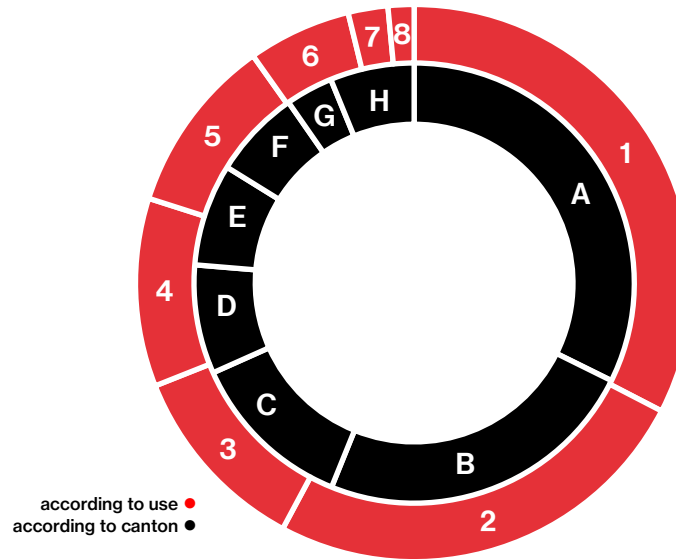


In a Nutshell Key Figures



Market value of investment properties by type of use¹ as at 30/06/2024

1	Industry / commercial	32.6%
2	Building land	25.2%
3	Retail	11.2%
4	Office	10.9%
5	Residential	10.3%
6	Distribution / logistics	6.0%
7	Residential / commercial property	2.3%
8	Miscellaneous	1.5%

Market value of investment properties by canton as at 30/06/2024

A	Zurich	32.3%
B	Aargau	23.8%
C	Geneva	12.2%
D	Solothurn	8.0%
E	Zug	7.5%
F	Basel-Landschaft	6.5%
G	St. Gallen	3.5%
H	Miscellaneous	6.2%

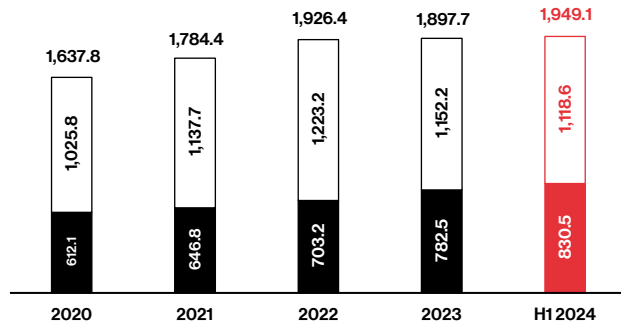
¹ The calculations of the types of use are based on the main use of the properties.

90%

of HIAG's investment property portfolio is situated in the regions Zurich, Aargau, Geneva, Solothurn, Zug, and Basel-Landschaft.

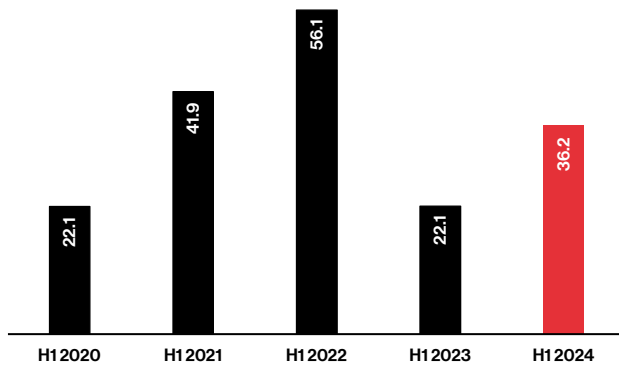


Investment property portfolio
in CHFm

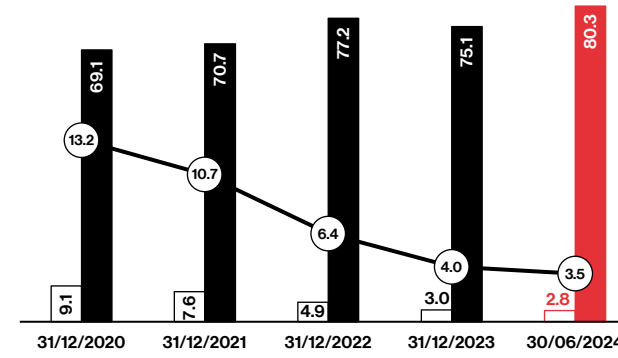


■ Development portfolio
□ Yielding portfolio

Net income
in CHFm

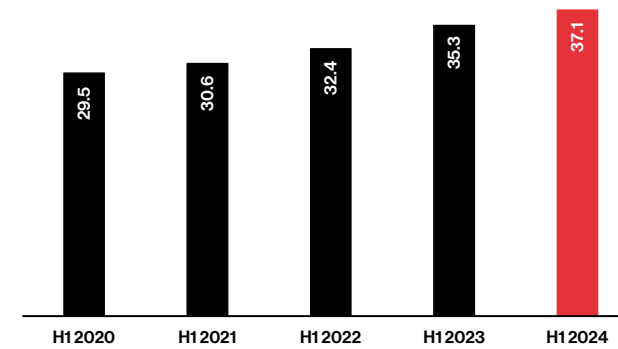


Potential property income, vacancy and vacancy rate
in CHFm



■ Potential property income
□ Vacancy
○ Vacancy rate in %

Property income
in CHFm





Key financial figures		H1 24	H1 23
Property income	TCHF	37,131	35,252
Revaluation of investment properties	TCHF	11,585	-6,994
- thereof yielding portfolio	TCHF	1,008	-14,769
- thereof development portfolio	TCHF	10,576	7,775
EBITDA	TCHF	45,980	34,744
Net income	TCHF	36,191	22,141
Net income excl. revaluation	TCHF	25,521	27,418
Cash flow from operating activities	TCHF	54,218	10,879
Cash flow from investment activities	TCHF	-36,322	86,356
Cash flow from financing activities	TCHF	-22,695	11,793

		30/06/2024	31/12/2023
Cash and cash equivalents	TCHF	20,533	25,300
Shareholders' equity	TCHF	1,085,144	1,081,139
Equity ratio	%	53.6	53.9
Return on equity	%	6.7	4.4
Average interest rate for financial liabilities (period)	%	1.7	1.6
LTV-ratio, gross	%	40.5	41.1
LTV-ratio, net	%	39.5	39.8
Balance sheet total	TCHF	2,025,325	2,004,276
Full-time employees	FTE	84.6	81.8
- thereof real estate	FTE	70.6	69.8
- thereof Jaeger et Bosshard SA	FTE	14.0	12.0

Key portfolio figures		30/06/2024	31/12/2023
Investment property portfolio	TCHF	1,949,091	1,897,682
- thereof yielding portfolio	TCHF	1,118,602	1,115,208
- thereof development portfolio	TCHF	830,489	782,474
Gross yield yielding portfolio	%	5.6	5.4
Net yield yielding portfolio	%	4.7	4.2
Market value of investment properties	TCHF	1,896,777	1,878,073
Number of investment properties	Number	111	111
- thereof yielding properties	Number	63	64
- thereof development properties	Number	48	47
Weighted Average Unexpired Lease Terms (WAULT)			
investment property portfolio	Years	6.8	6.7
WAULT top 15 tenants	Years	8.6	9.0
Investments in investment properties	TCHF	43,647	90,512
- thereof yielding portfolio	TCHF	2,386	10,296
- thereof development portfolio	TCHF	41,221	77,166
- thereof acquisitions/consolidations	TCHF	25	3,050

Alternative performance measures ¹		H1 24	H1 23
Adjusted NAV	TCHF	1,219,941	1,179,069
Adjusted NAV per share	CHF	120.77	116.64
Funds from operations (FFO) I	TCHF	27,779	20,106
FFO I per share	CHF	2.7	2.0

¹ Please refer to "Definition of Alternative Performance Measures" on page 33 et seq.

Key figures per share		H1 24	H1 23
Number of outstanding registered shares	Number	10,101,696	10,104,439
Number of weighted outstanding registered shares	Number	10,102,683	10,098,779
Earnings per share (EPS)	CHF	4.00	2.19
EPS excl. revaluation	CHF	2.53	2.72

		30/06/2024	31/12/2023
Shareholders' equity (NAV) per outstanding registered share, excl. deferred taxes	CHF	115.82	115.16
Shareholders' equity (NAV) per outstanding registered share, incl. deferred taxes	CHF	107.42	106.96