MEDIA RELEASE

Varia US Properties Announces Successful Closing of Strategic Joint Ventures with Brookfield

20 November 2026 – Varia US Properties AG ("Varia US" or the "Company") today announces the successful closing of the previously announced strategic joint venture transactions with affiliates of Brookfield Asset Management ("Brookfield"). The transactions mark a significant milestone in Varia's transformation into a more capital-efficient and institutionally backed U.S. multifamily investment platform.

Through the newly established joint ventures, Varia US has strengthened its liquidity position, retained meaningful exposure to its existing portfolio, secured access to institutional growth capital and established a framework to recycle capital from selected legacy assets into newer, higher-quality multifamily investments.

Matthew Levy, Managing Partner Americas at Stoneweg, the external Asset Manager of Varia US Properties, commented: *"Today marks an important new chapter for Varia US. Our partnership with Brookfield provides us significant financial flexibility and access to institutional growth capital to both improve our existing portfolio as well as acquire new assets during a time of significant market dislocation. We are moving toward a more scalable ownership model based on portfolio rotation, active value-add asset management and selective new acquisitions. New investments will be made both as Varia US wholly-owned properties as well as in partnership with Brookfield. Our objective is clear: to build a higher-quality, more resilient and scalable U.S. multifamily platform that can generate sustainable long-term value for the shareholders of Varia US."*

Advisors

Newmark is acting as financial advisor and Ropes & Gray LLP is acting as legal advisor to Varia US Properties in connection with the Transaction. Kirkland & Ellis LLP is acting as legal advisor to Brookfield.

Key dates

Q3 2026 Update	30 November 2026
Annual Result 2026	31 March 2027
Ordinary AGM 2027	30 April 2027

Contact information

Juerg Staehelin, IRF Reputation; Phone: +41 43 244 81 51, E-mail: investors@variausproperties.com

About Varia US Properties AG

Varia US Properties AG is a Swiss-based real estate company exclusively investing in the U.S. multifamily market, with a focus on secondary and tertiary markets characterized by strong population and employment growth. Established in September 2015, Varia US Properties AG acquires, holds, repositions and manages multifamily properties to secure stable rental income and long-term value growth for its investors. The Company's asset manager is Stoneweg SA, a Geneva-based international real estate asset manager. The shares in Varia US Properties AG are listed on SIX Swiss Exchange under the ticker symbol VARN. More information: www.variausproperties.com.

Disclaimer

This communication expressly or implicitly contains certain forward-looking statements concerning Varia US Properties AG, Brookfield and the transaction described herein. Such statements involve known and unknown risks, uncertainties and other factors that could cause the actual results, financial condition, performance or achievements of Varia US Properties AG to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Varia US Properties AG is providing this communication as of this date and does not undertake to update any forward-looking statements contained herein as a result of new information, future events or otherwise.

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