions, interest and taxes | 10,855 | 3,693 |
| Depreciation, valuation adjustments and provisions | -3,443 | -212 |
| Earnings before interest and taxes (EBIT) | 7,412 | 3,481 |
| Finance result, net (financial income, financial expense, market value adjustment) | -896 | 2,756 |
| Net result from continued operations before taxes | 6,516 | 6,237 |
| Income taxes | 298 | -336 |
| Net result from continued operations | 6,814 | 5,901 |
| Net result from discontinued operations | 435 | - |
| Net result | 7,249 | 5,901 |
| attributable to shareholders of Valartis Group AG | 7,185 | 5,190 |
| attributable to non-controlling interests | 64 | 711 |
| in CHF 1,000 | 31.12.2022 | 31.12.2021 |
| Total assets | 204,295 | 173,368 |
| Current assets | 44,149 | 50,419 |
| Non-current assets | 160,146 | 122,949 |
| Non-current assets classified as held for sale | - | - |
| Total liabilities | 78,254 | 56,088 |
| Current liabilities | 20,633 | 16,071 |
| Non-current liabilities | 57,621 | 40,017 |
| Total shareholders' equity (including non-controlling interests) | 126,041 | 117,280 |
| Equity capital quota, in per cent | 61.7 | 67.6 |
| Staff (full-time equivalents, FTE) | 67.0 | 68.0 |
| Closing price of VLRT share, in CHF | 18.00 | 13.80 |
| Equity of Shareholders per share, in CHF | 27.60 | 25.93 |