

ULTIMACAPITAL

PRESS RELEASE

Ad hoc announcement pursuant to Art. 16 BX Swiss Listing Rules

Ultima Capital SA – CHF 100 million common bond loan

Zug, Switzerland – 23 December 2025 – Ultima Capital SA (BX: ULTIMA, "Ultima"), a Swiss luxury real estate owner, developer and operator listed on BX Swiss, announces that on 23 December 2025, the Ultima's board of directors approved and entered into a common bond loan for CHF 100 million (the **"Loan"**), the subscription of the Loan shall be carried out by National Bank of Greece S.A (the **"Bank"**).

The Loan is for 5 years and bears fixed interest of 1.5% per annum and matures on 31st of December 2030. The Loan proceeds will be deployed to refinance existing high-interest debt, significantly optimizing the Company's interest expense, enhancing cash flow and strengthening our balance sheet.

This agreement underscores our commitment to proactive liability management and the continuous refinement of the Ultima's capital structure.

About Ultima Capital SA

Ultima Capital SA holds, develops and operates a portfolio of 4 hotels and resorts, 17 chalets and villas and 12 other properties across 13 locations. The business activity of Ultima includes the long-term direct or indirect holding and operation of luxury properties, located across Switzerland, France and Greece.

The Company's shares are traded on the BX Swiss exchange in Switzerland under the ticker symbol 'ULTIMA' (Swiss Security number 49106400, ISIN: CH0491064009).

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