



Half-Year Report 2026

EPIC at a Glance

EPIC Suisse AG is a Swiss real estate company with a high-quality property portfolio mainly located in Switzerland's major economic hubs, specifically the Lake Geneva Region and the Zurich Economic Area. The company has a strong track record in sourcing, acquiring, (re)developing and actively managing commercial properties in Switzerland. EPIC has been listed on SIX Swiss Exchange since May 2022.

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Our portfolio as at 30 June 2026

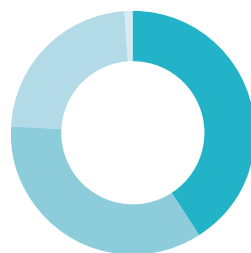
Market value of the portfolio

CHF

1.7 billion

Portfolio by use

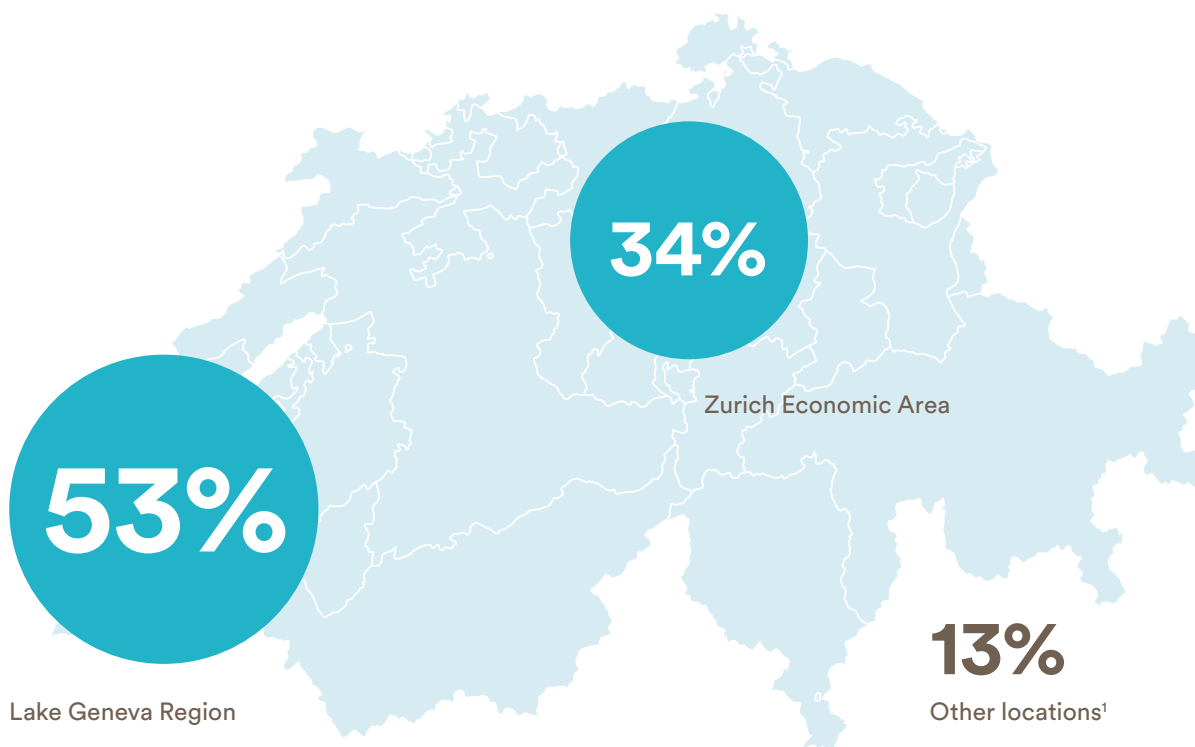
Based on market value



41% Offices
35% Retail
23% Logistics/industrial
1% Developments

Portfolio by region

Based on market value



24

Properties

363'148 m²

Rentable area of investment properties in operation

7.6 years

WAULT

4.1%

Net rental income yield of investment properties in operation² (annualised)

¹ Other locations refer to the properties in Glarus, St. Gallen and Bern

² Excluding the rental income of the property Vennes III which was sold in May 2026

Key Figures

Result	Unit	H1 2026	H1 2025
Rental income from real estate properties	CHF ('000)	34'749	33'406
Net operating income (NOI)	CHF ('000)	31'954	30'635
Net gain (loss) from revaluation of properties	CHF ('000)	23'237	13'788
EBITDA (incl. revaluation of properties)	CHF ('000)	51'373	40'634
EBITDA (excl. unrealised revaluation of properties) ¹	CHF ('000)	37'569	26'846
EBITDA (excl. disposal and unrealised revaluation of properties) ²	CHF ('000)	28'136	26'846
Profit (incl. revaluation effects)	CHF ('000)	39'750	30'024
Profit (excl. unrealised revaluation effects) ¹	CHF ('000)	30'115	20'480
Profit (excl. disposal and unrealised revaluation effects) ²	CHF ('000)	22'020	20'480
Net rental income yield (properties in operation during the period) ⁴ (annualised)	%	4.1%	4.5%
Balance sheet	Unit	30 Jun 2026	31 Dec 2025
Total assets	CHF ('000)	1'697'658	1'721'629
Equity (NAV)	CHF ('000)	924'266	920'512
Equity ratio	%	54.4%	53.5%
Return on equity (incl. revaluation effects) ³	%	8.6%	7.5%
Return on equity (excl. unrealised revaluation effects) ^{1,3}	%	6.5%	4.9%
Return on equity (excl. disposal and unrealised revaluation effects) ^{2,3}	%	4.8%	4.9%
Mortgage-secured bank loans	CHF ('000)	596'022	617'106
Weighted average interest rate on mortgage-secured bank loans	%	1.2%	1.1%
Weighted average residual maturity of mortgage-secured bank loans	Years	3.4	3.7
Net loan to value (LTV) ratio	%	35.1%	35.5%
Portfolio	Unit	30 Jun 2026	31 Dec 2025
Total portfolio	CHF ('000)	1'665'650	1'683'988
Investment properties in operation	CHF ('000)	1'654'260	1'673'018
Investment properties under development/construction	CHF ('000)	11'390	10'970
WAULT (weighted average unexpired lease term)	Years	7.6	7.9
		H1 2026	H1 2025
Reported vacancy rate (properties in operation during the period) ⁴	%	9.4%	3.8%
Adjusted vacancy rate (properties in operation during the period) ⁵	%	2.9%	n/a
Information per share	Unit	30 Jun 2026	31 Dec 2025
Number of outstanding shares as at period end	# ('000)	11'205	11'205
Net asset value (NAV) per share	CHF	82.49	82.15
Share price on SIX Swiss Exchange	CHF	82.60	87.00
		H1 2026	H1 2025
Weighted average number of outstanding shares	# ('000)	11'205	10'330
Earnings per share (incl. revaluation effects)	CHF	3.55	2.91
Earnings per share (excl. unrealised revaluation effects) ¹	CHF	2.69	1.98
Earnings per share (excl. disposal and unrealised revaluation effects) ²	CHF	1.97	1.98

For alternative performance measures' descriptions, please refer to page 52

¹ Includes the impact of the sale of our property Vennes III in May 2026

² Excludes the impact of the sale of our property Vennes III in May 2026

³ Annualised for H1 2026

⁴ For segment and key performance indicator reporting purposes, the properties are considered as per the category they were classified in as at 1 January. The transfer between segments/investment properties categories is only effective on the last day of the financial year. Campus Leman – Building C and PULSE were classified in investment properties under development/construction during the financial year 2025

⁵ Reported vacancy rate adjusted for absorption and strategic vacancy in certain properties in operation (i.e. Campus Leman – Building C and PULSE)

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Letter to Shareholders

Dear shareholders,

We are pleased to share our progress for the first half of 2026 as we continue to execute our growth strategy with operational discipline and focus. Following a landmark 2025 distinguished by the completion of two developments and a successful capital increase, our focus remains on driving occupancy across the recently completed properties, advancing our planning and permit processes for our project pipeline, and generating long-term value for our investors.

Rental income and vacancy

Following the delivery of PULSE and Campus Leman – Building C at the end of H1 2025, we are analysing and communicating both reported and adjusted vacancy rates over the next three years to reflect ongoing market absorption across these recently completed developments. During the first half-year period 2026, our adjusted vacancy rate for investment properties in operation¹ was reduced to 2.9% (compared to the reported vacancy rate of 3.4% at year-end 2025 and 3.8% for the first half of 2025), underscoring the ongoing strength and market appeal of our operational portfolio.

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Driven by these leasing dynamics and expanding contributions from our recently completed developments, our net rental income increased to CHF 34.7 million in the first half of 2026 compared to CHF 33.4 million in H1 2025.

Business update

During the first half of 2026, we continued to make steady progress across our current and future development pipeline, while also executing a strategic divestment in Lausanne:

Vennes III – Lausanne

For the first time since becoming a public company, we have completed the sale of a property. While divesting assets is not part of our core strategy, we already own four buildings² within the neighbouring Biopôle campus. This divestment allowed us to better balance our geographical footprint, while strengthening further our financial power to support our exciting upcoming development pipeline and selective future acquisition opportunities.

The Vennes III property has represented a full-cycle success story for our firm, having originally acquired the land in 2011 and delivered the completed development project in 2013. Total investment costs (including land, construction, and tenant fit-out) amounted to CHF 34.3 million, and we have recorded a total of CHF 29.3 million in net rental income over the years until the sale of the property. Having seen a substantial appreciation in market value over the duration of our ownership, we are pleased to have closed the sale for total proceeds of CHF 51.1 million (net of transaction costs) representing a realised gain of CHF 9.4 million (before taxes) relative to the independent appraiser's valuation as of 31 December 2025.

CHF

34.7

million of rental income

¹ Excluding the properties PULSE and Campus Leman – Building C

² Metio & Lysine; Proline and Serine

PULSE – Cheseaux-sur-Lausanne

The commercialisation of PULSE is progressing steadily. We have currently secured 41% of our previously communicated target rental income with high-quality tenants compared to 37% as at 31 December 2025. While prospective tenants are taking longer than previously to finalise their decisions in the current environment, our ongoing discussions with potential occupiers remain positive. Current as well as prospective tenants are attracted to the building's standout design and superior space flexibility. This high degree of adaptability allows a diverse range of companies to operate efficiently within the building while potentially achieving substantial savings on their initial fit-out costs compared to alternative locations.

Campus Leman – Morges

Following the successful completion and strong leasing momentum of Building C, we look forward to officially inaugurating the building this September. Leasing activity is expected to come to an end with the one remaining floor on the brink of signature after having fully agreed on commercial terms. Meanwhile, for the final expansion phase of the site, preparation works for Building D remain fully on schedule for the building permit application to be submitted by the end of this year.

Nexus Brunnpark – Roggwil

The project directly addresses structural scarcity in the Swiss logistics market, where stringent zoning laws and local opposition constrain new greenfield developments. With building rights defined for logistics use, the site continues to attract strong interest from future potential tenants. Following the receipt of a preliminary general building permit, our technical advisory team and general planners are focusing on optimising the layout and footprint to ensure the most efficient use of the land while maximising total rentable area.

En Molliau – Future development in Tolochenaz

Positioned in Tolochenaz in the Arc Lémanique, the site's substantial footprint, excellent motorway connectivity via the A1, and proximity to both Lausanne and the EPFL Innovation Park, establish it as a key strategic development site of cantonal interest. We understand that the masterplan procedure is currently awaiting final approval from the cantonal authorities, subject to statutory opposition rights which remain. We remain highly confident in the long-term strategic value of this site, which also has substantial existing building rights under current regulations.

Looking at new investment opportunities

We remain active in scanning and evaluating new market opportunities to create long-term value through targeted development, repositioning, or lease-up initiatives. Despite high market liquidity and intense competition for quality assets, we maintain a disciplined approach. Leveraging on our market and deep in-house expertise, we continue to carefully select and analyse investments that support our strategic growth objectives.

Looking ahead to further growth and long-term value creation

Reflecting on a successful first half of the year, we wish to express our sincere appreciation to all our stakeholders – our employees, shareholders, business partners, tenants, and local communities. Your ongoing trust, commitment, and collaboration are fundamental to our continued progress. We take great pride in our accomplishments to date and remain confident and excited about the path ahead.

Sincerely,



Roni Greenbaum
Chairman



Arik Parizer
Chief Executive Officer

2.9%

adjusted vacancy rate

Report on the Half-Year Results

Continuous progression in underlying performance complemented by one-off disposal gain

Following their completion by end of H1 2025, our two former development projects PULSE and Campus Leman – Building C, were moved to the investment properties in operation segment on the last day of last year, i.e. 31 December 2025. These two properties essentially drove the rental income increase of CHF 1.3 million, from CHF 33.4 million in H1 2025 to CHF 34.7 million in H1 2026. Various elements impacted our 0.5% like-for-like growth¹ in rental income, the main contributor being lower vacancies. The annualised net rental income yield of our properties in operation during the period decreased to 4.1%² in H1 2026 versus 4.5% in H1 2025 as PULSE is still in its letting phase. Excluding PULSE and Campus Leman – Building C, the H1 2026 annualised net rental income yield equalled 4.4%, 0.1% lower basically due to the periodical net unrealised revaluation gain compared to 30 June 2025.

Net operating income (NOI) amounted to CHF 32.0 million for the first half year 2026 versus CHF 30.6 million for the same period in 2025 largely driven by the above-mentioned rental income growth, resulting in NOI margins for the properties in operation during the period of 89.1% and 91.2% respectively. On a like-for-like basis¹, these NOI margins stood at 90.6% in H1 2026 and 91.1% in H1 2025.

On 29 May 2026, due to favourable market conditions and with the aim to optimise our presence around the Biopôle campus, the property Vennes III was sold for total proceeds of CHF 51.1 million (net of transaction costs), or 23% over the last independent market valuation as at 31 December 2025 of CHF 41.6 million, resulting in a realised revaluation gain on disposal of CHF 9.4 million.

Accordingly, the portfolio's value as at 30 June 2026 slightly decreased to CHF 1'665.7 million as at 30 June 2026 compared to CHF 1'684.0 million as at 31 December 2025. When adjusted for the sale of Vennes III, the portfolio grew by 1.4% over the period, thanks to the net unrealised revaluation gain of CHF 13.8 million following the periodical reassessment by the independent appraiser Wüest Partner AG and the net capital expenditures of CHF 8.8 million. The segment properties in operation benefitted from a net unrealised revaluation gain, whereby the offices sector contributed the most with CHF 8.7 million, the logistics sector with CHF 3.6 million and the retail sector with CHF 1.8 million, while the development segment negatively contributed with an immaterial net unrealised revaluation loss of CHF 0.2 million. The real discount rates used as at 30 June 2026 translated in a weighted average of 3.30%, or 2 basis points lower compared to 3.32% applied as at 31 December 2025.

Predominantly thanks to the Vennes III sale but not only, the group generated an EBITDA of CHF 51.4 million during the first half year 2026 compared to CHF 40.6 million during the same period last year. When looking at the underlying operational performance of the group (i.e. excluding disposal and unrealised revaluation of properties), the EBITDA came to CHF 28.1 million, showing a 4.8% progression compared to CHF 26.8 million in the prior equivalent period, principally driven by the rental income line.

In the first six months of 2026, the financial result led to a net expense of CHF 4.3 million, down from a net expense of CHF 5.2 million in the first six months of the previous year. When excluding the period-end revaluation of the derivatives and the related

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CHF

1'666

million portfolio value

¹ Excluding Vennes III, PULSE and Campus Leman – Building C

² Excluding the rental income of the property Vennes III which was sold in May 2026

underlying USD loans, used for hedging and cost efficiency purposes, the adjusted financial result decreased by CHF 0.3 million from CHF 4.3 million in H1 2025 to CHF 4.0 million in H1 2026, mainly due to lower bank debt levels and comparatively lower variable bank financing costs.

The 6-month profit generated by the group reached CHF 39.8 million in comparison to CHF 30.0 million for the previous analogous period. Excluding the disposal and any unrealised revaluation effects (related to properties, derivatives, foreign exchange effects on the underlying USD loans and their related deferred taxes), the H1 2026 adjusted profit showed a 7.5% augmentation or CHF 1.5 million increase to CHF 22.0 million versus CHF 20.5 million in H1 2025.

The H1 2026 reported vacancy rate of our properties in operation during the period stood at 9.4%, as PULSE and Campus Leman – Building C transferred to the properties in operation for the financial year 2026, compared to 3.8% in H1 2025. When excluding these two properties, the adjusted vacancy rate actually decreased to 2.9% from the 3.8% level last year, especially thanks to the offices sector, whose adjusted vacancy rate dropped to 3.0% in H1 2026 from 5.0% in H1 2025.

Notwithstanding the passing of time effect (0.5 years), the WAULT as at 30 June 2026 remained long at 7.6 years compared to 7.9 years as at the end of December 2025.

Capital expenditure

The group invested CHF 8.8 million in its portfolio during the first six months of the year, with the majority allocated to PULSE, mainly for the completion of the restaurant and fit-out for shared space.

Strong capital base

As at 30 June 2026, notwithstanding the dividend distribution of CHF 35.9 million in April 2026, the group's equity amounted to CHF 924.3 million with a net asset value per share of CHF 82.49 (CHF 920.5 million and CHF 82.15 respectively as at 31 December 2025).

Following the sale of Vennes III, part of the net proceeds was used to temporarily repay bank loans, thus the bank debt level decreased to CHF 596.0 million as at 30 June 2026 from CHF 617.1 million as at 31 December 2025. Accordingly, the net loan to value ratio was further reduced to 35.1% as at 30 June 2026 compared to 35.5% end of last year.

As at 30 June 2026, 80%³ of our bank loans were hedged using either fixed interest rates or interest rate swaps and the weighted average residual maturity corresponded to 3.4 years (69% and 3.7 years as at 31 December 2025).

Outlook

Persistent geopolitical tensions, trade disputes and unpredictable policy changes across major economies continue to contribute to market volatility and global uncertainty. Assuming no materially adverse impact on our operations going forward, we revise our rental income growth guideline from approximately 1% (communicated following the Vennes III disposal) to approximately 1.5% for the full year 2026 compared to 2025.

Sincerely,



Valérie Scholtes
Chief Financial Officer

CHF
82.49
net asset value per share

Consolidated statement of profit or loss and other comprehensive income

CHF ('000)	Notes	H1 2026	H1 2025
Rental income from real estate properties	7	34'749	33'406
Other income		1'142	846
Total income		35'891	34'252
Gains from revaluation of properties	15	17'531	19'008
Losses from revaluation of properties	15	(3'727)	(5'220)
Gain (loss) on disposals	15	9'433	-
Net gain (loss) from revaluation		23'237	13'788
Direct expenses related to properties	8	(3'937)	(3'617)
Personnel expenses	9	(2'366)	(2'332)
Operating expenses	10	(429)	(404)
Administrative expenses	11	(1'023)	(1'053)
Total operating expenses		(7'755)	(7'406)
Earnings before interest, tax, depreciation and amortisation (EBITDA)		51'373	40'634
Depreciation		(103)	(95)
Earnings before interest and tax (EBIT)		51'270	40'539
Financial income	12	12'189	13'267
Financial expenses	12	(16'485)	(18'498)
Financial result		(4'296)	(5'231)
Earnings before tax (EBT)		46'974	35'308
Income tax expenses	13	(7'224)	(5'284)
Profit		39'750	30'024
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of defined benefit obligations (net of taxes)		-	-
Total comprehensive income		39'750	30'024
Weighted average number of outstanding shares (in '000)		11'205	10'330
Basic and diluted earnings per share (in CHF)	22	3.55	2.91

Consolidated statement of financial position

CHF ('000)	Notes	30 Jun 2026	31 Dec 2025
ASSETS			
Current assets			
Cash and cash equivalents		11'685	18'661
Tenant receivables	14	1'466	1'386
Other receivables		3'253	1'525
Current derivative financial assets	19	43	43
Accrued income and prepaid expenses		2'987	2'781
Total current assets		19'434	24'396
Non-current assets			
Real estate properties			
– Investment properties in operation	15	1'654'260	1'673'018
– Investment properties under development/construction	15	11'390	10'970
Total real estate properties		1'665'650	1'683'988
Other intangible assets		9	9
Other tangible assets		833	406
Right-of-use assets		650	169
Non-current derivative financial assets	19	1'243	1'969
Other non-current financial assets		50	50
Other non-current assets	16	6'778	7'055
Deferred tax assets		218	238
Accrued income		2'793	3'349
Total other non-current assets		12'574	13'245
Total non-current assets		1'678'224	1'697'233
Total assets		1'697'658	1'721'629

Consolidated statement of financial position (continued)

CHF ('000)	Notes	30 Jun 2026	31 Dec 2025
LIABILITIES			
Current liabilities			
Current financial liabilities	17	44'393	60'293
Current derivative financial liabilities	19	183	11'451
Trade payables		1'179	1'809
Current income tax liabilities		3'426	2'392
Other payables		3'776	1'300
Accrued expenses and deferred income	18	13'894	12'377
Total current liabilities		66'851	89'622
Non-current liabilities			
Non-current financial liabilities	17	565'189	570'220
Non-current derivative financial liabilities	19	-	21
Pension obligations		793	793
Deferred income		3'888	4'065
Deferred tax liabilities		136'671	136'396
Total non-current liabilities		706'541	711'495
Total liabilities		773'392	801'117
EQUITY			
Share capital	21	448	448
Share premium	21	398'652	434'509
Retained earnings		525'166	485'555
Total equity		924'266	920'512
Total liabilities and equity		1'697'658	1'721'629
Number of outstanding shares as at period end (in '000)	21	11'205	11'205
Net asset value (NAV) per share (in CHF)	22	82.49	82.15

Consolidated statement of cash flows

CHF ('000)	Notes	H1 2026	H1 2025
A – Operating activities			
Earnings before tax (EBT)		46'974	35'308
Adjustments for:			
– Financial result	12	4'296	5'231
– Revaluation of properties	15	(23'237)	(13'788)
– Depreciation		103	95
– Share-based compensation		169	148
– Other		1	(11)
Changes:			
– Tenant net receivables		(80)	(712)
– Other receivables, accrued income and prepaid expenses		(1'337)	(433)
– Trade payables		65	(211)
– Other payables, accrued expenses and deferred income		5'967	2'776
Interest received		1	3
Income tax paid		(6'087)	(2'246)
Net cash flows from operating activities		26'835	26'160
B – Investment activities			
Investments in tangible assets		(329)	-
Investments in real estate properties	15	(10'566)	(15'695)
Proceeds from disposals	15	50'323	-
Net cash flows from (used in) investment activities		39'428	(15'695)
C – Financing activities			
Proceeds from bank debt	17	24'000	43'200
Repayment of bank debt	17	(55'932)	(11'390)
Bank interest paid		(3'724)	(4'002)
Lease payments		(664)	(654)
Transaction costs related to issuance of new shares		(755)	-
Dividends paid to shareholders		(35'856)	(32'539)
Acquisition of treasury shares		(308)	(313)
Net cash flows from (used in) financing activities		(73'239)	(5'698)
Net change in cash		(6'976)	4'767
Net cash at the beginning of the period		18'661	6'471
Net cash at the end of the period		11'685	11'238

Consolidated statement of changes in equity

CHF ('000)	Notes	Share capital	Share premium	Treasury shares	Retained earnings	Total equity
As at 31 Dec 2024		413	399'689	-	419'874	819'976
Profit					30'024	30'024
Other comprehensive income					-	-
Total comprehensive income					30'024	30'024
Dividend distribution	21		(32'539)			(32'539)
Share-based compensation					148	148
Acquisition of treasury shares				(313)		(313)
Delivery of share-based compensation				313	(313)	-
As at 30 Jun 2025		413	367'150	-	449'733	817'296
As at 31 Dec 2025		448	434'509	-	485'555	920'512
Profit					39'750	39'750
Other comprehensive income					-	-
Total comprehensive income					39'750	39'750
Dividend distribution	21		(35'857)			(35'857)
Share-based compensation					169	169
Acquisition of treasury shares				(308)		(308)
Delivery of share-based compensation				308	(308)	-
As at 30 Jun 2026		448	398'652	-	525'166	924'266

Notes to the consolidated interim financial statements

1 Reporting entity

EPIC Suisse AG (hereafter the “Company”) was incorporated on 5 December 2016 and is organised under the laws of Switzerland for an unlimited period. The Company and its direct and indirect subsidiaries together are referred to as (the) “EPIC Group”.

The registered office of the Company is established in Zurich, Switzerland.

EPIC Group operates in the real estate sector and its activities generally include the investment in the holding and management of investment properties. The strategy is to hold investment properties with the view to generate stable and sustainable results for the long term.

The Company holds directly and indirectly 18 subsidiaries which own 24 properties. All entities are ultimately controlled by the indirect majority shareholder Alrov Properties & Lodgings Ltd (“Alrov”, together with its subsidiaries, the “Alrov Group”), which prepares consolidated financial statements in accordance with the accounting International Financial Reporting Standards (the “IFRS Accounting Standards”). 52.4% of EPIC Suisse AG is held by Alrov Ventures Ltd, a 100% subsidiary of Alrov.

2 Accounting framework

The unaudited consolidated interim financial statements as at 30 June 2026 have been prepared in accordance with IAS 34 Interim Financial Reporting and comply with legislation in Switzerland as well as with Article 17 of the Directive on Financial Reporting (DFR) of the SIX Swiss Exchange. They do not include all the information required for a complete set of IFRS financial statements and should therefore be read in conjunction with the consolidated financial statements as at 31 December 2025. The Company’s financial year starts on 1 January and ends on 31 December.

The same consolidation, accounting and valuation principles have been applied as for the consolidated financial statements as at 31 December 2025. The definitions of the alternative performance measures can be found under the section “Alternative Performance Measures”.

The consolidated interim financial statements as at 30 June 2026 were authorised for issue by the Company’s Board of Directors on 20 August 2026.

3 Basis of preparation

The consolidated interim financial statements have been prepared on a historical cost basis, except for investment properties, derivative financial instruments and plan assets for pension schemes (if applicable) that have been measured at fair value.

The consolidated interim financial statements are presented in Swiss francs (CHF), which is the functional currency of the Company and its subsidiaries. All values are rounded to the nearest thousand Swiss francs unless otherwise stated.

Certain numerical figures set out in the consolidated interim financial statements have been subject to rounding adjustments and, as a result, the totals of the data in the consolidated interim financial statements may vary slightly from the actual arithmetic totals of such information.

4 Basis of consolidation

A list of the consolidated entities is set out below:

Legal entity name	D	Share capital	Capital and voting interests	
		30 Jun 2026 CHF	30 Jun 2026 %	31 Dec 2025 %
EPIC Suisse AG	CH	448'203		
EPiC ONE Property Investment AG ("EPiC 1")	CH	100'000	100%	100%
EPiC THREE Property Investment AG ("EPiC 3")	CH	110'000	100%	100%
EPiC FIVE Property Investment AG ("EPiC 5")	CH	100'000	100%	100%
EPiC SEVEN Property Investment AG ("EPiC 7")	CH	100'000	100%	100%
EPiC NINE Property Investment AG ("EPiC 9")	CH	206'100	100%	100%
EPiC TEN Property Investment AG ("EPiC 10")	CH	120'000	100%	100%
EPiC ELEVEN Property Investment AG ("EPiC 11")	CH	100'000	100%	100%
EPiC TWELVE Property Investment AG ("EPiC 12")	CH	100'000	100%	100%
EPiC SIXTEEN Property Investment AG ("EPiC 16")	CH	210'000	100%	100%
EPiC NINETEEN Property Investment AG ("EPiC 19")	CH	100'000	100%	100%
EPiC TWENTY Property Investment AG ("EPiC 20")	CH	100'000	100%	100%
EPiC TWENTY-ONE Property Investment AG ("EPiC 21")	CH	100'000	100%	100%
EPiC TWENTY-TWO Property Investment AG ("EPiC 22")	CH	100'000	100%	100%
EPiC TWENTY-THREE Property Investment AG ("EPiC 23")	CH	100'000	100%	100%
EPiC TWENTY-FOUR Property Investment AG ("EPiC 24")	CH	240'000	100%	100%
EPiC TWENTY-FIVE Property Investment AG ("EPiC 25")	CH	100'000	100%	100%
EPiC TWENTY-SIX Property Investment AG ("EPiC 26")	CH	100'000	100%	100%
EPIC Suisse Property Management GmbH ("EPIC SPM")	CH	20'000	100%	100%

D = Domicile, CH = Zurich, Switzerland

In the text, the Swiss subsidiaries' name will be abbreviated as follows: "EPiC 1" for EPiC ONE Property Investment AG, etc. and "EPIC SPM" for EPIC Suisse Property Management GmbH, the management company.

5 Critical accounting judgments and key sources of estimation uncertainty

The IFRS Accounting Standards require management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. Revisions to the accounting estimates are recognised in the year in which the estimates are revised if the revisions affect only that period, or in the year of the revisions and future periods if the revisions affect both current and future periods.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment in the following reporting periods is included in the following notes:

- Note 15 – Real estate properties – determining the fair value of the investment properties in operation and investment properties under development/construction requires the application of valuation techniques and the use of various estimates and assumptions.
- Note 13 – Income tax expenses – the determination of current and deferred tax assets and liabilities is based on estimates.

6 Segment reporting

Two operating and reporting segments have been identified based on management's approach to monitoring the business. EPIC Group's primary decision-making authority is the Company's Board of Directors. The group's operating activities are divided in accordance to the real estate properties' classification: (i) Investment properties in operation and (ii) Investment properties under development/construction. Investment properties categorised under "development/construction" are to be held thereafter by the group for renting (i.e. no intention to be sold). An additional description of the two segments is included in the accounting policy for real estate properties in Note 28 of the consolidated financial statements as at 31 December 2025.

Each property is classified under one category, with the exception of two properties as at 30 June 2026, which have a yielding part as well as a development part. In EPiC 19, the property is undergoing various phases of development – the third phase (Building D) remains in the development segment. The same applies to the land reserve in EPiC 21, which is located adjacent to the land of an existing logistics site which generates rental income. A property under development/construction will move to the category Investment properties in operation at the end of the financial year once the development or construction (for all or part of the property in case of construction undertaken in phases) has been fully completed.

Following their completion in 2025, Campus Leman – Building C (phase 2) (EPiC 19) and PULSE (EPiC 23) were transferred between segments from investment properties under development/construction to investment properties in operation on the last day of the year (i.e. 31 December 2025). For segment and key performance indicator reporting purposes, those two properties remained classified in the development/construction segment during the financial year 2025 for comparability reasons. In the financial year 2026, they are classified under investment properties in operation.

Expenses are only allocated to the segments down to "Net operating income", which is defined as rental income and other income minus direct expenses related to the properties. This is the measure of profit or loss used by the Board of Directors to review the performance of the segments. Segment assets and liabilities reported to the Board of Directors only include real estate properties and mortgage-secured bank loans as well as the derivative financial assets and liabilities.

Since EPIC Group operates exclusively in Switzerland, no information on geographical areas is presented.

CHF ('000)	H1 2026				
	Invest. prop. in operation	Invest. prop. under D/C ¹	Total Segments	Reconciliation	Total Group
Rental income	34'748	1	34'749	-	34'749
Other income	1'142	-	1'142	-	1'142
Total income	35'890	1	35'891	-	35'891
Direct expenses related to the properties	(3'925)	(12)	(3'937)	-	(3'937)
Net operating income	31'965	(11)	31'954	-	31'954
Personnel expenses				(2'366)	(2'366)
Operating expenses				(429)	(429)
Administrative expenses				(1'023)	(1'023)
Total other operating expenses				(3'818)	(3'818)
EBITDA before portfolio revaluation					28'136
Net gain (loss) from revaluation	14'053	(249)	13'804	-	13'804
Gain (loss) on disposals	9'433	-	9'433	-	9'433
EBITDA after portfolio revaluation	55'451	(260)	55'191	(3'818)	51'373
Depreciation				(103)	(103)
EBIT					51'270

	30 Jun 2026				
Assets					
Real estate properties fair value	1'654'260	11'390	1'665'650	-	1'665'650
Derivative financial assets	1'286	-	1'286	-	1'286
Total segment assets	1'655'546	11'390	1'666'936	-	1'666'936
Assets not split between segments				30'722	30'722
Total assets	1'655'546	11'390	1'666'936	30'722	1'697'658
Liabilities					
Mortgage-secured bank loans	596'022	-	596'022	-	596'022
Derivative financial liabilities	183	-	183	-	183
Total segment liabilities	596'205	-	596'205	-	596'205
Liabilities not split between segments				177'187	177'187
Total liabilities	596'205	-	596'205	177'187	773'392

¹ Invest. prop. under D/C stands for Investment properties under development/construction

CHF ('000)	H1 2025				
	Invest. prop. in operation	Invest. prop. under D/C ¹	Total Segments	Reconciliation	Total Group
Rental income	33'097	309	33'406	-	33'406
Other income	846	-	846	-	846
Total income	33'943	309	34'252	-	34'252
Direct expenses related to the properties	(2'999)	(618)	(3'617)	-	(3'617)
Net operating income	30'944	(309)	30'635	-	30'635
Personnel expenses				(2'332)	(2'332)
Operating expenses				(404)	(404)
Administrative expenses				(1'053)	(1'053)
Total other operating expenses				(3'789)	(3'789)
EBITDA before portfolio revaluation					26'846
Net gain (loss) from revaluation	10'283	3'505	13'788	-	13'788
Gain (loss) on disposals	-	-	-	-	-
EBITDA after portfolio revaluation	41'227	3'196	44'423	(3'789)	40'634
Depreciation				(95)	(95)
EBIT					40'539

31 Dec 2025					
Assets					
Real estate properties fair value	1'499'597	184'391	1'683'988	-	1'683'988
Derivative financial assets	2'012	-	2'012	-	2'012
Total segment assets before TbC	1'501'609	184'391	1'686'000	-	1'686'000
Transfer between categories ("TbC")	173'421	(173'421)	-	-	-
Total segment assets after TbC	1'675'030	10'970	1'686'000	-	1'686'000
Assets not split between segments				35'629	35'629
Total assets	1'675'030	10'970	1'686'000	35'629	1'721'629
Liabilities					
Mortgage-secured bank loans	561'406	55'700	617'106	-	617'106
Derivative financial liabilities	11'472	-	11'472	-	11'472
Total segment liabilities before TbC	572'878	55'700	628'578	-	628'578
Transfer between categories ("TbC")	55'700	(55'700)	-	-	-
Total segment liabilities after TbC	628'578	-	628'578	-	628'578
Liabilities not split between segments				172'539	172'539
Total liabilities	628'578	-	628'578	172'539	801'117

¹ Invest. prop. under D/C stands for Investment properties under development/construction

There are no differences between the accounting and valuation principles used for segment reporting and those used for the preparation of the consolidated interim financial statements. For details about the amounts invested in the segments during the period, please refer to Note 15.

7 Rental income from real estate properties

CHF ('000)	H1 2026	H1 2025
Investment properties in operation	34'748	33'097
Investment properties under development/construction	1	309
Total rental income from real estate properties	34'749	33'406

Total rental income from real estate properties increased by CHF 1.3 million or 4.0% in H1 2026 versus H1 2025 (0.5% on a like-for-like basis), predominantly due to the rental income generated by PULSE and Campus Leman – Building C, both completed end of H1 2025, and therefore contributing 6 months of rental income in H1 2026 (aggregate effect of CHF 1.3 million). The decrease in rental income for the investment properties under development/construction follows the change of segments of those same two properties (see Note 6).

The real estate properties are leased to tenants under operating leases with the vast majority of rents payable monthly or quarterly. Rentals are mainly fixed and mostly linked to the development of a consumer price index. Rental agreements generally contain an index clause stating that rents may be adjusted on the basis of the consumer price index. As at 30 June 2026, 89.5% of the rental income (on a weighted average basis excluding rent incentives) is linked to indexation based on the consumer price index.

Over the two periods presented, variable rent depending on the tenant's sales represented less than 1% of the rental income.

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The group is exposed to changes in the residual value at the end of the current leases. However, because the group typically enters into new operating leases, it will not immediately realise any reduction in residual value at the end of these leases. Nevertheless, expectations about the future residual values are reflected in the fair value of the properties which impacts the group's profit.

The five largest tenants (tenants belonging to the same group are shown under the group's name) measured according to their first half-year rental income are shown in the next table:

CHF ('000) / %	H1 2026		H1 2025	
Coop group	6'643	19.1%	6'585	19.7%
Migros group	2'936	8.5%	2'877	8.6%
GXO Logistics Switzerland S.A.G.L.	1'961	5.6%	2'119	6.4%
Centre Hospitalier Universitaire Vaudois group	1'945	5.6%	2'340	7.0%
Kanadevia Inova AG	1'926	5.5%	1'918	5.7%
The five largest tenants	15'411	44.3%	15'839	47.4%

8 Direct expenses related to properties

CHF ('000)	H1 2026	H1 2025
Maintenance costs for real estate	949	821
Energy and ancillary costs	575	545
Insurances	621	426
Management costs for real estate	136	131
Property tax expenses	694	668
Other direct costs	962	1'026
Total direct expenses related to properties	3'937	3'617

Direct expenses encompass costs in relation to the properties that cannot be passed on to the tenants. Other direct costs include amongst other things provisions for doubtful debts (see Note 14 for further details).

Total direct expenses related to properties are higher by CHF 0.3 million in H1 2026 compared to H1 2025 predominantly due to increased building insurance costs throughout the entire portfolio.

9 Personnel expenses

CHF ('000)	H1 2026	H1 2025
Salaries	1'854	1'838
Social security contributions	133	122
Expenses for defined benefit plans	120	122
Other personnel expenses	20	12
Board member expenses	239	238
Total personnel expenses	2'366	2'332
Number of employees (#) in Switzerland		
Number of employees at period end	17	21
Full-time equivalents at period end	14.7	18.4
Number of Board members (#)		
Number of Board members receiving a fee at period end	4	4

Total personnel expenses remained stable over the two periods. For more information about related parties, please refer to Note 24.

The decrease in the number of employees (technical staff only) followed the externalisation of the facility management services at our retail property "Zänti" Volketswil.

10 Operating expenses

CHF ('000)	H1 2026	H1 2025
Rent	38	37
Travel and representation expenses	47	67
Other operating expenses (such as IT, general office expenses, non-recoverable VAT, capital taxes)	344	300
Total operating expenses	429	404

Total operating expenses stayed overall consistent at CHF 0.4 million when comparing both periods.

11 Administrative expenses

CHF ('000)	H1 2026	H1 2025
Legal fees	65	138
Tax consultancy fees	159	140
Other consultancy fees	570	570
Accounting and audit fees	199	176
Transaction costs	30	29
Total administrative expenses	1'023	1'053

In Other consultancy fees are also included business development costs for investment properties such as, for example, planning costs relating to potential developments and compilation of feasibility studies for projects subject to external influences (i.e. probable future economic benefits have not yet been established) which makes it uncertain whether they will be at all realised.

Total administrative expenses remained broadly stable over the two reporting periods.

12 Financial result

CHF ('000)	H1 2026	H1 2025
Financial income		
Revaluation gain from financial instruments (derivatives)	11'203	246
Derivatives income	986	1'829
Other financial income	-	11'192
Total financial income	12'189	13'267
Financial expenses		
Loan interest expenses	(4'640)	(5'865)
Derivatives expenses	(61)	-
Interest expenses on lease liabilities	(274)	(274)
Revaluation loss from financial instruments (derivatives)	(640)	(12'324)
Other financial expenses	(10'870)	(35)
Total financial expenses	(16'485)	(18'498)
Financial result	(4'296)	(5'231)

Total mortgage-secured interest expenses (recorded in Loan interest expenses, Derivatives expenses (if any) and Derivatives income (if any)) diminished by CHF 0.3 million to CHF 3.7 million in H1 2026 versus CHF 4.0 million in H1 2025 mainly due to lower bank debt levels and the gradual reduction of the Swiss reference interest rate from 0.5% as at 1 January 2025 to 0.0% as at 30 June 2025, where it remained unchanged through 30 June 2026.

Following the unwinding of all cross currency ("XCCY") swaps in H1 2026, there are no more underlying USD loans as at 30 June 2026 (for more information about the derivative financial instruments, please refer to Note 19). The underlying USD loans were converted back in CHF at the same foreign exchange currency rate as at inception.

The final revaluation of the underlying USD loans in connection with the XCCY swaps led to an unrealised foreign exchange revaluation loss of CHF 10.8 million in H1 2026 (booked in Other financial expenses) compared to an unrealised foreign exchange revaluation gain of CHF 11.2 million in H1 2025 (booked in Other financial income). The fair value measurement of the derivatives at balance sheet date resulted in a net unrealised gain of CHF 10.6 million in H1 2026 compared to a net unrealised loss of CHF 12.1 million in H1 2025.

The unrealised revaluation gains or losses on any outstanding derivatives will unwind over their contract duration.

13 Income tax expenses

EPIC Group is subject to income taxes at a federal, cantonal and municipal level. Significant estimates are required in determining the liabilities for income and deferred taxes. There are transactions and calculations for which the ultimate tax determination is uncertain. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax liabilities.

The taxation of gains from the disposal of properties is subject to a special property gains tax in cantons with the monistic tax system. The tax rates depend on the length of time the property is held and can vary significantly. In the calculation of deferred taxes on investment properties, a residual holding period is estimated for each property that reflects EPIC Group's strategy. If a sale was to be planned, the respective residual holding period would be applied. Otherwise, the tax payable on these properties is calculated on the basis of a holding period of a further 10 years after the balance sheet date. Should the actual holding period for a property deviate from the estimated holding period, the amount of tax applicable at the time the property is sold may vary considerably from the deferred tax estimated.

CHF ('000)	H1 2026	H1 2025
Current tax expenses	6'930	1'955
Change in deferred net tax liabilities	294	3'329
Total income tax expenses	7'224	5'284

The amount in Current tax expenses includes the periodical change in refund of complementary property tax in Vaud (TCHF 158 in H1 2026 and TCHF 150 in H1 2025).

Current tax expenses increased by CHF 5.0 million substantially driven by the sale of our property Vennes III in May 2026 (see Note 15).

Change in deferred net tax liabilities in the amount of CHF 0.3 million in H1 2026 results mainly on the one hand from the H1 2026 net unrealised revaluation gain on real estate properties (CHF 3.9 million) and on the other hand from the reversal of all deferred taxes related to the sale of the property Vennes III (CHF 3.6 million).

The real estate companies owned by the group are subject to the tax laws of the cantons in which the properties are located. Under the IFRS Accounting Standards, the amended tax rates are taken into account for the deferred tax liabilities as soon as they are “substantially enacted” (IAS 12), since the deferred taxes in IFRS are based on an assumed holding period of 10 years. In 2025, the canton of Aargau further reduced its corporate effective income tax rate from 15.07% to 15.03% for the fiscal year 2025 while also some municipalities in the canton of Zurich made small changes. These reductions were taken into account in the calculation of the deferred taxes in H1 2025, contributing mainly to a positive effect of TCHF 95 in H1 2025. For H1 2026, the net impact of the change in applicable tax rates was negative at TCHF 128 due to a slight increase of the tax thresholds in the cantons of Bern and Glarus as well as in the canton of Vaud based on the implemented two-tiered income tax rate (i.e. for profits in the canton of Vaud up to CHF 10 million, the tax rate will remain unchanged at 14.00%; for profits in the canton of Vaud above CHF 10 million, the tax rate will be 14.72%; therefore, Vaud tax rates may vary each year depending on the amount of taxable profit).

Based on the current facts, EPIC Group is not in the scope of Pillar 2. EPIC Group will keep regularly monitoring the situation and the international developments regarding Pillar 2. Should Pillar 2 be applicable to EPIC Group, the necessary disclosure requirements and current tax impacts will be appropriately considered and (re)assessed.

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14 Tenant receivables

CHF ('000)	30 Jun 2026	31 Dec 2025
Rent and ancillary costs receivables	1'492	1'423
Doubtful debt allowances	(26)	(37)
Total tenant receivables	1'466	1'386

The rent and ancillary costs receivables balance as at 30 June 2026 remained broadly at comparable level to 31 December 2025.

For tenants with an outstanding balance at the end of the period, EPIC Group calculated a doubtful debt allowance reflecting the expected credit losses. Balances overdue by more than 30 days are mostly either provisioned for, secured by a deposit or guarantee from the tenant or were settled shortly after the reporting balance sheet date and therefore not at risk.

The age structure of the tenant receivables is as follows:

CHF ('000)	30 Jun 2026	31 Dec 2025
Balance not yet due	938	885
Balance overdue by up to 30 days	375	422
Balance overdue between 30 to 120 days	32	12
Balance overdue between 120 to 365 days	105	19
Balance overdue by more than 365 days	42	85
Total rent and ancillary costs receivables	1'492	1'423

15 Real estate properties

CHF ('000)	Invest. prop. in operation	Invest. prop. under D/C ¹	Total portfolio
Market value as at 31 Dec 2025	1'673'018	10'970	1'683'988
Acquisition costs as at 1 Jan 2026	1'316'568	4'591	1'321'159
Disposals	(34'261)	-	(34'261)
Subsequent expenditures	8'094	669	8'763
Acquisition costs as at 30 Jun 2026	1'290'401	5'260	1'295'661
Revaluation as at 1 Jan 2026	356'450	6'379	362'829
Disposals	(6'644)	-	(6'644)
Revaluation gains	17'461	70	17'531
Revaluation losses	(3'408)	(319)	(3'727)
Revaluation as at 30 Jun 2026	363'859	6'130	369'989
Market value as at 30 Jun 2026	1'654'260	11'390	1'665'650

¹ Invest. prop. under D/C stands for Investment properties under development/construction

CHF ('000)	30 Jun 2026	31 Dec 2025
Market value as estimated by the external valuer	1'656'120	1'674'730
Accrued operating lease income	(3'135)	(3'727)
Sub-total	1'652'985	1'671'003
Right-of-use of the land recognised separately	12'665	12'985
Market value for financial reporting purposes	1'665'650	1'683'988

On 29 May 2026, EPiC 16 executed the sale of its property Vennes III located in Lausanne for total proceeds of CHF 51.1 million (net of transaction costs) resulting in a realised gain of CHF 9.4 million above the latest independent market valuation as at 31 December 2025. The CHF 0.7 million difference between the IFRS valuation of CHF 40.9 million end of May 2026 (as shown in the two Disposals lines in the above first table) and the independent market valuation as at 31 December 2025 (CHF 41.6 million) was booked in accrued income in the balance sheet. From the total sale proceeds of CHF 51.1 million, CHF 50.3 million were paid in H1 2026 and CHF 0.8 million will be paid in 5 equal instalments during H2 2026.

Out of the CHF 8.8 million invested during the first half of 2026 in the portfolio, the vast majority (CHF 8.1 million) concerned the investment properties in operation. The most significant expenditure related to PULSE (EPiC 23) (aggregate amount of CHF 8.6 million, mainly for the completion of the restaurant and the fit-out for shared space). In addition, two properties ("Zänti" Volketswil (EPiC 10) and Provencenter (EPiC 9)) benefitted from a cost reimbursement settlement and subsidies (CHF 1.1 million in total). The CHF 0.7 million capex for the developments is attributable to the building permit for the construction of a logistics property on the land reserve (EPiC 21) in Roggwil.

The revaluation of the properties at period end led to a total net unrealised revaluation gain of CHF 13.8 million primarily driven by a 2 basis points reduction of the average real discount rate to 3.30% as at 30 June 2026 from 3.32% as at 31 December 2025. All sectors of the investment properties in operation benefitted from a net unrealised revaluation gain whereby the sector offices contributed the most with CHF 8.7 million,

followed by the logistics sector (CHF 3.6 million) and retail sector (CHF 1.8 million) while the developments negatively contributed with an immaterial net unrealised re-valuation loss of CHF 0.2 million. Assuming an inflation rate of 1.00% as at 30 June 2026 (1.00% as at 31 December 2025), this corresponds to an average nominal discount rate of 4.33% (4.35% respectively).

The differences between capitalised costs (CHF 8.8 million in H1 2026) and the amounts paid under investments in real estate properties in the consolidated statement of cash flows used in investment activities (CHF 10.6 million) correspond to an increase or decrease in accrued expenses, payables or receivables for VAT purposes.

Further information on the individual properties can be found at the end of this half-year report under “Property details” in the annexes.

Details on valuation

The valuation of investment properties is carried out in accordance with the provisions of IFRS 13, under which fair value is defined as the price that would be received when selling an asset or that would be paid when transferring a liability in an orderly transaction between market participants on the measurement date. Under IFRS 13, valuation techniques are categorised into three levels in a fair value hierarchy depending on the extent to which fair value is based on observable input factors.

Fair value hierarchy

Level 1	Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2	Valuation techniques for which the lowest level of input that is significant to the fair value measurement is directly or indirectly observable
Level 3	Valuation techniques for which the lowest level of input that is significant to the fair value measurement is unobservable (usually determined based on management assumptions)

The valuation of investment properties is carried out using the discounted cash flow method (DCF), according to which a property’s fair value is determined by calculating the projected future net income (rental income less operating, maintenance and rebuilding costs), discounted to the reporting date. No allowance is made for any possible transaction cost (such as taxes or transaction fees, for example). Furthermore, the valuation does not account for any taxation (except of mandatory property taxes) or financing costs. The net income of operations is discounted individually for each property with due allowance for specific opportunities and threats, and with adjustments in line with prevailing market conditions and risks.

The expected capital expenditures for preserving the building and its structure are calculated by means of a lifecycle analysis of the individual building elements. The building structure’s remaining lifespan is estimated and periodic refurbishments modelled based on the general condition of building elements as determined during the property inspection. Appropriate annual repair costs are calculated accordingly, and plausibility tested using comparable data and Wüest Partner’s own benchmarks. The calculation factors in 100% of expected repair costs in the first 10 years; the proportion applied from year 11 onwards is limited to the value-preserving investments.

In the case of properties under construction, the construction costs still to be incurred until completion are considered.

The discount rate applied to each property is market-derived and risk-adjusted and is dependent on individual opportunities and risks. Valuations are performed twice a year as at 30 June and 31 December (or during the year in case of significant value changes) by Wüest Partner AG, an external, independent and certified real estate appraiser having experience in the location and type of the investment property being valued.

As at 30 June 2026 and 31 December 2025, all properties have been individually valued by Wüest Partner AG.

As input factors with a material impact, such as discount rates, market rents and structural vacancy rates, generally have to be derived from information from less active markets, the valuations of all properties were categorised under level 3.

Significant inputs

Determination of the significant inputs used in the valuation:

Rental income

Rents are factored into valuations based on contractually agreed conditions. For rental agreements of limited duration, the potential rental income attainable over the long term, from the current perspective, is applied in the valuation on expiry of the contractually agreed rental period. Potential rental income that is in line with the market is determined on the basis of the most recent rental agreements concluded either for the property concerned or for comparable properties in its immediate vicinity, and of the comprehensive real estate market research carried out by Wüest Partner AG.

The plausibility of potential rental income from retail space is checked using calculations of market-standard turnover figures. For those existing leases, which include several different uses, the potential rents are calculated separately for each individual use. Genuine tenants' options to extend a lease are considered when actual rents are less than the market rents determined. Non-genuine options where provisions are in place for rents to be adjusted in line with market rents prevailing at a specific time are incorporated into the valuations as fixed-term rental agreements, as described above. For rental agreements of unlimited duration, adjustments in line with the potential rental income calculated take account of general conditions under rental law and property-specific fluctuations.

Operating and maintenance costs

In the case of operating costs, it was assumed that separate ancillary cost statements are issued and that the ancillary costs are consequently passed on in full or in part to tenants in line with the lease agreements. Maintenance (servicing and repairs) and rebuilding costs are calculated using a building analysis tool that determines the residual life of the individual construction components based on an analysis of the building's current condition, models periodic renovations and calculates the associated annuities. The values arrived at are plausibility tested using the cost benchmarks compiled by Wüest Partner AG.

Construction costs (investment properties under construction)

The construction cost estimates are based on the financial forecasts for the individual projects (where available) and are independently evaluated. Where the construction costs are already secured by means of service contracts with general and full-service contractors, these are used in the measurement. Depollution costs are excluded unless cost estimates for their removal are available.

Discount rate

Discounting is undertaken for each property in accordance with location and property-specific criteria. These reflect both the location-relevant features of the macro and micro situation and the fundamental parameters of the current market and letting situation. The discount rates applied are verified empirically based on known changes of ownership and transaction data.

Structural vacancy rate

The structural vacancy rate, which is recognised in the valuations for each rental unit and usage, defines the minimum loss of income considered over the entire valuation period following the expiry of any existing contract. The structural vacancy rate is derived primarily from the local market situation, such as the effective vacancy rates, the current supply figures and a usual tenant turnover period.

Non-observable inputs

Market rents, vacancy rates and discount rates have been identified as the non-observable input factors with a material impact. They are summarised in the next table:

Category/level/ valuation method	Non-observable input factor	Ranges (weighted average)	
		30 Jun 2026	31 Dec 2025
Retail Level 3 DCF	Fair value CHF ('000)	583'620	582'550
	Discount rates (real) (%)	2.8%–4% (3.32%)	2.8%–4% (3.34%)
	Achievable long-term market rents per m ² and year (CHF)	CHF 181–CHF 362 (CHF 252 per m ² and year)	CHF 181–CHF 360 (CHF 252 per m ² and year)
	Structural vacancy rates (%)	3.02%–9.11% (5.23%)	3.02%–8.98% (5.19%)
Offices Level 3 DCF	Fair value CHF ('000)	679'230	712'040
	Discount rates (real) (%)	2.8%–3.6% (3.04%)	2.8%–3.7% (3.08%)
	Achievable long-term market rents per m ² and year (CHF)	CHF 280–CHF 366 (CHF 314 per m ² and year)	CHF 280–CHF 366 (CHF 313 per m ² and year)
	Structural vacancy rates (%)	4.23%–7.53% (5.15%)	4.23%–7.17% (5.07%)
Logistics/industrial Level 3 DCF	Fair value CHF ('000)	381'880	369'170
	Discount rates (real) (%)	3.25%–3.85% (3.71%)	3.25%–3.85% (3.71%)
	Achievable long-term market rents per m ² and year (CHF)	CHF 90–CHF 244 (CHF 133 per m ² and year)	CHF 90–CHF 243 (CHF 132 per m ² and year)
	Structural vacancy rates (%)	5%–5.46% (5.09%)	5%–5.76% (5.05%)
Under development/ construction Level 3 DCF	Fair value CHF ('000)	11'390	10'970
	Discount rates (real) (%)	3.8%–4% (3.98%)	3.85%–4% (3.98%)
	Achievable long-term market rents per m ² and year (CHF)	CHF 285–CHF 285 (CHF 285 per m ² and year)	CHF 285–CHF 285 (CHF 285 per m ² and year)
	Structural vacancy rates (%)	5%–5% (5%)	5%–5% (5%)
Total portfolio Level 3 DCF	Fair value CHF ('000)	1'656'120	1'674'730

The following table shows the reconciliation between the valuation from the external valuer and the fair value for financial reporting purposes per category as at 30 June 2026:

CHF ('000)	External fair value	Accrued operating lease income	Right-of-use of land	Market value for financial reporting
Retail	583'620			583'620
Offices	679'230	(2'202)	12'665	689'693
Logistics/industrial	381'880	(933)		380'947
Under development/construction	11'390			11'390
Total	1'656'120	(3'135)	12'665	1'665'650

Sensitivity of input factors

Fair value increases with lower discount rates and structural vacancy rates and with higher market rents. The economic environment can be considered as exerting the greatest influence on input factors, with the factors outlined above influenced to varying degrees by market developments. Any intensification of pressure on market rents by negative economic sentiment is usually accompanied by a rise in property vacancy rates. Low interest rates usually prevail in such market circumstances, which have a positive impact on discount rates (as long as the property market maintains its attractiveness in comparison to the bond market). To an extent, therefore, changes to input factors may offset each other.

The following sensitivity analysis shows the impact of an increase or decrease in the discount rates used in the DCF valuation. As illustrated in the next table, a general reduction of 10 basis points in the discount rate would increase the current fair value of the investment properties as at 30 June 2026 by 2.86% or CHF 47.3 million. A general increase of 10 basis points in the discount rate would reduce the current fair value of the investment properties as at 30 June 2026 by 2.99% or CHF 49.4 million.

Weighted average discount rate (real) Change in basis points		Change in market value in CHF ('000)	Change in market value in %	Market value in CHF ('000)
+50	3.80%	(212'575)	(12.84%)	1'443'545
+40	3.70%	(175'058)	(10.57%)	1'481'062
+30	3.60%	(135'500)	(8.18%)	1'520'620
+20	3.50%	(93'690)	(5.66%)	1'562'430
+10	3.40%	(49'440)	(2.99%)	1'606'680
	3.30%			1'656'120
-10	3.20%	47'340	2.86%	1'703'460
-20	3.10%	100'360	6.06%	1'756'480
-30	3.00%	156'940	9.48%	1'813'060
-40	2.90%	217'400	13.13%	1'873'520
-50	2.80%	282'200	17.04%	1'938'320

16 Other non-current assets

CHF ('000)	30 Jun 2026	31 Dec 2025
Refund from complementary property tax	6'778	7'055
Total other non-current assets	6'778	7'055

In case of an asset deal, the complementary property taxes (impôt complémentaire or "CPT") paid by EPIC Group in the canton of Vaud will be repaid according to the Vaud tax law (art. 129 LI). However, the total amount to be refunded by the Vaud Tax Administration will be a maximum of fifteen times the annual property tax (in any case, the amount to be refunded must not exceed the real estate transfer tax to be paid in connection with the asset deal).

17 Current and non-current financial liabilities

CHF ('000)	30 Jun 2026	31 Dec 2025
Mortgage-secured bank amortisation due within 12 months	3'485	3'695
Mortgage-secured bank loans due for extension or repayment	40'250	55'700
Directly attributable financing costs	(44)	(37)
Accrued mortgage and swap interest	58	66
Lease liabilities	644	869
Total current financial liabilities	44'393	60'293
Mortgage-secured bank loans	552'287	557'711
Directly attributable financing costs	(14)	-
Lease liabilities	12'916	12'509
Total non-current financial liabilities	565'189	570'220
Total financial liabilities	609'582	630'513

The vast majority of the variable bank debt is based on a 1 to 3-month variable CHF-SARON interest rate. The variable loans represent 57.7% of the total mortgage-secured bank liabilities as at 30 June 2026, with margins varying between 0.71% and 0.90% in H1 2026 (taking into account the XCCY swaps). Of the variable loans, 65.3% is hedged with interest rate swaps as at 30 June 2026. The fixed interest rates range between 0.92% and 2.27% over the first half of 2026.

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Some of the contracts with the banks contain clauses concerning financial covenants at the level of the Swiss subsidiaries such as loan to value ratios and interest coverage ratios. As at the reporting dates (and during the periods), EPIC Group was in compliance with its covenant obligations.

The weighted average residual maturity of the mortgage-secured bank loans stood at 3.4 years as at 30 June 2026 compared to 3.7 years as at 31 December 2025.

CHF ('000) / in %	30 Jun 2026	31 Dec 2025
Total mortgage-secured bank loans	596'022	617'106
Interest expenses (mortgage and derivatives)	3'715	7'978
Weighted average interest rate at period end	1.2%	1.1%

During the first half of 2026, CHF 24.0 million of mortgage-secured bank loans were drawn and CHF 55.9 million (including amortisation of CHF 1.8 million) were repaid, mainly using the net proceeds of the disposal of Vennes III, resulting in a net repayment of CHF 31.9 million, before any unrealised currency revaluation effects. The remaining difference of CHF 10.8 million corresponds to the unrealised foreign currency revaluation loss on the underlying USD loans (see Note 12, caption Other financial expenses). Following the unwinding of all XCCY swaps in H1 2026, the underlying USD loans were converted back in CHF without any realised foreign exchange currency effects (see Note 19 for the unwinding of the related XCCY swaps).

In 2021, EPiC 23 signed a loan agreement for CHF 70 million as amended from time to time in relation to project PULSE in Cheseaux-sur-Lausanne. As at 30 June 2026, CHF 55.7 million were drawn and the maturity was extended by one more year to Q4 2027.

The next table indicates the maturity profile of the mortgage-secured bank liabilities including future interest:

CHF ('000)	30 Jun 2026	31 Dec 2025
Within 12 months	50'470	65'881
Within 2 to 5 years	484'658	464'371
Within 6 to 10 years	84'919	113'013
Total mortgage-secured bank loans including future interest	620'047	643'265

18 Accrued expenses and deferred income

CHF ('000)	30 Jun 2026	31 Dec 2025
Accruals for property expenditures	6'704	6'767
Accruals for general expenses	2'613	2'907
Total accrued expenses	9'317	9'674
Rents received in advance	3'492	1'607
Down payments for ancillary costs	1'085	1'096
Total deferred income	4'577	2'703
Total accrued expenses and deferred income	13'894	12'377

Total accrued expenses and deferred income increased by CHF 1.5 million between the two period ends, largely driven by one tenant who already paid in January 2026 its entire rent for the calendar year (CHF 1.1 million representing 6 months of dues).

19 Derivative financial instruments

The fair value of derivative financial instruments (predominantly interest rate swaps) is calculated as the present value of future cash flows. The interest rate swaps are used for hedging existing and future loans against rising interest rates.

As at 30 June 2026, the interest rate swaps have remaining maturities falling in H2 2026, 2028 and 2030 and a fixed interest leg of either 0.00% or 1.51%, for nominal amounts of respectively CHF 228.5 million and CHF 46.0 million.

In June 2024, in order to fix the bank margin, EPIC Group switched a variable loan linked to a swap to a fixed loan and entered into a floor at 0.00% on the SARON leg of that swap for a nominal amount of CHF 50.0 million with maturity in 2028.

In order to reduce the bank margin to 0.71%, EPIC Group had entered into XCCY swaps for a total nominal amount of CHF 91.3 million. Those swap contracts came to maturity in H1 2026. The related underlying variable loans were therefore re-converted back from USD loans into CHF loans. As the USD/CHF foreign exchange conversion rates were identical at inception and maturity, no actual currency differences crystallised and only unrealised foreign exchange revaluation losses or gains were recorded at each balance sheet date through profit or loss.

The next table summarises the fair value and maturities of the derivative financial instruments:

CHF ('000)	30 Jun 2026	31 Dec 2025
Within 12 months	(140)	(11'408)
Within 2 to 5 years	1'243	1'948
Total net positive (negative) fair value	1'103	(9'460)
Total contract nominal value	324'490	415'740

20 Financial risk management

Fair value of financial instruments

EPIC Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure the fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs significant to the fair value measurement as a whole.

Derivative financial instruments are the only financial instruments measured at fair value. The fair value of the interest rate swaps is calculated as the present value of future cash flows. Future cash flows are estimated based on forward interest rates (from observable yield curves at the end of the reporting period) and contract interest rates, discounted at a rate that reflects the credit risk of the counterparties. It can be allocated to level 2 according to the fair value hierarchy described in Note 15.

The carrying value of short-term receivables (including tenant and other receivables) and payables (trade and other payables) approximate their fair values as discounting is not material.

The fair value of the fixed interest-bearing mortgage-secured bank loans (CHF 253.9 million) differs from their carrying value excluding issue costs (CHF 252.0 million). The group has no fixed-rate financial assets or liabilities that are classified at fair value through profit or loss. Fixed-rate financial instruments are measured at amortised costs.

Changes in the fair value of derivative financial instruments are recognised in the financial result.

Capital management

With total equity of CHF 924.3 million as at 30 June 2026, EPIC Group has a solid capital base (equity ratio of 54.4% as at 30 June 2026 versus 53.5% end of 2025). Mortgage-secured bank loans (including interest) account for 35.1% of total assets as at 30 June 2026 (35.8% as at 31 December 2025). Covenants are monitored on a regular basis and reported on quarterly.

EPIC Group aims to achieve a long-term net loan to value ratio (as defined under section "Alternative Performance Measures" of this report) of +/- 45% (this ratio equalled 35.1% as at 30 June 2026 and 35.5% as at 31 December 2025). The adjusted net loan to value ratio (as defined in "Alternative Performance Measures") amounts to 35.4% end of June 2026 versus 35.8% end of December 2025.

21 Share capital and share premium

As at 30 June 2026, the Company's share capital amounts to CHF 448'203.04, represented by 11'205'076 shares with a par value of CHF 0.04 fully paid in (the same as at 31 December 2025).

The Company has conditional capital of CHF 7'500 corresponding to 187'500 registered shares at a nominal value of CHF 0.04 each at its disposal for the purpose of issuing shares or options rights to officers and employees of the Company and its group subsidiaries. No conditional capital was created during H1 2026 or in 2025.

The Company has a capital band at its disposal. The Board of Directors is authorised to increase or reduce the share capital until 10 April 2031 in a range between CHF 403'382.72 and CHF 493'023.36 (capital band). Capital increases and capital reductions in partial amounts are permitted. If the share capital is increased from conditional capital, the upper and lower limits of the capital band increase accordingly. Capital increases within the capital band shall be effected by issuing share capital in the maximum amount of CHF 44'820.32, divided into 1'120'508 registered shares with a nominal value of CHF 0.04 each or by increasing the nominal value of the issued shares accordingly. Capital reductions shall be effected by cancelling a maximum of 1'120'508 registered shares with a nominal value of CHF 0.04 each or by reducing the nominal value of the issued shares in the maximum amount of CHF 44'820.32.

The share premium of CHF 405.5 million (gross of any IPO and Share Placement's costs) as per the statutory balance sheet as at 30 June 2026 (CHF 441.4 million by the end of 2025) constitutes foreign and domestic capital contribution reserves according to art. 5 para. 1 ter and art. 5 para. 1 quater lit. a of the Swiss Federal Law on Withholding Tax (effective as of 1 January 2020), which are unconditionally free of withholding tax upon distribution.

The foreign capital contribution reserves as at 30 June 2026 amount to CHF 143.2 million (CHF 179.1 million as at 31 December 2025) were approved by the Swiss Federal Tax Authorities ("SFTA") on 10 July 2026).

Following the capital increase in December 2025 ("Share Placement"), the Swiss capital contribution reserves total CHF 262.3 million (pre-issuance costs) as at 30 June 2026 (the same as at 31 December 2025). In relation to the reserves created in 2022, CHF 192.3 million (pre-issuance costs) were confirmed by the SFTA under the reservation of the deduction of the issuance costs in the amount of CHF 8.1 million, net CHF 184.2 million.

In 2022, CHF 4.2 million of IPO related costs (which represent the portion attributable to the newly issued shares), and in 2025, CHF 2.6 million of Share Placement related costs, have been directly recognised in the equity of the Company.

The Company paid from the share premium a dividend of CHF 35.9 million in the first half year of 2026 (CHF 3.20 per share) and CHF 32.5 million in the first half year of 2025 (CHF 3.15 per share). Both dividend distributions were made out of the foreign capital contribution reserves.

22 Earnings per share ("EPS") and NAV per share

Earnings per share and NAV per share are calculated by dividing the reported profit and shareholders' equity respectively, by the weighted average number of ordinary outstanding shares during the period and the number of outstanding shares at period end respectively.

CHF ('000) / in CHF	H1 2026	H1 2025
Profit	39'750	30'024
Weighted average number of outstanding shares (in '000)	11'205	10'330
Basic and diluted EPS	3.55	2.91
Profit (excl. unrealised revaluation effects)	30'115	20'480
Basic and diluted EPS adjusted for unrealised revaluation effects	2.69	1.98
Profit (excl. disposal and unrealised revaluation effects)	22'020	20'480
Basic and diluted EPS adjusted for disposal and unrealised revaluation effects	1.97	1.98

Profit (excl. unrealised revaluation effects) corresponds to profit after tax before other comprehensive income excluding unrealised revaluation of properties and derivatives and related deferred taxes as well as any related foreign exchange effects. It includes the profit after tax of the sale of our property Vennes III (TCHF 8'095).

EPRA Earnings is a measure of operational performance and represents the net income generated from the operational activities. Therefore, it excludes all components not relevant to the underlying net income performance of the portfolio, such as the change in value of the underlying investment properties and any gains or losses from the sales of properties. It corresponds to the Profit (excl. disposal and unrealised revaluation effects). See table on page 43 for all reconciling items between the Profit and EPRA Earnings.

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CHF ('000) / in CHF	30 Jun 2026	31 Dec 2025
Shareholders' equity	924'266	920'512
Number of outstanding shares at period end (in '000)	11'205	11'205
NAV per share	82.49	82.15
Shareholders' equity before net deferred taxes	1'053'941	1'049'615
NAV per share before net deferred taxes	94.06	93.67

The shareholders' equity before net deferred taxes is calculated as the reported equity plus (i) the provision for deferred tax liabilities less (ii) deferred tax assets and less (iii) the Vaud complementary property tax (Note 16).

Return on equity is based on profit before other comprehensive income and the average equity, calculated as the ½ sum of the equity at the beginning and end of the reporting period.

CHF ('000) / in %	30 Jun 2026	31 Dec 2025
Average equity	922'389	870'244
Return on equity (incl. revaluation effects) (annualised for H1 2026)	8.6%	7.5%
Return on equity (excl. unrealised revaluation effects) (annualised for H1 2026)	6.5%	4.9%
Return on equity (excl. disposal and unrealised revaluation effects) (annualised for H1 2026)	4.8%	4.9%

23 Shareholders

As at the reporting date, the following two principal shareholders held the following quota (%) of the Company's share capital: (i) 52.4% – Alrov Ventures Ltd, Tel-Aviv, Israel, a 100% subsidiary of Alrov Properties & Lodgings Ltd and (ii) 14.9% – EPIC LUXEMBOURG S.A., Luxembourg City, Grand Duchy of Luxembourg ("EPIC LUX"). EPIC LUX is controlled by a Jersey trust whose beneficiary is the Greenbaum family. The remaining 32.7% is held by the public.

24 Related parties

The related parties encompass the members of the Board of Directors, Group Executive Management (being the CEO, CFO and Portfolio Director), the Alrov Group, and companies controlled by members of the key management personnel.

All board members were re-elected on 10 April 2026 for another year until the next Annual General Meeting to be held on 16 April 2027.

No consultancy services were rendered by related parties during H1 2026 or H1 2025.

The total remuneration of the board members and Group Executive Management can be broken down as follows:

CHF ('000)	H1 2026	H1 2025
Short-term employee benefits		
– Ron Greenbaum (Chairman of the Board)	86	86
– Other external board members	131	129
Post-employment benefits	22	23
Total remuneration of the Board of Directors	239	238
Short-term employee benefits	867	835
Share-based payment benefits	169	148
Other long-term benefits	83	67
Post-employment benefits	169	155
Total remuneration of management	1'288	1'205

Post-employment benefits include the employer social security contributions and pension contributions (if any).

The Company adopted a management incentive plan for the Group Executive Management that came into effect on the first day of trading of the Company in May 2022. Following the Remuneration and Nomination Committee's recommendation, the current plan was renewed for the financial year 31 December 2026. The plan consists of two separate bonus schemes. For the first one, the relevant key performance indicator is return on equity, where return on equity is defined as earnings after tax and before unrealised revaluation of properties and derivatives (taking into account the related deferred taxes as well as any related foreign exchange effects) divided by the average group equity of each reporting period. For the second bonus, the key performance indicator is based on ESG target(s), whose basis of allocation is determined by the Remuneration and Nomination Committee. Both bonuses are capped and granted half in shares and half in cash. The lock-up period for the share portion is one year with respect to one third of the granted shares, two years with respect to another third, and three years for the last third.

Furthermore, on the Remuneration and Nomination Committee's recommendation, the Board of Directors approved the renewal of the retention arrangement whereby members of the Group Executive Management will be entitled to a one-time loyalty bonus of up to CHF 500'000 in aggregate subject to certain terms and conditions, including three years of service as from 25 May 2025.

25 Events after the reporting date

There were no material subsequent events.



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Property details

Legal entity	Property name	Address	Zip	City	Canton	Ownership
Retail						
EPiC 1	Le Forum	Place du Marché 6	1820	Montreux	Vaud	P by F – 50%
EPiC 3	Wiggis-Park	Molliserstrasse 41	8754	Netstal	Glarus	Sole owner
EPiC 3	Florapark	Florastrasse 1	8800	Thalwil	Zurich	P by F – 48%
EPiC 5	Tägapark	Jurastrasse 42	5430	Wettingen	Aargau	Sole owner
EPiC 7	Markt am Bohl	Bohl 9	9000	St. Gallen	St. Gallen	Sole owner
EPiC 10	Uster West	Winterthurerstrasse 18	8610	Uster	Zurich	Sole owner
EPiC 10	“Zänti” Volketswil	Im Zentrum 18	8604	Volketswil	Zurich	Sole owner
EPiC 16	En Noyer-Girod	En Noyer-Girod 2–12	1163	Etoy	Vaud	Sole owner
Offices						
EPiC 7	Lake Geneva Center B	Route de la Longeraie 7	1110	Morges	Vaud	Sole owner
EPiC 9	Provencenter	Avenue de Provence 82	1007	Lausanne	Vaud	Sole owner
EPiC 9	Office Building Lutry	Rue des Remparts 2	1095	Lutry	Vaud	Owner of building Parking – P by F
EPiC 9	com.West	Hardturmstr. 123/125/127/129 Förllibuckstr. 70/72	8005	Zurich	Zurich	Sole owner
EPiC 11	Biopôle Metio & Lysine	Route de la Corniche 2–4	1066	Epalinges	Vaud	Land lease – P by F 96.5%
EPiC 12	Lake Geneva Center A	Route de la Longeraie 9	1110	Morges	Vaud	Sole owner
EPiC 16	Biopôle Proline	Route de la Corniche 10	1010	Lausanne	Vaud	Land lease
EPiC 16	Vennes III	Chemin des Roches 1a et 1b	1010	Lausanne	Vaud	Sole owner
EPiC 16	Rue du Tunnel	Rue du Tunnel 6, 8, 10 & 12	1227	Carouge	Geneva	P by F – 13.3%
EPiC 19	Campus Leman – A, B, C	Rue Docteur-Yersin 10/12	1110	Morges	Vaud	Sole owner
EPiC 20	Biopôle Serine	Route de la Corniche 6, 8	1066	Epalinges	Vaud	Land lease
EPiC 22	Lancy Office Center	Avenue des Morgines 8/10	1213	Petit-Lancy	Geneva	Sole owner
Logistics/industrial						
EPiC 7/ EPiC 24	En Molliau	Route du Molliau 30 Route de la Petite Caroline 13	1131	Tolochenaz	Vaud	Sole owner
EPiC 9	Vuarpillière	Chemin de la Vuarpillière 27/29	1260	Nyon	Vaud	Sole owner
EPiC 10	Fegistrasse	Fegistrasse 9	8957	Spreitenbach	Aargau	Sole owner
EPiC 21	Nexus Brunnpark	Lagerhausstrasse 9, 10, 12, 13, 14, 15, 17, 19	4914	Roggwil	Bern	Sole owner
EPiC 23	PULSE	Route de Genève 48–50	1033	Cheseaux-sur- Lausanne	Vaud	Sole owner
SUBTOTAL						
Under development/construction						
EPiC 19	Campus Leman – D	Rue Docteur-Yersin 10/12	1110	Morges	Vaud	Sole owner
EPiC 21	Nexus Brunnpark	Steigmatte 2 & 8	4914	Roggwil	Bern	Sole owner
TOTAL PORTFOLIO						

EPiC 3 (Wiggis-Park) and EPiC 10 (Zänti Volketswil) have land lease rights of 605 m² and 3'381 m² respectively which are not included in the table
P by F – Property by floor

Construction Year	Renovation Year	Extension Year	m ²					Total Rentable Area	Parking Unit (#)
			Land Area	Retail	Offices	Logistics/ industrial	Other		
2000	-	-	5'897	9'735	-	-	1'585	11'320	193
1996	2002	2014	37'277	21'647	931	-	6'597	29'175	543
1993	-	2006	4'913	7'562	-	-	50	7'612	183
2003	-	2012	25'405	22'992	-	-	-	22'992	522
1989	-	-	1'086	1'912	240	-	1'303	3'455	-
1914	-	2004	11'545	4'320	2'891	-	1'110	8'321	163
1973	2020	-	20'803	11'437	1'089	-	2'026	14'552	550
2002	-	-	20'506	6'746	-	-	-	6'746	219
			127'432	86'351	5'151	-	12'671	104'173	2'373
2006	-	-	5'157	-	5'581	-	1'334	6'915	152
1992	2025	-	1'980	-	6'340	-	538	6'878	84
2002	-	-	468	-	1'348	-	87	1'435	18
2002	-	-	9'938	405	21'408	-	2'764	24'577	154
2008	-	-	4'462	646	4'847	-	816	6'309	83
2008	-	-	6'508	-	5'296	-	1'042	6'338	145
2012	-	-	1'776	-	3'127	-	482	3'609	8
2013	The property was sold in May 2026								
2017	-	-	3'797	-	1'216	-	163	1'379	14
1950/2025	2020	-	8'173	928	11'856	-	1'824	14'608	125
2020	-	-	2'075	-	8'190	-	576	8'766	-
2002	-	-	7'775	1'225	8'190	-	3'598	13'013	191
			52'109	3'204	77'399	-	13'224	93'827	974
1972 1967	-	-	80'359	-	302	41'897	-	42'199	362
1987	2019	2015	5'971	-	276	7'557	-	7'833	65
1989	-	-	11'132	-	-	19'079	138	19'217	158
1920	-	2013	79'208	-	-	55'037	-	55'037	-
2025	-	-	31'879	-	-	39'340	1'522	40'862	544
			208'549	-	578	162'910	1'660	165'148	1'129
			388'090	89'555	83'128	162'910	27'555	363'148	4'476
			876	n/a	n/a	n/a	n/a	n/a	n/a
			29'286	n/a	n/a	n/a	n/a	n/a	n/a
			30'162						
			418'252						

Additional information about investment properties under development/construction

EPiC 19 – Campus Leman
Building D

Rue Docteur-Yersin 10/12, 1110 Morges

Description	Status of the project	Completion
Complete renovation and construction in 3 phases, phase 1 was completed by the end of 2020 (Buildings A&B) and phase 2 by H1 2025 (Building C)		

Phase 3: Construction of Building D	We started the construction planning procedure of Building D during H2 2025 and aim at filing a building permit during H2 2026.	Estimated 2029
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EPiC 21 – Nexus Brunnpark

Steigmatte 2 & 8, 4914 Roggwil

Description	Status of the project	Completion
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Construction of a logistics building	Land reserve acquired in March 2021. A preliminary general building permit (“Voranfrage”) was received during H2 2024. This preliminary general building permit clarifies various points (such as for example the redirection of a river, some traffic issues, maximum volumetrics, access to the site) and facilitates the submission of the definitive building permit, which is expected to be filed during H1 2027.	Estimated 2029
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Expiry of investment properties' lease contracts based on 30 June 2026 rent before any incentives:

Year	Excluding the exercise of any early break option
2026 (6 months)	5.0%
2027	1.7%
2028	5.0%
2029	5.9%
2030	12.4%
2031	16.2%
2032	9.4%
2033	3.9%
2034	1.9%
2035	8.7%
2036+	29.9%
Total	100.0%

Key information for investment properties in operation during the period for H1 2026 by category:

Category	Market value as at period end CHF '000	Net revaluation gain (loss) CHF '000	Net rental operating income CHF '000	Target rent CHF '000	Implied yield based on target rent %	Vacancy as % of target rent %	Vacancy as at period end m ²
Retail	583'620	1'753	12'093	13'702	4.7%	3.8%	4'540
Offices	689'693	8'665	13'468	16'014	4.4%	3.4%	4'762
Logistics/ industrial	380'947	3'635	5'262	9'063	4.8%	28.6%	28'924
Total	1'654'260	14'053	30'823	38'779	4.6%	9.4%	38'226

Category	Net rental income CHF '000	Other income CHF '000	Total income CHF '000	Direct expenses CHF '000	Net operating income (NOI) CHF '000	Yield based on achieved rent %
Retail	13'486	363	13'849	(1'393)	12'456	4.6%
Offices	15'036	626	15'662	(1'568)	14'094	4.2%
Logistics/ industrial	6'226	153	6'379	(964)	5'415	3.3%
Total	34'748	1'142	35'890	(3'925)	31'965	4.1%

Yield calculations for the period are annualised and exclude the rental income of the property Vennes III which was sold in May 2026.

EPRA Performance Measures

Summary table EPRA Performance Measures

Measure	Unit	H1 2026	H1 2025
A EPRA Vacancy Rate	%	9.4%	3.8%
B EPRA Earnings	CHF ('000)	22'020	20'480
EPRA Earnings per share	CHF	1.97	1.98
	Unit	30 Jun 2026	31 Dec 2025
C EPRA NRV	CHF ('000)	1'077'401	1'084'139
EPRA NRV per share	CHF	96.15	96.75
EPRA NTA	CHF ('000)	985'001	991'450
EPRA NTA per share	CHF	87.91	88.48
EPRA NDV	CHF ('000)	922'684	918'645
EPRA NDV per share	CHF	82.35	81.99

A) EPRA Vacancy Rate

CHF ('000) / in %	H1 2026	H1 2025
Estimated rental value of vacant space (A)	3'658	1'305
Estimated rental value of the whole portfolio (B)	38'779	34'488
EPRA Vacancy Rate (A/B)	9.4%	3.8%

The definitions of the above key performance measures can be found at www.epra.com.

B) EPRA Earnings and EPRA Earnings per share

CHF ('000)	H1 2026	H1 2025
Earnings according to the consolidated statement of profit or loss	39'750	30'024
Adjustments for:		
(i) Changes in value of investment properties, development properties held for investment and other investment interests	(13'804)	(13'788)
(ii) Profits or losses on disposal of investment properties, development properties held for investment and other investment interests	(9'433)	n/a
(iii) Profits or losses on sales of trading properties including impairment charges in respect of trading properties	n/a	n/a
(iv) Tax on profits or losses on disposals	1'338	n/a
(v) Negative goodwill/goodwill impairment	n/a	n/a
(vi) Changes in fair value of financial instruments and associated close-out costs	(10'563)	12'078
(vii) Acquisition costs on share deals and non-controlling joint venture interests	n/a	n/a
(viii) Adjustments related to funding structure	n/a	n/a
(ix) Adjustments related to non-operating and exceptional items	10'849	(11'189)
(x) Deferred tax in respect of EPRA adjustments	3'883	3'355
(xi) Adjustments (i) to (x) above in respect of joint ventures (unless already included under proportional consolidation)	n/a	n/a
(xii) Non-controlling interests in respect of the above	n/a	n/a
EPRA earnings	22'020	20'480
Weighted average number of outstanding shares during the period (in '000)	11'205	10'330
EPRA earnings per share in CHF	1.97	1.98

The definitions of the above key performance measures can be found at www.epra.com.

C) EPRA Net Asset Value (NAV) and EPRA NAV per share

CHF ('000)	30 Jun 2026		
	EPRA NRV	EPRA NTA	EPRA NDV
Equity (NAV) according to the consolidated statement of financial position	924'266	924'266	924'266
Dilution effects	n/a	n/a	n/a
Diluted equity (NAV)	924'266	924'266	924'266
Include:			
ii.a) Revaluation of IP (if IAS 40 cost option is used)	n/a	n/a	n/a
ii.b) Revaluation of IPUC (if IAS 40 cost option is used)	n/a	n/a	n/a
ii.c) Revaluation of other non-current investments	n/a	n/a	n/a
iii) Revaluation of tenant leases held as finance leases	n/a	n/a	n/a
iv) Revaluation of trading properties	n/a	n/a	n/a
Diluted NAV at fair value	924'266	924'266	924'266
Exclude:			
v) Deferred tax in relation to fair value gains of IP	122'451	61'226	
vi) Fair value of financial instruments	(1'103)	(1'103)	
vii) Goodwill as a result of deferred tax	n/a	n/a	n/a
viii.a) Goodwill as per the IFRS balance sheet		n/a	n/a
viii.b) Intangibles as per the IFRS balance sheet		(9)	
Include:			
ix) Fair value of fixed interest rate debt			(1'582)
x) Revaluation of intangibles to fair value	n/a		
xi) Real estate transfer tax	31'787	621	
EPRA NAV	1'077'401	985'001	922'684
Fully diluted number of shares (in '000)	11'205	11'205	11'205
EPRA NAV per share in CHF	96.15	87.91	82.35

The definitions of the above key performance measures can be found at www.epra.com.

C) EPRA Net Asset Value (NAV) and EPRA NAV per share

CHF ('000)	31 Dec 2025		
	EPRA NRV	EPRA NTA	EPRA NDV
Equity (NAV) according to the consolidated statement of financial position	920'512	920'512	920'512
Dilution effects	n/a	n/a	n/a
Diluted equity (NAV)	920'512	920'512	920'512
Include:			
ii.a) Revaluation of IP (if IAS 40 cost option is used)	n/a	n/a	n/a
ii.b) Revaluation of IPUC (if IAS 40 cost option is used)	n/a	n/a	n/a
ii.c) Revaluation of other non-current investments	n/a	n/a	n/a
iii) Revaluation of tenant leases held as finance leases	n/a	n/a	n/a
iv) Revaluation of trading properties	n/a	n/a	n/a
Diluted NAV at fair value	920'512	920'512	920'512
Exclude:			
v) Deferred tax in relation to fair value gains of IP	121'718	60'859	
vi) Fair value of financial instruments	9'460	9'460	
vii) Goodwill as a result of deferred tax	n/a	n/a	n/a
viii.a) Goodwill as per the IFRS balance sheet		n/a	n/a
viii.b) Intangibles as per the IFRS balance sheet		(9)	
Include:			
ix) Fair value of fixed interest rate debt			(1'867)
x) Revaluation of intangibles to fair value	n/a		
xi) Real estate transfer tax	32'449	628	
EPRA NAV	1'084'139	991'450	918'645
Fully diluted number of shares (in '000)	11'205	11'205	11'205
EPRA NAV per share in CHF	96.75	88.48	81.99

The definitions of the above key performance measures can be found at www.epra.com.



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Zurich, 3 August 2026

Valuation as of 30 June 2026 – Independent valuer's report

Reference
105868.2606

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Commission

Wüest Partner AG (Wüest Partner) was commissioned by the Executive Board of EPIC Suisse AG (EPIC) to perform a valuation, for accounting purposes, of the properties directly or indirectly held by EPIC as of 30 June 2026 (reporting date). The valuation encompasses all investment properties as well as sites and development properties.

Valuation standards

Wüest Partner hereby confirms that the valuations were performed in accordance with national and international standards and guidelines in particular with the International Valuation Standards (IVS and RICS/Red Book) and the Swiss Valuation Standards (SVS) and as well as in accordance with the requirements of the SIX Swiss Exchange.

Accounting standards

The market values determined for the investment properties correspond to the fair value as described in the IFRS Accounting Standards in accordance with IAS Accounting Standard 40 (Investment Property) and IFRS Accounting Standard 13 (Fair Value Measurement).

Definition of fair value

Fair value is the price that independent market operators would receive as at the date of valuation if an asset were sold under normal market conditions or the price that such operators would pay if a liability (debt) were transferred under normal market conditions (exit price).

An exit price is the selling price postulated in the purchase contract, upon which the parties have jointly agreed. Transaction costs, which normally consist of estate agents' commissions, transaction taxes and land registry and notary fees, are not considered when determining the fair value. Therefore, in accordance with paragraph 25 of IFRS Accounting Standard 13, the fair value is not adjusted for the transaction costs incurred by the acquirer in a sale (gross fair value). This is in line with Swiss valuation practice.

Transaction costs, gross fair
value

Valuation at fair value assumes that the hypothetical transaction involving the asset to be valued takes place on the market with the largest volume and the most business activity (main market) and that the frequency and volume of transactions are adequate for there to be sufficient price information available for the market (active market). If no such market can be identified, it will be assumed that the asset is being sold on the main market, which would maximize the assets selling price on disposal.

Main market, active and most advantageous market

Implementation of fair value

Fair value is calculated on the basis of the best possible use of a property (highest and best use). The best possible use of a property is that which maximizes its value. This assumption presupposes a use, which is technically and physically possible, legally permitted and financially realizable. As fair value is calculated on the basis of maximization of use, the best possible use may differ from the actual or planned use. In the assessment of fair value, future investment spending for the purpose of improving a property or increasing its value will be taken into account accordingly.

Highest and best use

The use of the highest and best use approach is based on the principle of the materiality of the possible difference in value in terms of the ratio of the value of the specific property to the total real estate assets and in terms of the possible absolute difference in value. A property's potential added value within the usual estimating tolerance of a specific valuation is regarded as immaterial in this context and is therefore disregarded.

Materiality in relation to the highest and best use approach

Fair value is determined according to the quality and reliability of the valuation parameters, in order of diminishing quality/reliability: Level 1 market price, Level 2 modified market price and Level 3 model-based valuation. At the same time, when a property is valued on the basis of fair value, different parameters may be applied to different hierarchies. In this context, the total valuation is classed according to the lowest level of the fair value hierarchy in which the material valuation parameters are found.

Fair value hierarchy

The value of the properties of EPIC is determined using a model-based valuation according to Level 3 on the basis of input parameters, which cannot be directly observed on the market. Here too adjusted Level 2 input parameters are used (e.g. market rents, operating/maintenance costs, discounting/capitalization rates, proceeds of sales of residential property). Non-observable input factors are only used where relevant observable input factors are not available.

Valuation level for property valuations

The valuation approaches used are those that are appropriate under the given circumstances and for which sufficient data are available to determine fair value. At the same time, the use of relevant observable input factors is maximized, while the use of non-observable input factors is minimized. In the case of the present valuation procedure, an income-based approach is applied, using discounted cash flow valuations, which are widespread in Switzerland.

Valuation approach

Market rents, vacancy levels and discount rates are defined as significant input factors. These factors are influenced to a varying degree by market developments. If the input factors change, the property's fair value also changes. For each input factor, these changes are simulated on the basis of static sensitivity analyses. Owing to interdependence between the input factors, their effects on fair value may

Significant input factors, influence on fair value

either offset or potentiate each other. For example, the effect of reduced market rents combined with higher vacancies and higher discount rates will have a cumulative negative impact on fair value. However, as the portfolio is diversified geographically and by properties, changes to input factors seldom exert a cumulative effect in the short term.

The most important factor influencing the input factors is the economic environment. If a negative mood in the economy increases the pressure on market rents, vacancies in real estate usually increase as well. At the same time, however, such market situations might result in a favourable, i.e. low, interest rate level, which has a positive effect on the discount rates. Thus, a certain compensation of the input factors can be assumed. Ongoing optimisation measures for properties (e.g. conclusion/extension of long-term leases, investments in the expansion of rental space, etc.) prevent such short-term market shocks, which mainly affect the factors of market rents and vacancies. As mentioned above, the individual risk-adjusted discount rate of the property follows the yield expectations of the respective investors or market participants and can only be influenced by the owner to a limited extent.

Valuation method

In valuing EPIC's real estate holdings, Wüest Partner applied the discounted cash flow (DCF) method, by which the market value of a property is determined as the total of all projected future (infinity) net earnings discounted to the date of valuation. Net income is discounted separately for each property with due allowance for specific opportunities and threats, and adjustment in line with market conditions and risks.

Basis of valuation

Wüest Partner is familiar with all the properties, having carried out inspections and examined the documentation provided. The properties have been analyzed in detail in terms of their quality and risk profiles (attractiveness and rentability of rented premises, construction type and condition, micro- and macro-location etc.). Currently vacant premises are valued with allowance made for a reasonable marketing period and incentives if market driven. Wüest Partner inspects properties at least every three years, as well as after a purchase and after completion of major refurbishment and investment projects.

Changes in portfolio composition

One property has been sold during the reporting period from 1 January 2026 to 30 June 2026:

– EPIC 16 Vennes III – Chemin des Roches 1a et 1b, 1010 Lausanne

Results

As of 30 June 2026, Wüest Partner valued a total of 24 properties. Following the split of two properties (EPIC 19 & EPIC 21) into two segments according to the stage of completion of the different development phases and following the grouping of the two properties in Tolochenaz (EPIC 7 & EPIC 24), Wüest Partner carried out a total of 27 valuations (25 in the segment «Investment properties in operation» and 2 in the segment «Investment properties under development/construction»).

The market value of all 24 properties is estimated at 1,656,120,000 Swiss Francs as of 30 June 2026.

Change in value within the reporting period (like-for-like; excl. developments)¹

As at the reporting date of 30 June 2026, the fair value of the investment properties in operation already valued on the reporting date of 31 December 2025 («like-for-like») amounts to 1,644,730,000 Swiss Francs. Compared to the reporting date 31 December 2025, this corresponds to a gross change in value (before deduction of investments made in the reporting period) of approximately +1.4% and a net change in value (after deduction of investments made in the reporting period) of approximately +0.9%.

Independence and confidentiality

Wüest Partner performed the valuation of EPIC's real estate holdings independently and neutrally in conformity with its business policies. It was carried out solely for those purposes specified above. Wüest Partner shall accept no liability in respect of third parties.

Evaluation fee

The fee of the valuer's services is independent of the valuation results. The rate is based upon the numbers of the valuations performed and the size and type of property. Thus, the amount of the fee does not depend on the results of the valuations.

Wüest Partner AG
Zurich, 3 August 2026



Moritz Menges MRICS
Partner



Timo Gfeller
Manager

¹ This information is to be understood independently of the effective IFRS accounting used in EPIC consolidated financial statements and does not include the properties in the segment «Investment properties under development/construction».

Annex: Valuation assumptions

With regard to the key input parameters, the following ranges were applied to the property valuations for discount rates, achievable long-term market rents, and structural vacancy rates:

Asset class / Valuation method	Fair value in 1,000 CHF	Input factors		Minimum	Weighted average	Maximum
Retail	583'620	Discount rates (real)	Percent	2.80%	3.32%	4.00%
Level 3		Achievable long-term market rents	CHF/m ² p.a.	181	252	362
DCF		Structural vacancy rates	Percent	3.02%	5.23%	9.11%
Offices	679'230	Discount rates (real)	Percent	2.80%	3.04%	3.60%
Level 3		Achievable long-term market rents	CHF/m ² p.a.	280	314	366
DCF		Structural vacancy rates	Percent	4.23%	5.15%	7.53%
Logistics/Industrial	381'880	Discount rates (real)	Percent	3.25%	3.71%	3.85%
Level 3		Achievable long-term market rents	CHF/m ² p.a.	90	133	244
DCF		Structural vacancy rates	Percent	5.00%	5.09%	5.46%
Under development/construction	11'390	Discount rates (real)	Percent	3.80%	3.98%	4.00%
Level 3		Achievable long-term market rents	CHF/m ² p.a.	285	285	285
DCF		Structural vacancy rates	Percent	5.00%	5.00%	5.00%

Calculation: Averages as well as minima and maxima were calculated at the level of entire properties, i.e. aggregated over all rental objects of a property.

The valuations were based on the following general assumptions:

- The rent rolls from EPIC used in the valuation are dated 1 July 2026.
- A two-phase DCF model was applied. The valuation period extends from the valuation date into perpetuity, with a residual value implicitly calculated in the eleventh period.
- Discounting is based on a risk-adjusted interest rate, determined individually for each property using appropriate benchmarks derived from arm's-length transactions. The discount rate reflects the risk-free interest rate, adjusted by surcharges for property-specific risk (such as the illiquidity of capital), macro- and micro-location factors depending on use, the quality of the property, associated income risks, and any other object-specific premiums. Real discount rates range between 2.80% and 4.00%, depending on the property's use, quality, and location (see table above).
- Unless otherwise stated, the valuations assume an annual inflation rate of 1.00% for both income and expenditure. Where a nominal discount rate is applied, it is adjusted accordingly.
- Credit risks associated with individual tenants are not explicitly factored into the valuation.
- Specific indexations of existing leases are considered individually. Upon expiry of the lease, full indexation (100%) is assumed.
- For existing leases, the timing of rental payments is assumed to follow the contractual terms. After lease expiry, cash flows from commercial premises are assumed to occur quarterly in advance.
- With respect to operating costs, it is assumed that separate service charge accounts exist and that the owner does not bear any tenancy-related ancillary costs.
- Maintenance costs (repairs and upkeep) are calculated using a building analysis tool. This tool estimates the remaining useful life of individual components based on their current condition, models periodic refurbishments, and calculates the corresponding annuity. The resulting values are verified for plausibility using cost benchmarks derived from Wüest Partner surveys.

The following additional assumptions were applied to the valuations of the development properties and the investment properties under construction:

- The background data provided by EPIC has been verified and, where appropriate, adjusted (e.g. plot ratio, lettable areas, timelines/development process, letting/absorption).
- The valuations are based on independent assessments of earnings, costs, and yield.
- It is assumed that construction cost certainty has been achieved through the conclusion of general contractor and design-and-build agreements.
- Allowance is made in the construction costs for enabling works where these are known (e.g. remediation of contaminated sites, demolitions, infrastructure).
- Construction costs include standard incidental expenses, excluding construction financing, which is implicitly reflected in the DCF model.
- Allowances are made for value-relevant services previously provided by third parties or EPIC, insofar as these are known.
- Reported construction costs for development properties and investment properties under construction are stated exclusive of value-added tax, where applicable (commercial use).
- The valuations do not account for latent taxes.

Alternative Performance Measures

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Adjusted vacancy rate (properties in operation)	Reported vacancy rate (properties in operation) adjusted for absorption and strategic vacancy in certain properties in operation (classified as such) during the period (i.e. before any period-end transfers between categories) over maximum three years
Adjusted net LTV ratio	Ratio of net debt to the fair value of total real estate properties excluding the right-of-use of the land
Average IFRS NAV	The average IFRS NAV corresponds to ½ of the sum of the IFRS NAV at the beginning and at the end of the reporting period
EBIT	Earnings before interest and tax corresponds to EBITDA after depreciation and amortisation
EBITDA or EBITDA (incl. revaluation of properties)	Earnings before interest, tax, depreciation and amortisation including net gain (loss) from revaluation of properties, i.e. including all realised and unrealised revaluation gains and losses of properties
EBITDA (excl. unrealised revaluation of properties)	Earnings before interest, tax, depreciation and amortisation excluding gains and losses from revaluation of properties, i.e. including the realised revaluation gains and losses on disposals
EBITDA (excl. disposal and unrealised revaluation of properties)	Earnings before interest, tax, depreciation and amortisation excluding net gain (loss) from revaluation of properties, i.e. excluding all realised and unrealised revaluation gains and losses of properties
EBITDA (as defined) margin	EBITDA (as defined) divided by total income
EBITDA (as defined) yield	EBITDA (as defined) divided by the fair value of total real estate properties
IFRS NAV	Total equity as shown in the consolidated statement of financial position
IFRS NAV (before net deferred taxes)	IFRS NAV excluding deferred tax liabilities, deferred tax assets and other non-current assets (corresponding to the complementary property tax in canton of Vaud)
Net debt	Total debt net of cash and cash equivalents
Net loan to value (LTV) ratio	Ratio of net debt to the fair value of total real estate properties including the right-of-use of the land
Net operating income (NOI)	Rental income from real estate properties plus other income less direct expenses related to properties
NOI margin	NOI divided by total income
NOI yield (total portfolio)	NOI divided by the fair value of total real estate properties
Net rental income	Rental income from real estate properties on the statement of profit or loss
Net rental income yield (properties in operation)	Net rental income of investment properties in operation divided by the fair value of investment properties in operation (classified as such) during the period (i.e. before any period-end transfers between categories)
Net rental income yield (total portfolio)	Net rental income of the total portfolio divided by the fair value of total real estate properties
Net rental operating income (NROI)	Rental income from real estate properties less direct expenses related to the properties
Profit (excl. unrealised revaluation effects)	Profit after tax before other comprehensive income excluding unrealised revaluation of properties and derivatives and related deferred taxes as well as any related foreign exchange effects

Profit (excl. disposal and unrealised revaluation effects)	Profit after tax before other comprehensive income excluding (i) unrealised revaluation of properties and derivatives and related deferred taxes as well as any related foreign exchange effects and (ii) any profit or loss on disposals and related tax effects
Reported vacancy rate (properties in operation)	Vacancy of the properties in operation divided by target rental income of the properties in operation (classified as such) during the period (i.e. before any period-end transfers between categories) for the reporting period
Return on equity or Return on equity (incl. revaluation effects)	Profit after tax before other comprehensive income divided by the average IFRS NAV
Return on equity (excl. unrealised revaluation effects)	Profit (excl. unrealised revaluation effects) divided by the average IFRS NAV
Return on equity (excl. disposal and unrealised revaluation effects)	Profit (excl. disposal and unrealised revaluation effects) divided by the average IFRS NAV
Total debt	Total of mortgage-secured bank loans and shareholders' loans
Vacancy	Sum of the target rental income of vacant units
WAULT (weighted average unexpired lease term)	Weighted average unexpired lease term (in number of years) calculated as the sum-product of lease maturities based on contract expiration and corresponding rental income divided by the total rental income, excluding early breaks, adjusted for rental contracts that terminated during the relevant financial period and with annualised contractual rental income for rental contracts that started during the relevant financial period

Investor Relations Information

Agenda

23 November 2026	Publication of selected numbers – YTD 30 September 2026
11 March 2027	Publication Annual Report 2026
16 April 2027	Annual General Meeting of Shareholders 2027
24 May 2027	Publication of selected numbers – YTD 31 March 2027
23 August 2027	Publication Half-Year Report 2027
22 November 2027	Publication of selected numbers – YTD 30 September 2027

Information regarding registered shares as at 30 June 2026

Number of outstanding shares	11'205'076 registered shares with nominal value of CHF 0.04 each
Listing	SIX Swiss Exchange since 25 May 2022
Swiss Security Number (Valorennummer)	51613168
ISIN number	CH0516131684
Ticker symbol	EPIC
Market capitalisation	CHF 925.5 million
Closing price end of period	CHF 82.60

Other information

Accounting standard	IFRS Accounting Standards
Auditors	KPMG AG, CH-Zurich
Independent valuation expert	Wüest Partner AG, CH-Zurich
Share register	areg.ch ag, CH-Hägendorf

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Imprint/Disclaimer

Disclaimer and declaration of forward-looking statements

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EPIC Suisse AG uses certain key figures to measure its performance that are not defined by IFRS Accounting Standards. These alternative performance measures may not be comparable to similarly titled measures presented by other companies. Additional information on these key figures and alternative performance measures can be found on page 52 of this report.

Imprint

Publisher EPIC Suisse AG, Zurich

Concept/Design/Realisation/Editorial Neidhart + Schön Group, Zurich

Tolxdorff Eicher Aktiengesellschaft, Horgen

Cover © Laurent Kaczor, Lausanne

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