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Peach Property Finance GmbH

January 20, 2025 – Peach Property Finance GmbH (the “Offeror”) announces today the results of its previously announced offer to Eligible Holders (as defined below) of the outstanding 4.375% Senior Notes due 2025 held in the Regulation S global note bearing ISIN number XS2247301794 (Common Code: 224730179) (the “Notes”) to tender such Notes for purchase by the Offeror for cash at prices to be determined pursuant to an Unmodified Dutch Auction Procedure, subject to the conditions described in the offer to purchase dated January 13, 2025 (the “Offer to Purchase”). Capitalized terms used in this announcement but not otherwise defined have the meanings given to them in the Offer to Purchase.

The Offer was launched by the Offeror on January 13, 2025 and expired at 4:00 p.m. London time, on January 17, 2025.

The Offeror announces that the Final Acceptance Amount is €127,078,000. The Offeror has elected to increase the Tender Consideration by €24,999,297.50 in accordance with the terms of the Offer, as described in the Offer to Purchase, resulting in a total amount of €124,999,297.50.

The following table sets forth certain information regarding the Offer, including the aggregate principal amount of Notes accepted for purchase by the Offeror.

Title of Security	Issuer of Security	ISIN/Common Code ⁽¹⁾	Acceptance Amount	Outstanding Principal Amount after Settlement	Tender Consideration
4.375% Senior Notes due 2025	Peach Property Finance GmbH	REG S ISIN: XS2247301794; Common Code: 224730179	€127,078,000	€172,922,000	€124,999,297.50 (excluding payment of accrued and unpaid interest)

(1) The Offeror only accepted tenders of Notes for purchase with respect to book-entry interests held by Eligible Holders in the Regulation S global note bearing the ISIN and Common Code in the above table (the “Regulation S Notes”). The Offeror did not accept tenders of Notes for purchase with respect to book-entry interests held in the Rule 144A global note (the “Rule 144A Notes”).

The Offeror accepts Notes for purchase in the order of priority and on a *pro rata* basis in accordance with the terms of the Offer, as described in the Offer to Purchase, subject to a Scaling Factor of 36.576%. If, following the application of the Scaling Factor (prior to any adjustment as described in the Offer to Purchase), the principal amount of Notes otherwise due to be accepted for purchase from a Holder pursuant to a Tender Instruction would be less than €100,000, the Offeror has elected to accept an amount at least equal to €100,000.

The Settlement Date is expected to be January 22, 2025, provided that all conditions to the occurrence of the Settlement have been satisfied or waived. On the Settlement Date, the Offeror will also pay accrued but unpaid interest on the Notes accepted for purchase. The Notes accepted for purchase will be cancelled.

Additional Information

For additional information relating to settlement of the Offer to Purchase, please contact the Tender Agent:

Kroll Issuer Services Limited
Address: The Shard, 32 London Bridge Street, SE1 9SG, London, United Kingdom
Telephone: +44 (0)20 7704 0880

Email: peachproperty@is.kroll.com
Offer Website: <https://deals.is.kroll.com/peachproperty>
Attention: David Shilson

For other information, please contact:

J.P. Morgan SE
Address: Taunustor 1 (TaunusTurm), 60310 Frankfurt am Main, Germany
Telephone: + 44 (0)20 7134 2468
E-mail: liability_management_EMEA@jpmorgan.com
Attention: Liability Management

This announcement is made by the Offeror:

Peach Property Finance GmbH
Address: Aachener Straße 186, 50931 Cologne, Germany

Important notice

This document is not for release, publication or distribution in whole or in part to any U.S. person (as that term is defined in Rule 902 under the U.S. Securities Act) or in or into the United States, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands), any State of the United States or the District of Columbia or any other jurisdiction where it is unlawful to release, publish or distribute this document.

In particular, the Offer is being made only to Holders who are not “U.S. persons” (as defined in Rule 902 under the U.S. Securities Act) and who are located outside the United States and dealers or other professional fiduciaries in the United States acting on a discretionary basis only for the benefit or account of non-U.S. persons located outside the United States. Furthermore, the Offer is not being made, directly or indirectly, in or into the United States, or by use of the mails or by any means or instrumentality of interstate or foreign commerce of, or of any facilities of a national securities exchange of, the United States. This includes, but is not limited to, the post, facsimile transmission, e-mail, telex, the internet and telephone. The Offer cannot be accepted by any such use, means or instrumentality or from within the United States. Accordingly, copies of the Offer to Purchase are not being mailed or otherwise distributed or sent into the United States. Persons receiving such documents (including, without limitation, custodians, nominees and trustees) must not distribute or send them in, into or from the United States, or use such mails or any such means or instrumentality for any purpose, directly or indirectly, in connection with the Offer, and doing so will render invalid any related purported acceptance of a tender of Notes. Persons must not use such mails or any such means, instrumentality or facility for any purpose directly or indirectly related to the acceptance of the Offer.

This document and any other documents or materials relating to the Offer to Purchase are not being submitted to and such documents and/or materials have not been approved by an authorized person for the purposes of section 21 of the Financial Services and Markets Act 2000. Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom, and are only for circulation to persons outside the United Kingdom or to persons within the United Kingdom falling within the definition of “investment professionals” (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the “*Financial Promotion Order*”) or within Article 43 of the Financial Promotion Order, or to other persons to whom it may lawfully be communicated in accordance with the Financial Promotion Order.

None of the Offer, the Offer to Purchase or any other documents or materials relating to the Offer have been or will be submitted to the clearance procedures of the *Commissione Nazionale per le Società e la Borsa* (“*CONSOB*”) pursuant to Italian laws and regulations. The Offer is being carried out in the Republic of Italy (“*Italy*”) as exempted offers pursuant to article 101-bis, paragraph 3-bis of the Italian Legislative Decree No. 58 of 24 February 1998, as amended (the “*Financial Services Act*”) and article 35-bis, paragraphs 4 and 7, letter a), number 1) of CONSOB Regulation No. 11971 of 14 May 1999, as amended. Holders or beneficial owners of the Notes that are located in Italy may tender their Notes in the Offer through authorized persons (such as investment firms, banks or financial intermediaries permitted to conduct such activities in Italy in accordance with the Financial Services Act, CONSOB Regulation No. 20307 of 15 February 2018, as amended, and Italian Legislative Decree No. 385 of September 1, 1993, as amended) and in compliance with applicable laws and regulations or with requirements imposed by CONSOB, or any other Italian authority.

The Offer is not being made, directly or indirectly, to the public in the Republic of France (“*France*”). The Offer to Purchase and any other offering materials relating to the Offer may not be distributed to the public in France and only to qualified investors as defined in Article 2(e) of Regulation (EU) 2017/1129. Neither the Offer to Purchase, nor any such other offering materials have been or will be submitted for clearance to the *Autorité des marchés financiers*.

Neither the Offer to Purchase nor any other offering or marketing material relating to the Offer constitutes a prospectus as such term is understood pursuant to article 35 et seq. of the Federal Act on Financial Services (“*FinSA*”). When in doubt, investors based in Switzerland are recommended to contact their legal, financial or tax adviser with respect to the Tender Offer.

Persons into whose possession the Offer to Purchase comes, or who access the Offer Website, are required by the Offeror, the Dealer Manager and the Tender Agent to inform themselves about, and to observe, any such restrictions. Neither the Offer to Purchase nor the Offer Website may be used for, or in connection with, any invitation to anyone in any jurisdiction or under any circumstances in which such invitation is not authorized or is unlawful. None of the Offeror, the Dealer Manager or the Tender Agent will incur any liability for its own failure or the failure of any other person or persons to comply with the provisions of any such restrictions.

Forward-looking statements

This announcement may include projections and other “forward-looking” statements within the meaning of applicable securities laws. Forward-looking statements are based on current expectations and involve a number of known and unknown risks, uncertainties and other factors that could cause the Offeror’s actual results, levels of activity, performance or achievements to be materially different from any future results, levels of activity, performance or achievements expressed or implied by such forward-looking statements. You should not place undue reliance on forward-looking statements and the Offeror does not undertake publicly to update or revise any forward-looking statement that may be made herein, whether as a result of new information, future events or otherwise.