



Swiss Properties Invest A/S half-yearly financial report for the period 1 January 2022 to 30 June 2022

Company Announcement No. 3-2022

Copenhagen, 30 September 2022

Today the board of directors of Swiss Properties Invest A/S has approved the company's half-yearly financial report for the period 1 January 2022 to 30 June 2022.

Thorbjørn Graarud, Chairman of the Board of Directors: *"Swiss Properties Invest A/S has published its first half-yearly report as a publicly traded company, and we are very pleased with the results delivered during the first half of 2022. We have worked hard to successfully complete the IPO of Swiss Properties Invest A/S and raise DKK 215 million during challenging times on the financial markets. With the completion of the IPO, we can now focus on finding attractive commercial properties and work hard to repay the trust our shareholders have showed us."*

Summary of the half-yearly financial report

Please note that the completion of the IPO was finalized 14 July thus funds raised from the IPO is not part of the unaudited half-yearly financial report for the period 1 January 2022 to 30 June 2022.

Swiss Properties Invest A/S' unaudited half-yearly financial report for the period 1 January 2022 to 30 June 2022:

- Revenue reached DKK 1,438,059 at group level during the first six months after acquisition of the group's first property.
- Gross profit reached DKK 686,394.
- Net profit was DKK 129,255 during the reporting period up from DKK -90,634 at year end 2021.

Income statement	Group	Group	Parent	Parent
	H1 2022	2021	H1 2022	2021
Revenue	1,438,059	0	1,050,000	0
Gross profit	686,394	-150,526	623,043	-88,522
Profit before tax	284,448	-89,920	623,159	-20,581
Net profit	129,255	-90,634	486,077	-20,581

Balance sheet	Group H1 2022	Group 2021	Parent H1 2022	Parent 2021
Non-current assets	65,343,579	717,600	21,523,462	709,582
Current assets	2,991,416	22,513,381	1,606,942	21,834,837
Total assets	68,334,995	23,230,981	23,130,404	22,544,419

Balance sheet	Group H1 2022	Group 2021	Parent H1 2022	Parent 2021
Equity	22,747,661	22,417,055	22,965,497	22,479,419
Liabilities	45,587,334	813,926	164,907	65,000
Total equity and liabilities	68,334,995	23,230,981	23,130,404	22,544,419

Statement of changes in equity - Group	Contributed capital	Other reserves	Retained earnings	Total
Equity 1 January 2022	22,500,000	0	-90,633	22,409,367
Retained earnings for the year	0	0	128,256	128,256
Currency adjustments	0	210,038	0	210,038
Total equity 30 June 2022	22,500,000	210,038	37,623	22,747,661

Cash flow statement	Group H1 2022	Group 2021
Cash flow from operating activities	2,169,196	355,981
Cash flow from investing activities	-64,625,979	-717,600
Cash flow from financing activities	41,492,874	22,500,000
Changes in cash and cash equivalents	-20,963,909	22,138,381
Cash and cash equivalents 1 January 2022	22,138,381	0
Currency adjustments	-30,663	0
Cash and cash equivalents 30 June 2022	1,143,809	22,138,381

Share based figures	Group H1 2022	Group 2021
Earnings per share	0.57	-0.40
Diluted earnings per share	0.57	-0.40
Outstanding shares 30 June 2022	225,000	225,000
Average number of outstanding shares	225,000	225,000

The half-yearly financial report for the period 1 January 2022 to 30 June 2022 is unaudited. The audited financial report for the fiscal year 2022 will be published 14 April 2023.

The financial report is attached.

ABOUT SWISS PROPERTIES INVEST

Swiss Properties Invest, which was founded on 8 October 2021, is the Danish holding company of the wholly owned subsidiary Swiss Properties Invest AG (CHE-422,631,240), which were founded on 30 November 2021. The purpose of Swiss Properties Invest AG is to own, operate, optimize, and develop a portfolio of attractive commercial properties for renting out commercial space in selected regions (cantons) in Switzerland with the aim of creating shareholder value to its investors.

CONTACT INFORMATION

Swiss Properties Invest A/S
Kirsten Sillehoved, CEO
Mobile (+45) 52 40 71 52
E-mail kirsten@swisspropertiesinvest.dk
Schleppegrellsgade 8
2200 Copenhagen N
Denmark

CERTIFIED ADVISER

Baker Tilly Corporate Finance
Gert Michael Mortensen
Mobile (+45) 30 73 06 67
E-mail gmm@bakertilly.dk
Poul Bundgaard Vej 1
2500 Valby
Denmark

COMPANY WEBSITE

<https://swisspropertiesinvest.dk/>