Buy

Existing pipeline with unique and sizeable sites

Tolochenaz, Nexus Brunnpark, and Campus Leman Building D for aggregate investment costs estimated in the range of **CHF 380 to 600 million**

Phased constructions

Close relationship with local authorities

Striving for gross yield on cost on above-mentioned developments of around **6%**

Build

Value creation with measured risks

Started its first development in July 2007 (Biopôle campus)

Completed 2 developments in H1 2025 on time and budget for investment costs of about **CHF 145 million** and targeted yield on cost of circa **6%**

Developed or acquired mostly at risk 7 properties (today classified in operation) representing a total rental income of **CHF 7.9 million** in H1 2025 or 24%; **CHF 15.3 million** in FY 2024 or 23%

Hold

Commercial portfolio located mainly in the Zurich Economic Area and Lake Geneva Region hubs

Market value of our 25 properties of **CHF 1.7 billion** (CAGR 3.3%)

Rental income of **CHF 33.4 million** in H1 2025; **CHF 66.2 million** in FY 2024 (CAGR 4.1%)

Long WAULT of **8.1 years** (8.6 years end of 2021)

Low vacancy of **3.8%** in H1 2025 (7.6% in FY 2021)

Total shareholder return of **39.6%** as at 31 October 2025 since EPIC's IPO in May 2022

Progressive dividend policy with dividend yields between **3.9%** and **4.7%** over the last 3 years

Numbers as at 30 June 2025 except if indicated otherwise;
CAGR for the period FY 2021 to FY 2024

Disclaimer

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

The information contained in this publication does not purport to be comprehensive. Please refer to our consolidated interim financial statements for the period ended 30 June 2025 on our website at https://ir.epic.ch/en/financial-reports/

Other Data
Certain numerical figures set out in this publication, including financial data presented in millions or thousands, certain operating data, percentages describing shares and industry data, have been subject to rounding adjustments and, as a result, the totals of the data in this publication may vary slightly from the actual arithmetic totals of such information. Furthermore, the variations shown in percentages are based on the actual numbers and may therefore vary slightly from the variation calculated on the rounded numbers.

Alternative performance measures
This publication contains references to operational indicators, such as reported vacancy rate and WAULT (“APM”) that are not defined or specified by the IFRS Accounting Standards. These APM should be regarded as complementary information to and not as substitutes of the Group’s consolidated financial results based on IFRS Accounting Standards. These APM may not be comparable to similarly titled measures disclosed by other companies. For the definitions of the main operational indicators and APM used, including related abbreviations, please refer to the section “Alternative Performance Measures” on page 52 of our Half-Year Report 2025.

In relation to this publication:

CAGR stands for Compound Annual Growth Rate.

Vacancy refers to the reported vacancy rate for the properties in operation.

Total shareholder return is calculated until 31 October 2025 using IPO share price of CHF 68.

Dividend yields are based on the closing share price as at 31 December of the respective financial year (“FY”). Please refer also to slide 26 of the Capital Markets Day 2025 presentation on our website at https://ir.epic.ch/en/investor-analyst-presentations