

HIAG

Half-Year Report

23

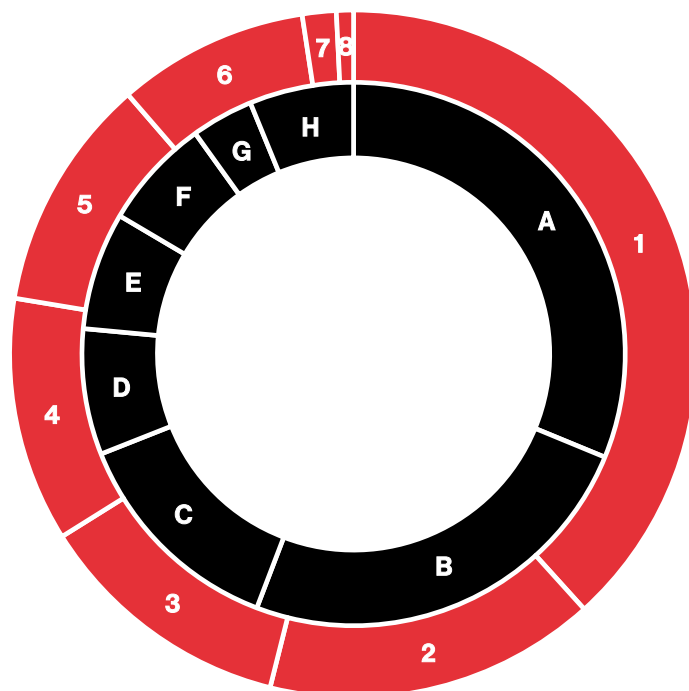
2023 Half-Year Report

HIAG designs destinations that offer living space for people and space for the long-term development for companies.

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In a Nutshell Key Figures



● according to use
● according to canton

Market value of investment properties by type of use¹ as at 30/06/2023

1	Industry, Commercial	38.3%
2	Building land	15.6%
3	Distribution, Logistics	12.2%
4	Retail	11.5%
5	Residential	11.0%
6	Office	9.0%
7	Residential, Commercial	1.6%
8	Miscellaneous	0.8%

Market value of investment properties by canton as at 30/06/2023

A	Zurich	31.2%
B	Aargau	24.6%
C	Geneva	13.2%
D	Solothurn	7.5%
E	Zug	7.0%
F	Basel-Landschaft	6.6%
G	St. Gallen	3.7%
H	Miscellaneous	6.2%

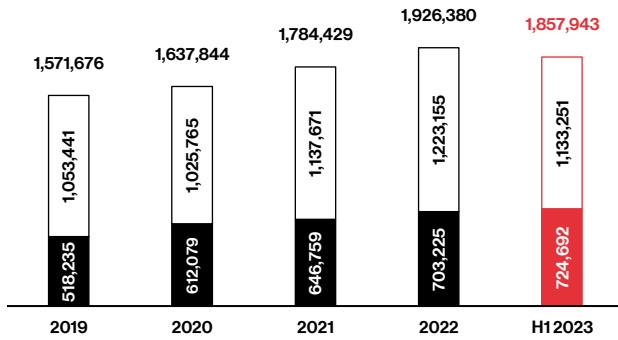
¹ The calculations of the types of use are based on the main use of the properties.

90%

of HIAG's real estate portfolio is situated in
the Zurich/Aargau/Geneva/Solothurn/Zug
and Basel regions.

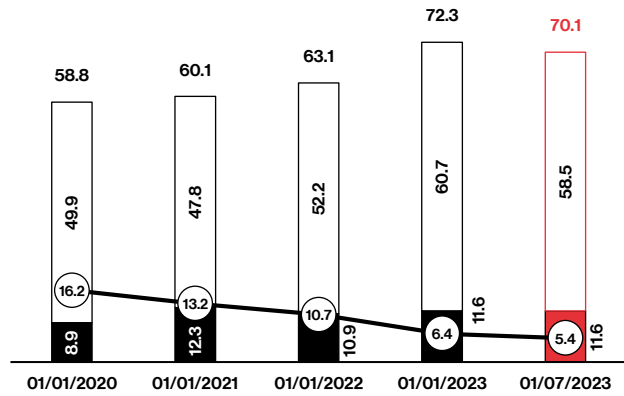
In a Nutshell Key Figures

Real Estate Portfolio
in TCHF



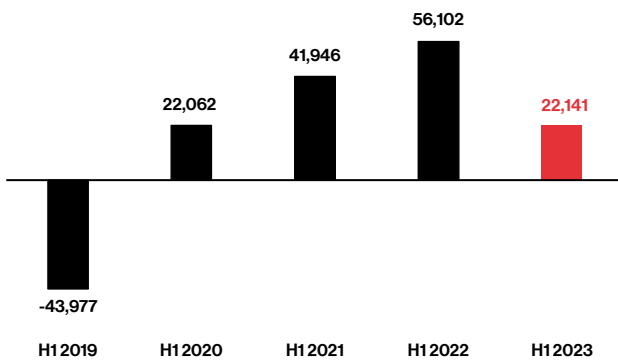
□ Yielding portfolio
■ Development portfolio

Annualised property income and vacancy rate
in CHFm and %

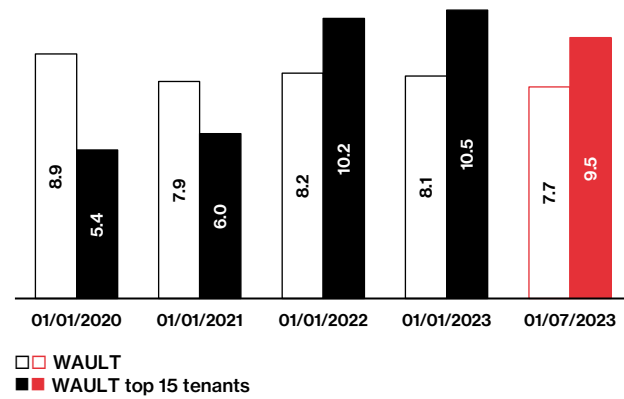


□ Yielding portfolio
■ Development portfolio
○ Vacancy rate portfolio

Net income / loss
in TCHF



Weighted Average (Unexpired) Lease Terms - WAULT
in years



□ WAULT
■ WAULT top 15 tenants

In a Nutshell

Key Figures

Key financial figures		H1 23	H1 22
Property income	TCHF	35,252	32,428
Revaluation of investment properties	TCHF	-6,994	42,291
- thereof yielding portfolio	TCHF	-14,769	19,083
- thereof development portfolio	TCHF	7,775	22,632
- thereof transaction	TCHF	-	576
EBITDA	TCHF	34,744	62,354
Net income	TCHF	22,141	56,102
Net income excl. revaluation	TCHF	27,418	14,761
Cash flow from operating activities	TCHF	10,879	7,372
Cash flow from investment activities	TCHF	86,356	-27,551
Cash flow from financing activities	TCHF	11,793	-27,915

		30/06/2023	31/12/2022
Cash and cash equivalents	TCHF	141,943	32,924
Shareholders' equity	TCHF	1,055,698	1,062,282
Equity ratio	%	51.4	53.1
Return on equity	%	4.3	10.4
Average interest rate for financial liabilities	%	1.3	1.0
LTV-Ratio gross	%	46.4	42.6
LTV-Ratio net	%	38.7	40.9
Balance sheet total	TCHF	2,054,936	1,999,363
Employee headcount	Number	80	78
- thereof real estate	Number	66	67
- thereof Jaeger et Bosshard SA	Number	14	11

Key portfolio figures		30/06/2023	31/12/2022
Investment property portfolio	TCHF	1,857,943	1,926,380
- thereof yielding portfolio	TCHF	1,133,251	1,223,155
- thereof development portfolio	TCHF	724,692	703,225
Gross yield yielding portfolio	%	5.2	5.0
Net yield yielding portfolio	%	4.0	3.9
Market value of investment properties	TCHF	1,818,978	1,895,997
Number of investment properties	Number	110	112
- thereof yielding properties	Number	65	66
- thereof development properties	Number	45	46
Number of sites (yielding and development)	Number	42	44
Investments in investment property portfolio	TCHF	30,581	88,862
- thereof yielding portfolio	TCHF	2,314	6,429
- thereof development portfolio	TCHF	28,266	38,932
- thereof acquisitions (Asset Deal)	TCHF	-	43,500

In a Nutshell

Key Figures

Alternative performance measures ¹		H1 23	H1 22
Company specific earnings	TCHF	12,095	12,161
Company specific earnings per share	CHF	1.20	1.21

		30/06/2023	31/12/2022
Adjusted NAV	TCHF	1,171,049	1,173,876
Adjusted NAV per share	CHF	115.89	116.27

¹ Please refer to “Definition of Alternative Performance Measures” on page 46

Key figures per share		H1 23	H1 22
Number of outstanding registered shares	Number	10,104,439	10,093,826
Number of weighted outstanding registered shares	Number	10,098,779	10,088,453
Earnings per share (EPS)	CHF	2.19	5.56
EPS excl. revaluation	CHF	2.72	1.46

		30/06/2023	31/12/2022
Shareholders' equity (NAV) per outstanding registered share, excl. deferred taxes	CHF	112.57	113.67
Shareholders' equity (NAV) per outstanding registered share, incl. deferred taxes	CHF	104.48	105.22

Letter to Shareholders



Dear Shareholders,

HIAG can look back on a successful first half-year. The three business areas proved their strategic strengths in a market environment dominated by rising interest rates. The rental business benefited from a further reduction in vacancies and successful project completions. Thanks to its own development performance, progress in property projects largely cushioned the industry-wide downward trend. The sale of condominium units and sales prices above book values for properties that no longer fit the strategy made an important contribution to the success achieved in the first half of the year and confirmed the property values on the books. HIAG further strengthened its financial security and entrepreneurial flexibility by signing a sustainability-linked committed syndicated credit facility and launching its “Green Financing Framework”. This underlines the high priority HIAG attaches to sustainability goals.

Letter to Shareholders

Strong operational performance in all business areas

All three of HIAG's business areas made a substantial contribution to the strong operating performance in the first half of 2023. Excluding revaluation effects, net profit at CHF 27.4 million (first half of 2022: CHF 14.8 million) almost doubled compared to the previous year. This was despite higher financial costs due to higher interest rates and an increase in taxes compared to the prior-year period, in which HIAG benefited from a positive tax effect. The interest rate trend, marked by the Swiss National Bank's substantial increase in the key interest rate, affects the valuation parameters and yield expectations of investors, which is causing a general devaluation trend on the Swiss property market. However, HIAG was able to buffer the lower valuations in the yielding portfolio to a considerable extent during the reporting period through its own development performance and the progress made with property projects. The transaction business also confirmed the quality of HIAG's property portfolio when three properties that no longer fit the strategy were sold for more than their book values.

Gratifying project progress and successful transaction business

The building permit for the 80-metre-high residential and commercial building in Zurich-Altstetten became legally effective in the first half of 2023. In a central location in Zurich's up-and-coming district, HIAG will build 149 apartments on 24 floors as well as retail and service space and some restaurants on the ground floor. Construction is scheduled to start in the third quarter of 2023. A commercial property is already under construction on the Papieri site in Biberist (SO) for the company Librec, with whom a long-term rental agreement has been arranged. HIAG is building the first Swiss recycling centre for high-performance batteries used in the electromobility sector for this hightech company. The new building is scheduled to be completed and handed over by the end of 2023. The groundbreaking ceremony for the innovative "Fahrwerk" project in Winterthur took place in August 2023. Completion is scheduled for the beginning of 2025. Rental demand is encouraging for this commercial building that is accessible to vehicles with around 10,500 m² of floor space. The construction of the "kessel haus" property on the "Kunzareal" site in Windisch (AG) is also proceeding according to plan. Occupation of the hybrid timber building with 24 rental apartments and around 300 m² of office and studio space is planned for spring 2024. The marketing of the condominium units in the "Columbus" promotion project on the CHAMA site has picked up speed. By the end of July 2023, just over half of the 52 apartments in Cham (ZG) had been registered or reserved. The marketing launch of the rental units on the CHAMA site met with great demand, so that all apartments outside the housing promotion scheme have already been let seven months before occupancy in spring 2024. In parallel to the implementation of the current projects, the medium to long-term project pipeline is also being continuously updated and driven forward.

During the reporting period, HIAG successfully advanced its capital recycling strategy with the sale of three properties in Cham, Klingnau and Meyrin. In spite of the more challenging market environment, the transaction proceeds substantially exceeded the book value of the properties and made an important contribution to the half-year result. HIAG intends to use the proceeds mainly to finance the project pipeline.

Financing structure offers great flexibility

HIAG still has a solid balance sheet structure with a high equity ratio and a low loan-to-value (LTV) ratio. In order to increase security and entrepreneurial flexibility, HIAG signed a sustainability-linked committed syndicated credit facility for CHF 500 million in August. After repaying a large share of the outstanding mortgages, a maximum of 10% of debt financing will still be secured by mortgages. Currently, around a quarter of the syndicated credit facility has been drawn down, which gives HIAG great leeway in financing future projects and in refinancing. A bond maturing in the middle of the year was refinanced early with the successful placement of a fixed-interest bond at the beginning of 2023. The inflation clause in the commercial lease agreements also made it possible to adjust net rents in line with the national consumer price index. The increase in the

Letter to Shareholders

reference interest rate in summer 2023 also made allowance since October for an adjustment to many of the residential rents, which can compensate for a significant share of the increased financing costs. A detailed overview of HIAG's financial development can be found in the report on business performance starting on page 11 of this half-year report.

Changes in the Board of Directors and Executive Board

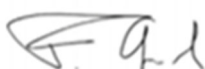
At the General Meeting of 27 April 2023, Micha Blattmann was elected as a new member of the Board of Directors of HIAG Immobilien Holding AG. Micha Blattmann, a business lawyer with international experience as a capital market expert is succeeding Dr Christian Wiesendanger, who did not stand for re-election for personal reasons. HIAG's Executive Board was also strengthened at the beginning of the current financial year. In addition to the CEO, the CFO and the General Counsel, the Executive Board now also includes the Head of Portfolio and Transactions and the Head of Development and Realisation. Furthermore, a new ERP and management system was successfully introduced as part of the continuous optimisation of the organisational structure and processes.

"Green Financing Framework" developed

The consistently pursued sustainability goals should in future also be reflected in HIAG's financing activities. In addition to the sustainability-linked syndicated facility, a "Green Financing Framework" was developed. This framework, certified by an independent audit (Second Party Opinion), defines the principles of how HIAG can use the funds raised under the Green Financing Framework. Proceeds from "green" financing can only be used to fully or partially finance or refinance assets and projects that support the transition to a low-carbon, climate-friendly and responsible economy. HIAG is also pushing ahead with the sustainable management of its properties and has developed comprehensive "Green Lease" contractual clauses for this purpose. By mid-2023, these clauses had already been applied to over 60 new residential leases and some large commercial leases. HIAG's strong commitment to implementing the sustainability goals is already showing positive results: in May 2023, HIAG's sustainability risks were reassessed as "Low Risk" by "Sustainalytics", a global leader in sustainability assessment.

Well equipped for the future

HIAG is expecting the current interest rate trend to noticeably change the property market in Switzerland. So far, however, the Swiss economy has proved to be quite robust. During the reporting period, the rental space market relevant for HIAG was stable, and demand for commercial and logistics space in particular was good. The planned progress in the development portfolio should also generate revaluation gains in the second half of the year and have a stabilising effect on the value of the overall portfolio. In spite of higher financing costs, the operating result should develop as expected with further letting successes and rental agreements that follow inflation. The marketing of the condominium units in the "Columbus" residential building on the CHAMA site and sales of properties that are no longer in line with the strategy as part of the capital recycling strategy will continue to contribute to the financing of the short- to medium-term development projects. In addition, the established syndicated credit line secures the financing of the upcoming projects for a medium-term period. Against this background and assuming the stable development of the Swiss economy, HIAG expects a good 2023 financial year overall, which also means that the current dividend policy will be maintained.



Dr. Felix Grisard
President of the Board of Directors



Marco Feusi
CEO

Business Performance

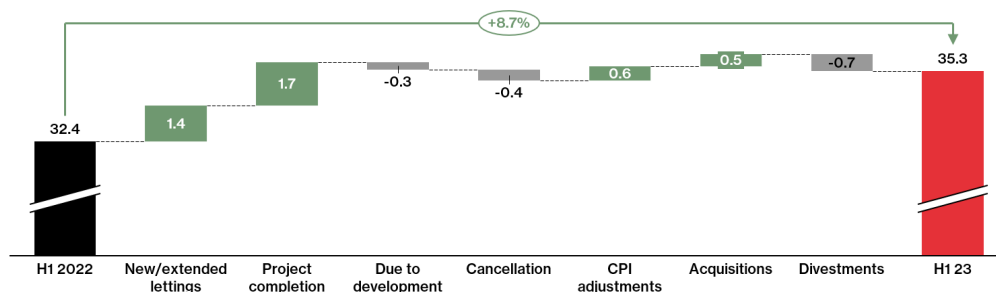
In the first half of 2023, HIAG continued the success of the previous year and increased property income by 8.7% to CHF 35.3 million (H1 2022: CHF 32.4 million). Net income from the sale of condominium units in the CHAMA new construction project in the amount of CHF 5.3 million (H1 2022: CHF 0.8 million) and income from the sale of properties that no longer fit the strategy in the amount of CHF 14.3 million (H1 2022: CHF 1.1 million) substantially outstripped the prior-year period. The sharp rise in interest rates left its mark on interest costs and the valuation of investment properties, but valuation gains in the development portfolio noticeably buffered the negative effect from revaluation in the overall portfolio. Due to lower valuation, net income for the period of CHF 22.1 million was 60.5% lower than in the first half of 2022 (CHF 56.1 million), whereby net income excluding revaluation effects almost doubled to CHF 27.4 million (H1 2022: CHF 14.8 million).

Active portfolio and asset management is effective

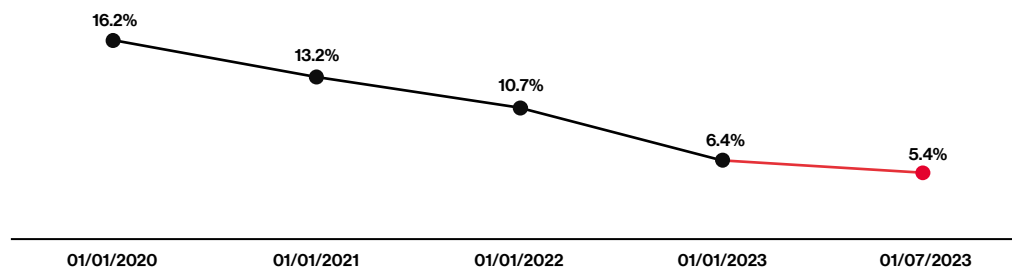
Property income increased by CHF 2.8 million or 8.7% to CHF 35.3 million in the first half of 2023 (H1 2022: CHF 32.4 million). In addition to a further reduction in the vacancy rate from 6.9% as at 1 July 2022 to 5.4% as at 1 July 2023, the start of the rental agreement (rental income CHF 3.3 million p.a.) in the second half of 2022 following the completion of the project for the XXXLutz furniture store in Dietikon contributed significantly to this increase. Index adjustments of CHF 0.6 million and rental income from the properties in Niederwil and Altstetten-Kelch acquired in the second half of the previous year (CHF 0.5 million in total) also had a positive impact on the result. Due to the divestment of three properties in Cham, Klingnau and Meyrin that no longer fit the strategy, the annualised property income decreased by 3% to CHF 70.1 million as at 1 July 2023 (1 January 2023: CHF 72.3 million), which is mainly due to the sale of the mixed-use property Lorzenpark in Cham on 1 May 2023 with an annualised property income of CHF 3.3 million. The loss of rents will primarily affect the result in the second half of 2023.

Business Performance

Collected property income in CHF million:



Development of vacancy rate:



Property expenses included in operating expenses were within the expected and usual range at around 11.6% (H1 2022: 13.1%) of the property income.

The gross yield of the yielding properties increased slightly to 5.2% (H1 2022: 4.9%) while the net yield rose to 4.0% (H1 2022 3.8%).

As expected, the weighted average unexpired lease term (WAULT) decreased slightly to 7.7 years as at 1 July 2023 (1 January 2023: 8.1 years). In relation to the 15 largest tenants, WAULT as at 1 July 2023 was 9.5 years (1 January 2023: 10.5 years).

Progress on property projects according to plan

In Zurich Altstetten, HIAG was granted the legally binding building permit for an 80-metre-high residential tower with a commercial base without any objections. The groundbreaking ceremony for the building, with an investment volume of around CHF 100 million and expected annual rental income of CHF 6.0 million, is planned for the third quarter of the current year.

During the reporting period, construction of the “Librec” commercial property in Biberist was started, and the construction measures with a total investment volume of CHF 10 million are progressing according to plan. The property has been let on a long-term lease to a company specialising in battery recycling.

In August, construction began on the vehicle-accessible logistics and industrial “Fahrwerk” building in Winterthur. The project, with an investment volume of around CHF 32 million and projected annual rental income of CHF 2.1 million, is progressing according to plan and currently has a pre-letting rate of 20%.

Business Performance

Construction of the “kessel haus” project with 24 apartments and some commercial space on the Kunzareal site in Windisch is also progressing well. The marketing of the hybrid timber building is planned for the second half of the current year.

The CHAMA rental and promotion project in Cham is also on time and on budget. The marketing of the 62 rental apartments (excluding the apartments subject to the Housing Promotion Act), which started in the reporting period, is meeting with great demand. All units are to be let before construction is completed. The sale of the 52 condominium units in the “Columbus” building in the CHAMA project has been very successful since the beginning of the current year. At the time of writing, 27 units had either been reserved or already registered. Based on the status of sales at mid-year, HIAG realised a contribution to earnings from promotions in the amount of CHF 5.3 million (H1 2022: CHF 0.8 million).

The planned investment volume of the projects under construction or about to start construction is around CHF 180 million. The expected rental income from these projects amounts to CHF 13 million, and income of CHF 70 million is expected from the sale of condominium units (outstanding sales proceeds from the CHAMA “Columbus” promotion project).

The medium-term development pipeline with an investment volume of around CHF 430 million comprises around 130,000 m² of usable space and corresponds to potential annual rental income of more than CHF 21 million as well as proceeds from the sale of promotion units of around CHF 160 million. In the long term, there is further potential for investment in the development portfolio of CHF 2.5 billion. The potential for rental income is CHF 100 million to CHF 120 million, and the expected proceeds from the sale of promotion projects is CHF 650 million to CHF 700 million.

Successful transaction business in an uncertain market environment

The sharp rise in interest rates over the past year has led to some uncertainty in the market. Despite the more difficult environment, HIAG was also successful in the transaction business in the first half of the year and sold the following three properties that no longer fit its strategy at prices above their balance sheet values. The income from the properties transferred in the first half of the year amounts to CHF 14.3 million (H1 2022: CHF 1.1 million):

- Cham, Lorzenpark on 1 May 2023
- Meyrin, Chemin du Grand-Puits 28 on 15 June 2023
- Klingnau, Parkstrasse 7-13 on 1 July 2023 (income will only be measured in the second half of the year)

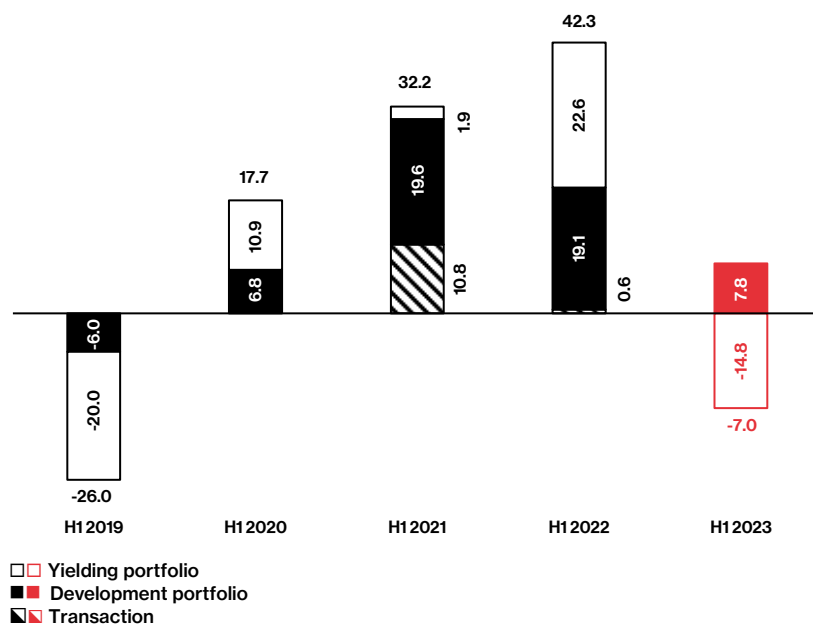
The last balance sheet value of the three properties was CHF 100.6 million. The annualised rental income that will be lost after the divestment amounts to CHF 3.8 million. The sales proceeds will be used in the short term to repay financial liabilities and invest in the project pipeline.

No acquisitions were made in the reporting period.

Progress in development portfolio absorbs pressure on revaluations

Continued robust demand in the Swiss property market, especially for rental properties, supported property values in the reporting period despite the Swiss National Bank's (SNB) significant 2.5% increase in the key interest rate over the past twelve months. The yielding properties therefore only experienced a slight devaluation in the amount of CHF 14.8 million or -1.3% (appreciation of portfolio H1 2022: CHF 19.1 million). The progress made in the development portfolio largely compensated for the loss in value due to the rise in interest rates. The value of the development portfolio increased by CHF 7.8 million or 1.1% (appreciation of developments H1 2022: CHF 22.6 million).

Business Performance



The average real discount rate applied by the independent property appraiser for the valuations on the total portfolio increased by ten base points to 3.32% (31/12/2022: 3.22%).

Other income and operating expenses within expectations

Other income of CHF 4.6 million (H1 2022: CHF 5.2 million), which with CHF 3.6 million (H1 2022: CHF 4.8 million), was largely generated by the metal recycling business of the subsidiary Jaeger et Bosshard, was below the previous year due to lower metal recycling revenue. However, because of the correspondingly lower cost of materials of CHF 1.9 million (H1 2022: CHF 2.8 million), the metal recycling business still posted a solid business result.

Operating expenses include direct expenses of CHF 10.1 million for the sale of the condominium units of the “Columbus” promotion project in Cham (H1 2022: CHF 1.4 million), which are measured on the basis of the status of sales and progress of construction. The expenses for the operation and maintenance of the properties, which are also included in the operating expenses, were around 11.6% (H1 2022: 13.1%) of the property income and were within the expected and usual range.

At CHF 7.5 million, personnel expenses were down slightly on the previous year (H1 2022: CHF 7.9 million). As at the reporting date, the HIAG Group (including Jaeger et Bosshard SA) had a total of 80 employees (31/12/2022: 78 employees).

Totalling CHF 4.3 million, office, administrative and development expenses, marketing and selling expenses as well as rental and lease expenses were down by CHF 0.2 million, which was in line with expectations.

Business Performance

Net income for the period before changes in value almost doubled despite higher interest rates

At CHF 34.5 million, EBIT was substantially lower than in the previous year due to the revaluation result (H1 2022: CHF 62.0 million). However, EBIT before revaluation (CHF 41.6 million) was more than doubled compared to the previous year. The main reasons for this increase are the successes in the transaction and promotion business, with the increased rental income also making a significant contribution.

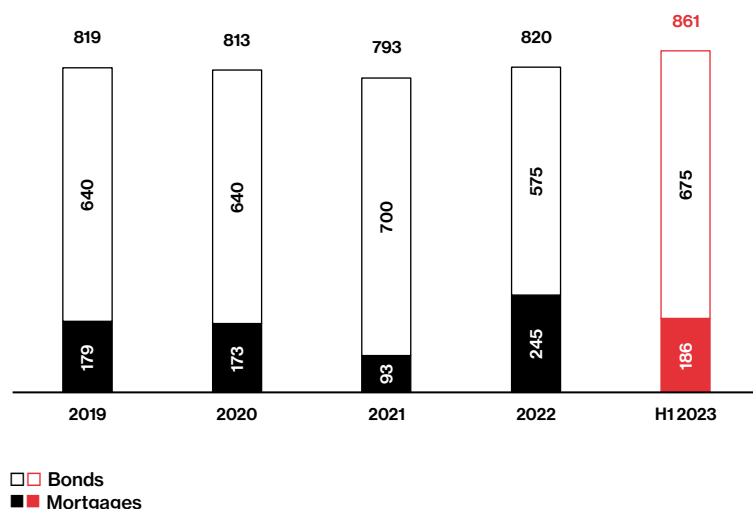
The substantial increase in interest rates over the past year has left its mark on the financial outlay. The average interest rate for financial outlay in the reporting period was 1.3% (31/12/2022: 1.0%). Combined with a slight increase in financial liabilities, financial costs rose from CHF 4.0 million to CHF 6.7 million.

The tax outlay was affected, among other things, by the release of deferred taxes on the properties sold. Given HIAG's accounting practice of discounting deferred taxes over 30 years, this figure was lower than the tax actually payable. In the previous year, the tax outlay was also positively influenced by a tax rate reduction in the canton of Aargau. For these reasons, the tax outlay of CHF 6.5 million in the reporting period was higher than for the prior-year period despite lower EBT (H1 2022: CHF 2.2 million).

Finally, HIAG generated net income for the reporting period of CHF 22.1 million (H1 2022: CHF 56.1 million). Before changes in value, net income for the period was CHF 27.4 million; almost double the previous year's figure. This means that the successes in the transaction, promotion and letting business more than compensated for the higher interest and taxes.

Solid balance sheet structure with high financing flexibility for future growth

In February 2023, HIAG floated a CHF 100 million bond with a term of six years and a coupon of 3.13% to refinance the CHF 115 million bond that expired in July 2023. The funds from the new bond and from the sale of properties that no longer fit the strategy were invested in the short term as time deposits or used to reduce financial liabilities. As at the balance sheet date, a total of five bonds with an overall volume of CHF 675 million had been issued (31/12/2022: CHF 575 million). In addition, there are mortgages of CHF 186 million outstanding as at the reporting date (31/12/2022: CHF 245 million).



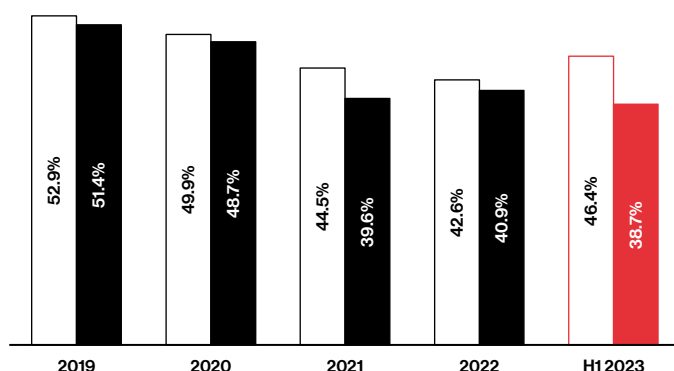
Business Performance

Shortly before the publication of this half-year report, HIAG signed a sustainability-linked syndicated credit line with a term of five years and a volume of CHF 500 million. The syndicated credit line includes increase options totalling CHF 200 million and is linked to three sustainability goals that are reviewed annually. If the goal is achieved, HIAG will benefit from a margin reduction. The syndicated credit line enables the reduction of the mortgage portfolio to a maximum of 10% of the outstanding financing, which means that the majority of the current mortgages are also rolled into the syndicated line. This financing solution not only gives HIAG more financial flexibility, but also considerably greater financing security for upcoming projects and refinancing. In addition to the sustainability-linked syndicated credit line, a “Green Financing Framework” was also developed in the reporting period. This framework, certified by an independent audit (second party opinion), defines how HIAG can use the funds raised under the Green Financing Framework.

In line with the interest rate environment, the average interest rate for all financial liabilities increased from 1.0% to 1.3% in the first half of 2023. The remaining term of the outstanding financing remained largely constant at 2.9 years as at the reporting date (31/12/2022: 2.8 years).

in TCHF	30/06/2023	31/12/2022	Δ in %
Total financial liabilities	861,350	820,249	5.0
Average remaining term of financial liabilities in years	2.9	2.8	3.6
Average borrowing rate	1.3	1.0	30.0

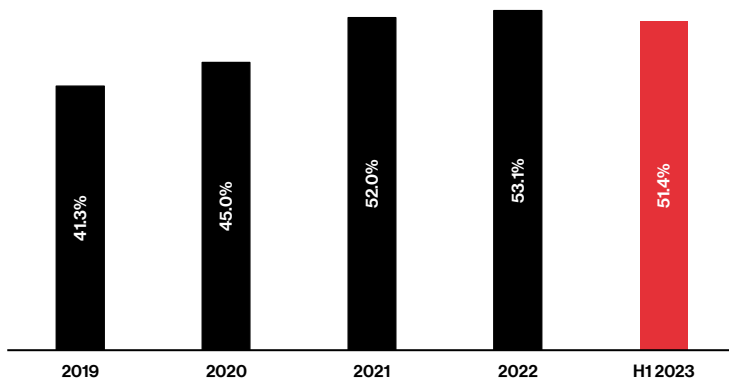
The loan-to-value (LTV) ratio was 46.4% gross and 38.7% net on the reporting date, which leaves sufficient financing leeway (31/12/2022: LTV net 40.9%). The LTV gross at mid-year is determined by the early refinancing in February 2023 of the CHF 115 million bond that matured shortly after the balance sheet date on 4 July 2023. If the bond had been repaid on 30 June 2023 with the funds available on the balance sheet date, the gross LTV would have been 40.2%.



□ LTV ratio, gross
 ■ LTV ratio, net

The equity ratio of 51.4% is also very solid as at the reporting date, or 54.4% if the bond maturing on 4 July 2023 would have been repaid early with the available funds as at the reporting date (31/12/2022: 53.1%).

Business Performance



The value of the investment property portfolio decreased by CHF 68 million to CHF 1,858 billion in the reporting period (31/12/2022: CHF 1,926 billion). The investments in the portfolio amounting to CHF 30.6 million (H1 2022: CHF 26.5 million), which largely went towards the developments, could not fully buffer the revaluation effect and the sales of properties that no longer fit the strategy.

Financial Report

Consolidated Half-Year

Financial Statements

30 June 2023

(in accordance with
Swiss GAAP FER)

Consolidated Balance Sheet

in TCHF		30/06/2023	31/12/2022
Cash and cash equivalents		141,943	32,924
Trade receivables	1	2,936	2,151
Contract assets	2	20,509	8,740
Other current receivables		8,736	4,077
Inventory		381	593
Other current financial assets		79	829
Properties for sale	3	38,964	30,383
Prepayments and accrued income		6,824	6,767
Current assets		220,371	86,463
Other non-current receivables		4,357	5,683
Investment properties	4	1,818,978	1,895,997
Intangible fixed assets		990	971
Other property, plant and equipment		1,143	1,170
Financial assets		6,927	6,927
Financial assets associated companies		1,568	1,568
Shares in associated companies		602	583
Non-current assets		1,834,565	1,912,900
Total assets		2,054,936	1,999,363

Financial Report

Consolidated Balance Sheet

in TCHF		30/06/2023	31/12/2022
Current financial liabilities	6	266,755	171,954
Trade payables		4,851	2,183
Other current liabilities		23,993	8,241
Current provisions	5	2,181	2,326
Tax liabilities		10,252	2,550
Accrued expenses and deferred income		11,264	13,016
Current liabilities		319,295	200,271
Non-current financial liabilities	6	594,595	648,295
Other non-current liabilities		672	727
Non-current provisions	5	2,941	2,477
Deferred taxes	12	81,735	85,311
Non-current liabilities		679,943	736,811
Total liabilities		999,239	937,081
Share capital	13	10,120	10,120
Capital reserves		147,448	170,419
Treasury shares		-1,753	-2,801
Retained earnings		899,883	884,544
Shareholders' equity		1,055,698	1,062,282
Total liabilities and shareholders' equity		2,054,936	1,999,363

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Consolidated Income Statement

in TCHF		H1 23	H1 22
Property income	7	35,252	32,428
Revaluation of investment properties	4	-6,994	42,291
Income from sale of properties		15,431	2,259
Profit from sale of investment properties		14,340	1,086
Other operating income	8	4,593	5,202
Total operating income		62,623	83,267
Direct expenses from sales of properties		-10,101	-1,432
Cost of materials		-1,909	-2,771
Personnel expenses	9	-7,450	-7,919
Maintenance and repairs	10	-2,400	-2,634
Insurance and fees		-662	-594
Energy costs and building maintenance		-1,025	-1,009
General operating expenses		-240	-105
Office, administrative and development expenses		-2,948	-3,240
Marketing and selling expenses		-321	-248
Rent and leases		-824	-959
Total operating expenses		-27,879	-20,913
Earnings before interest, taxes, depreciation and amortisation (EBITDA)		34,744	62,354
Depreciation and amortisation		-282	-328
Earnings before interest and taxes (EBIT)		34,462	62,026
Financial income	11	827	268
Financial expenses	11	-6,701	-4,024
Share of results from associated companies		19	-7
Earnings before taxes (EBT)		28,607	58,263
Taxes	12	-6,466	-2,161
Net income for the period		22,141	56,102
Undiluted earnings per share (in CHF)		2.19	5.56
Diluted earnings per share (in CHF)		2.19	5.56

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Consolidated Cash Flow Statement (condensed)

in TCHF	H1 23	H1 22
Cash flow from operating activities	10,879	7,372
Cash flow from investment activities	86,356	-27,551
Cash flow from financing activities	11,793	-27,915
Effects from foreign exchange	-9	52
Increase/decrease in cash and cash equivalents	109,019	-48,042
Cash and cash equivalents at 01/01/	32,924	87,350
Increase/decrease in cash and cash equivalents	109,019	-48,042
Cash and cash equivalents at 30/06/	141,943	39,308

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Statement of Shareholders' Equity

in TCHF	Share capital ¹	Capital reserves	Treasury shares	Retained earnings	Total
Shareholders' equity at 01/01/2022	10,120	184,360	-4,069	798,588	988,999
Dividend payment	-	-13,616	-	-13,616	-27,232
Sale/allocation of treasury shares	-	-236	995	-595	164
Share-based compensation	-	-	-	668	667
Net income for the period	-	-	-	56,102	56,102
Shareholders' equity at 30/06/2022	10,120	170,508	-3,074	841,146	1,018,700
Sale/allocation of treasury shares	-	-89	273	-	184
Share-based compensation	-	-	-	93	93
Net income for the period	-	-	-	43,304	43,304
Shareholders' equity at 31/12/2022	10,120	170,419	-2,801	884,544	1,062,282
Shareholders' equity at 01/01/2023	10,120	170,419	-2,801	884,544	1,062,282
Dividend payment	-	-22,615	-	-6,663	-29,278
Sale/allocation of treasury shares	-	-356	1,048	-761	-69
Share-based compensation	-	-	-	622	622
Net income for the period	-	-	-	22,141	22,141
Shareholders' equity at 30/06/2023	10,120	147,448	-1,753	899,883	1,055,698

¹ On 30 June 2023, share capital consisted of 10,119,600 registered shares at a nominal value CHF 1.00 per share (31 December 2022: 10,119,600).

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Notes on the consolidated half-year financial statements

Segment reporting

The business model comprises three business segments: active portfolio and asset management, which consists mainly of managing and maintaining the company's properties, site and project development, from interim use to implementation, and transaction management to ensure continuous quality improvements to the investment property portfolio and implementation of the capital recycling strategy. Accordingly, reporting is provided for the "Yielding portfolio", "Development portfolio" and "Transaction" segments.

The "Others" segment includes expenses connected to central functions and activities from the metal recycling business of Jaeger et Bosshard SA, which was acquired in the 2019 financial year. The inter-segment eliminations for offsets within segments are disclosed separately.

As HIAG operates only in Switzerland, there is no geographic segment information.

First half-year segments 2023

in TCHF	Yielding portfolio	Development portfolio	Transaction	Others	Intersegment elimination	Group
Property income	29,491	5,761	-	-	-	35,252
Revaluation of investment properties	-14,771	7,777	-	-	-	-6,994
Income from sale of properties	-	15,431	-	-	-	15,431
Profit from sale of investment properties	-	-	14,340	-	-	14,340
Other operating income	696	300	-	3,598	-	4,593
Total operating income	15,416	29,269	14,340	3,598	-	62,623
Direct expenses from sales of properties	-	-10,101	-	-	-	-10,101
Cost of materials	-	-	-	-1,909	-	-1,909
Personnel expenses	-2,661	-1,916	-807	-2,065	-	-7,450
Maintenance and repairs	-1,734	-466	-	-200	-	-2,400
Insurance and fees	-369	-224	-	-69	-	-662
Energy costs and building maintenance	-633	-367	-	-25	-	-1,025
General operating expenses	-95	-57	-	-88	-	-240
Office, administrative and development expenses	-1,121	-574	-20	-1,233	-	-2,948
Marketing expenses	-192	-95	-	-33	-	-321
Rent and leases	-652	-121	-	-52	-	-824
Total operating expenses	-7,457	-13,921	-827	-5,673	-	-27,879
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	7,959	15,348	13,513	-2,076	-	34,744
EBITDA before revaluation	22,730	7,571	13,513	-2,076	-	41,738
Depreciation and amortisation						-282
Financial result						-5,855
Taxes						-6,466
Net income for the period						22,141

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First half-year segments 2022

in TCHF	Yielding portfolio	Development portfolio	Transaction	Others	Intersegment elimination	Group
Property income	26,103	6,480	-	-	-155	32,428
Revaluation of investment properties	19,083	22,632	576	-	-	42,291
Income from sale of properties	-	2,259	-	-	-	2,259
Profit from sale of investment properties	-	-	1,086	-	-	1,086
Other operating income	523	120	-	4,785	-226	5,202
Total operating income	45,710	31,490	1,662	4,785	-381	83,267
Direct expenses from sales of properties	-	-1,432	-	-	-	-1,432
Cost of materials	-	-	-	-2,771	-	-2,771
Personnel expenses	-2,509	-2,684	-614	-2,112	-	-7,919
Maintenance and repairs	-1,655	-887	-	-92	-	-2,634
Insurance and fees	-314	-204	-	-76	-	-594
Energy costs and building maintenance	-659	-331	-	-19	-	-1,009
General operating expenses	13	10	-	-128	-	-105
Office, administrative and development expenses	-1,034	-667	-146	-1,596	203	-3,240
Marketing expenses	-157	-24	-	-67	-	-248
Rent and leases	-543	-163	-	-407	154	-959
Total operating expenses	-6,858	-6,383	-759	-7,270	357	-20,913
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	38,853	25,107	903	-2,485	-24	62,354
EBITDA before revaluation	19,770	2,475	327	-2,485	-24	20,063
Depreciation and amortisation						-328
Financial result						-3,756
Taxes						-2,161
Net income for the period						56,102

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Accounting principles

These unaudited consolidated half-year financial statements were prepared in accordance with the Swiss Accounting and Reporting Recommendations (Swiss GAAP FER) 31 “Additional recommendations for listed companies”, which allows for abbreviations in reporting and disclosure compared to the annual financial statements, and gives a true and fair view of the assets, financial position and results of operations. The entire Swiss GAAP FER set of rules was applied.

The consolidated half-year financial statements are presented in Swiss francs (CHF). All figures are presented in thousands of Swiss francs (TCHF) unless indicated otherwise.

The consolidated half-year report is prepared in German and English. The German version is authoritative.

Scope of consolidation

The consolidated half-year financial statements comprise all subsidiaries of HIAG Immobilien Holding AG in which the company directly or indirectly holds more than 50% of the voting rights and capital. Full consolidation is applied, which means that 100% of the assets, liabilities, expenses and income of the companies to be consolidated are assumed and all intercompany items are eliminated. Non-controlling interests in equity and in the Group result are shown separately in the balance sheet and in the income statement. Changes in ownership interests in subsidiaries are recorded as equity transactions, provided that control continues.

Associated companies in which HIAG Immobilien Holding AG holds direct or indirect participating interests of 20% to 50% of the voting rights or share capital are consolidated in accordance with the equity method. Participating interests below 20% are included in the consolidated balance sheet under financial assets at acquisition cost minus any operationally necessary impairment.

All participating interests have a balance sheet date of 31 December.

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Company	Share capital in TCHF	Share as at 30/06/2023 ¹ in %	Share as at 31/12/2022 ¹ in %	Location
HIAG Immobilien Schweiz AG	11,000	100	100	Zurich
HIAG Immobilien AG	10,000	100	100	Zurich
HIAG Immobilier Léman SA	1,000	100	100	Geneva
HIAG Real Estate AG	400	100	100	Zurich
Léger SA	400	100	100	Lancy
Promo-Praille SA	200	100	100	Lancy
Weeba SA	100	100	100	Lancy
Pellarin-Transports SA	50	100	100	Lancy
Société coopérative en faveur du développement des terrains industriels de la Praille-Sud	35	100	100	Lancy
Trans Fiber Systems SA	107	100	100	Menziken
HIAG Labs AG	100	100	100	Zurich
Jaeger et Bosshard SA	1,175	100	100	Lancy
Associated participations				
HIAG Solar AG	1,000	49	49	Münchenstein

¹ Voting rights and share capital

Jaeger et Bosshard SA specialises in metal recycling. In addition, the company also has a stake in the “Porte Sud” site in Lancy (Geneva) with building rights. The metal recycling business will continue to be operated by the former owner of the company on behalf of HIAG until further notice.

HIAG Solar AG was founded as part of a joint venture with aventron solar AG, an established producer of electricity from renewable energy based in Münchenstein (BL). The objective of the company is to increase the production of solar electricity at the properties in HIAG's investment property portfolio in the long term. HIAG holds 49% of HIAG Solar AG and determines the company's value using the equity method.

All other companies are property companies in line with the strategy of HIAG, with the purpose of holding, developing, buying and selling properties.

Consolidation method

The capital is consolidated using the purchase method of accounting. The acquisition costs of an acquired company are offset against the net assets that were newly measured at the time of acquisition in accordance with Group-wide accounting standards. The difference between the purchase price and the newly valued net assets of the acquired company is termed goodwill or negative goodwill. Any goodwill or negative goodwill is offset against or credited to retained earnings with no effect on income. The initial consolidation takes effect with the transfer of control over the acquired companies.

Changes in the scope of consolidation

There were no changes in the scope of consolidation during the reporting period.

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Translation of foreign currencies

All the companies within the HIAG Group's scope of consolidation use the Swiss franc as their functional currency. Consequently, there are no foreign currency translation effects.

Significant accounting and valuation policies

General

The current Accounting and Reporting Recommendations (Swiss GAAP FER) form the basis for the preparation of the consolidated half-year financial statements of HIAG Immobilien Holding AG.

Due to rounding to full thousands of CHF, there may be rounding differences in the addition and subtraction of the individual items compared to the reported item totals.

Trade receivables and other current receivables

"Trade receivables" and "Other current receivables" are measured at their realisable value. Receivables that are considered to be potential bad debts are reported at nominal value minus the necessary impairments.

Properties for sale

"Properties for sale" include sold investment properties with transfer of ownership after the balance sheet date and residential projects developed and marketed in condominium ownership. Investment properties held for sale are valued at the last available market value before reclassification or, should this be lower, at the selling price. Properties for sale are stated at acquisition or production cost, or the net market value if this is lower. If the expected sale price is lower than the acquisition or production cost, an impairment is made. The revenue recognition and performance obligation in the case of condominium ownership usually starts from the time a notarised contract for a property for sale is in place. From that point on, the transfer of ownership is valid and the revenue is realised on a prorated basis according to the status of sale and percentage of completion (POC) of the overall project. The percentage of completion is calculated as the ratio between the costs incurred and the planned total cost of completion.

Investment properties

General

All investment properties are valued at their acquisition cost when they are first recorded. They are subsequently measured and recorded at their market value on the basis of the discounted cash flow method (DCF). The residual value method is used to determine the market value of undeveloped land. The valuation is updated by an independent expert every six months. The properties must be inspected at least every three years. Increases and decreases in value are recorded in the income statement item "Revaluation of investment properties". The portfolio is analysed by management on an ongoing basis to identify environmental risks, such as building pollutants and contaminated sites. The additional costs to be expected due to environmental risks are estimated by an independent environmental expert on the basis of historical and technical investigations. The results from these reports are weighted with probabilities of occurrence and the timing of expenditure is aligned with the development horizon. As of this half-year report, these amounts are no longer deducted from the market values of the properties, but are integrated directly into the respective valuations of the independent experts and treated therein like the remaining investments. For the financial impact of

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this change, please refer to the comments on investment properties in the notes to this report.

Interest on construction loans is capitalised. Other borrowing costs are recorded as financial expenses. The portfolio does not include any properties used by HIAG itself.

Properties

Properties are broken down into “yielding properties” and “development properties”. “Yielding properties” are those properties for which no development is planned. “Development properties” describe properties that are to undergo development in the medium term and/or for which development planning is currently under way.

Properties currently under development

Properties that are under development at the time the balance sheet is drawn up are grouped under the item “Properties currently under development”. They are reported as “Properties currently under development” from the time the initial work is contracted until the development project is completed and /or ready for occupation.

Derivative financial instruments

In accordance with Swiss GAAP FER, derivative financial instruments used to hedge contractually agreed future cash flows are either recorded in the balance sheet with no effect on income or treated as off-balance sheet items, i.e. they are disclosed in the notes. HIAG uses derivative financial instruments (interest rate swaps) to hedge interest rate risks. The value differences between the hedging transaction and the underlying transaction are recognised only if there is a close mutual correlation (effectiveness). If this is the case, the hedging transaction is disclosed in the notes rather than in the balance sheet. The interest payments arising from the underlying and the hedging transaction are reported in the income statement.

Other property, plant and equipment and intangible fixed assets

The items “Other property, plant and equipment” and “Intangible fixed assets” are recorded at their acquisition cost, less amortisation or depreciation and any value adjustments from the date of use.

The amortisation or depreciation is recorded on a straight-line basis as follows:

Category	Amortisation/depreciation period
Office equipment	3 to 10 years
Jaeger et Bosshard SA tangible fixed assets	5 to 15 years
Intangible assets	3 to 5 years

If it is likely that the economic life of the asset will be shorter than the planned period, a higher amount is recorded for amortisation/depreciation.

Leased assets are depreciated for the duration of the lease period.

Current and non-current provisions

Provisions are raised to cover identifiable risks and obligations. Provisions are recognised where there is an obligation to a third party as a result of an event in the past and the amount of the obligation can be determined reliably. The amount of the provision is based on the anticipated outflow of resources necessary to fulfil this obligation. Provisions are recorded as current or non-current according to their respective due dates.

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Financial liabilities

Mortgages, other secured or unsecured financing and bonds are listed as financial liabilities and recorded in the balance sheet at nominal value. Financing such as mortgages and fixed advances, which are not repaid within 12 months but instead renewed, are reported under “non-current financial liabilities” to reflect the economic reality. Transaction costs of bonds and differences between the received equivalent value and the repayment amount are amortised in the income statement over the term of the costs. Payments due within 12 months are classified as “Current financial liabilities”.

Property income

Property income includes rental income after the deduction of vacancy losses, proceeds from the sale of electricity from owned power stations and losses in earnings, such as rental income losses. Rental income is recorded in the income statement when the rent is due. If tenants are granted rent-free periods, the equivalent value of the incentive is recorded on a straight-line basis over the entire term of the rental agreement as an adjustment to property income. Revenue from the sale of electricity is recorded when the service is provided.

Other operating income

“Other operating income” includes all income that cannot be recorded in another income category. This includes one-off and non-recurring income (for example from the sale of fixed assets that are no longer being used or insurance benefits). It also includes income from other business lines that are not part of the Group’s core activities (such as services provided to third parties in the field of employee pension funds or income from the metal recycling business carried out by Jaeger et Bosshard SA). Such income is recorded when the service is provided to the third party or when the benefits and risks are transferred.

Maintenance and repairs

Maintenance expenses do not include value-enhancing investments and are recorded in the income statement.

Financial result

This item consists of interest income, interest expenses, translation differences, gains and losses on securities, and other financial expenses and income.

Inventory and costs of material

As a result of the acquisition of the metal recycling company Jaeger et Bosshard SA, the consolidated financial statements include inventories and costs of material. Inventories are valued at their cost of acquisition (average price method). If it is likely that the net market value of the inventories is less than their cost of acquisition, impairments are made to the lower of the two values.

Events after the balance sheet date

With the transfer of ownership as at 1 July 2023, the property in Klingnau, Parkstrasse 7-13 was sold. The property was consequently reclassified to the balance sheet item “Properties for sale” in the half-year financial statements as at 30 June 2023 at the last market value as at 31 December 2022. The agreed sales price is above the last market value as at 31 December 2022.

On 25 August 2023, HIAG established a CHF 500 million unsecured committed syndicated credit line with a term of 5 years, which replaced the majority of the current mortgages.

With the exception of the above-mentioned events, no significant events took place after the balance sheet date that have an impact on the carrying amounts of the recognised assets or liabilities or which must be disclosed at this point.

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1 Trade receivables

in TCHF	30/06/2023	31/12/2022
Trade receivables	3,146	2,462
Trade receivables from associates	-	50
Provision for bad debts	-211	-361
Total	2,936	2,151

2 Contract assets

in TCHF	Revenue recognised as a result of project progress	Advance payments received	Total
Book value at 01/01/2022	-	-	-
Revenue recognised	13,764	-	13,764
Use due to payments received	-	-5,024	-5,024
Book value at 31/12/2022	13,764	-5,024	8,740
Book value at 01/01/2023	13,764	-5,024	8,740
Revenue recognised	15,431	-	15,431
Use due to payments received	-	-3,662	-3,662
Book value at 30/06/2023	29,195	-8,686	20,509

The change in contract assets resulted from the progress of the condominium project “CHAMA Stage 1” and the associated revenue recognition, less advance payments received.

3 Properties for sale

in TCHF	Properties for sale
Balance at 01/01/2022	32,111
Investments	7,387
Disposals from POC accounting	-9,115
Balance at 31/12/2022	30,383
Balance at 01/01/2023	30,383
Investments	8,113
Disposals from POC accounting	-10,101
Reassignments from Investment properties	10,570
Balance at 30/06/2023	38,964

As at the balance sheet date, the value of the “Properties for sale” amounted to TCHF 38,964 (31 December 2022: TCHF 30,383). In the reporting period 2022, this relates to the condominium project “CHAMA Stage 1” in Cham; in the reporting period 2023, a sold property in Klingnau will be added, the transfer of ownership of which will take place after the balance sheet date. The second stage of the CHAMA project is currently recognised at market value under investment properties.

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Project status as at 30 June 2023

Project	Acquisition/ Project start	Estimated investment volume in TCHF	Project status	Expected completion	Completion status in %	Sales status in %
Condominium project "CHAMA stage 1"	2020	65,560	under construction	2024	73%	40%

Project status as at 31 December 2022

Project	Acquisition/ Project start	Estimated investment volume in TCHF	Project status	Expected completion	Completion status in %	Sales status in %
Condominium project "CHAMA stage 1"	2020	65,560	under construction	2024	60%	23%

4 Investment properties

in TCHF	Undeveloped land	Properties	Properties currently under development	Total investment properties
Balance at 01/01/2022	187,561	1,461,509	103,250	1,752,318
Reclassifications	-29,110	-	29,110	-
Additions	4,029	64,160	20,673	88,862
Disposals	-3,709	-5,779	-	-9,488
Revaluation of investment properties	16,688	24,361	23,257	64,306
Balance after reclassifications as at 31/12/2022	175,457	1,544,251	176,290	1,895,997
Balance at 01/01/2023	175,457	1,544,251	176,290	1,895,997
Reclassifications	-	-92,915	92,915	-
Reassignments ¹	-	-10,570	-	-10,570
Additions	1,939	8,522	20,120	30,581
Disposals	-	-90,034	-	-90,034
Revaluation of investment properties	-284	-15,619	8,907	-6,994
Balance after reclassifications as at 30/06/2023	177,111	1,343,635	298,232	1,818,978

¹ The reclassifications relate to a sold property in Klingnau, the transfer of ownership of which will take place after the balance sheet date.

Investment properties are assets held at market value under "Fixed assets". During the reporting period, all investment properties were valued by Wüest Partner AG. As at the balance sheet date, the discount rates underlying the property valuations ranged from 2.40% to 5.30% (31 December 2022: 2.00% to 5.30%).

From now on, the costs for environmental risks and their changes are no longer deducted separately as a provision from the market values of the properties, but the presumed expenses included in the previous provisions are integrated directly into the valuations of the properties by the independent experts (cf. also explanations on the significant accounting and valuation principles). The adjusted discount rates had a positive effect of TCHF 6,170 on the valuation result.

The amounts included in the valuations for environmental risks (before discounting), based on reports from environmental experts, total TCHF 71,728 (31 December 2022: TCHF 71,555).

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The actual acquisition costs cannot be estimated reliably in individual cases as some of the acquisition dates are in the distant past. For this reason, they are not disclosed.

No acquisitions took place in the first half of 2023.

The disposals of TCHF 90,034 related to the sale of two properties in Cham (TCHF 74,890) and in Meyrin (TCHF 15,144).

Market values of investment properties by type of use¹

in TCHF	30/06/2023 ²		31/12/2022 ²	
Industry, Commercial	696,911	38.3%	708,062	37.3%
Building land	283,560	15.6%	258,593	13.6%
Distribution, Logistics	222,791	12.2%	204,038	10.8%
Retail	209,898	11.5%	206,879	10.9%
Residential	199,889	11.0%	234,487	12.4%
Office	163,732	9.0%	167,534	8.8%
Residential, Commercial	29,439	1.6%	104,079	5.5%
Miscellaneous	12,758	0.8%	12,325	0.7%
Total	1,818,978	100.0%	1,895,997	100.0%

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

² The market values of the investment properties are shown in the reporting period in the above presentation without properties for sale.

Market values of investment properties by canton

in TCHF	30/06/2023 ¹		31/12/2022 ¹	
Zurich	566,761	31.2%	557,426	29.4%
Aargau	447,160	24.6%	456,225	24.1%
Geneva	240,175	13.2%	265,251	14.0%
Solothurn	136,478	7.5%	132,779	7.0%
Zug	127,460	7.0%	176,875	9.3%
Basel-Landschaft	120,613	6.6%	120,639	6.4%
St. Gallen	67,445	3.7%	69,388	3.7%
Miscellaneous	112,886	6.2%	117,414	6.2%
Total	1,818,978	100.0%	1,895,997	100.0%

¹ The market values of the investment properties are shown in the reporting period in the above presentation without properties for sale.

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4.1 Revaluation of investment properties

in TCHF	H1 23	H1 22
Revaluation yielding properties	-14,769	19,083
Revaluation development properties	7,775	22,632
Revaluation transactions	-	576
Total	-6,994	42,291

The largest changes in value were achieved by the following properties:

As at 30 June 2023

Yielding portfolio in TCHF

Dietikon, Riedstrasse 3	3,059
Meyrin, Route du Nant d'Avril 150, Hive II	-1,880
Kleindöttingen, Industriestrasse 39-41	-1,919
Dietikon, Riedstrasse 5	-2,020
Goldach, Langrütistrasse 19	-2,069

Development portfolio in TCHF

Cham, Plot no. 3165 Yielding stage 1	8,751
Altstetten, Freihofstrasse 25	6,358
Cham, Plot no. 3165 Yielding stage 2	2,721
Niederhasli, Mandachstrasse 50-56	-1,440
Lancy, Route des Jeunes 20-26	-5,779

As at 30 June 2022

Yielding portfolio in TCHF

Cham, Lorzenparkstrasse 2-16	5,285
Dietikon, Riedstrasse 7-9	3,720
Niederhasli, Industriestrasse 24-40	2,362
Windisch, Spinnereistrasse 10-12/15	2,110
Dietikon, Riedstrasse 3	-2,001

Development portfolio in TCHF

Cham, Plot no. 3165 Yielding stage 1	5,567
Cham, Plot no. 3165 Yielding stage 2	5,150
Altstetten, Freihofstrasse 25	3,286
Meyrin, Route du Nant d'Avril 150	2,673
Niederhasli, Mandachstrasse 50-56	-1,766

The weighted market discount rate (net, real) increased to 3.32% as at 30 June 2023 (31 December 2022: 3.22%).

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5 Provisions

in TCHF	Other provisions	Provision for de-construction and site remediation costs Pratteln	LTIP provisions	Total
Book value at 01/01/2022	1,941	2,638	1,077	5,656
Formation	605	–	703	1,308
Use	–220	–1,409	–305	–1,934
Release	–	–79	–148	–227
Book value at 31/12/2022	2,326	1,150	1,327	4,803
– thereof current	2,326	–	–	2,326
– thereof non-current	–	1,150	1,327	2,477
Book value at 01/01/2023	2,326	1,150	1,327	4,803
Formation	289	–	464	753
Use	–434	–	–	–434
Release	–	–	–	–
Book value at 30/06/2023	2,181	1,150	1,791	5,122
– thereof current	2,181	–	–	2,181
– thereof non-current	–	1,150	1,791	2,941

In connection with the bankruptcy of Rohner AG Pratteln, HIAG assumed the costs of the demolition of the production infrastructure that the tenant was contractually obligated to pay. In particular, this includes efforts to ensure that the site is free of chemicals. This work has been completed, except for the clean-up of the floor slabs. As this is planned for the second half of 2024 at the earliest, this provision of TCHF 1,150 is included in the non-current provisions.

“Other provisions” cover the risks of additional costs for properties that have been sold (condominium ownership) and expenditure for holiday entitlement that has not yet been used by employees.

The LTIP calculation led to an increase in the corresponding provision of TCHF 464.

6 Financial liabilities

in TCHF	30/06/2023	31/12/2022
Current liabilities to banks	1,755	56,915
Current bonds	265,000	115,000
Current financial liabilities from interest rate swap	–	39
Total current liabilities	266,755	171,954
Non-current liabilities to banks	184,595	188,295
Non-current bonds	410,000	460,000
Total non-current liabilities	594,595	648,295
Total	861,350	820,249

Current financial liabilities include liabilities that are due within 12 months.

On 16 February 2023, a fixed-rate bond for TCHF 100,000 with a coupon of 3.13% and a term of 6 years maturing on 16 February 2029 was successfully floated on the Swiss capital market. The bond replaced the bond of TCHF 115,000 maturing on 4 July 2023.

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Non-current financial liabilities include liabilities where the remaining term as at the balance sheet date is more than 12 months.

The loan-to-value (LTV) gross as at the balance sheet date was 46.4 % (31 December 2022: 42.6%), the loan-to-value (LTV) net was 38.7% (31 December 2022: 40.9%).

The average interest rate for financial liabilities in the reporting period was 1.3% (31 December 2022: 1.0%).

As a result of the acquisition of K-Buchs S.à.r.l. in 2021, HIAG had taken over derivative financial instruments (interest rate swap hedging) to hedge against interest rate risks. This deal ended in February 2023. Due to the lack of correlation between the hedging transaction and the underlying transaction, the negative replacement value was recognised as a current financial liability in the previous year. Ongoing interest payments from the underlying transaction and the hedging transaction were recognised in the financial result.

Conditions of financial liabilities as at 30 June 2023

Item	Book value in TCHF	Currency	Date due	Interest rate
Liabilities to banks	186,350	CHF	See 'Due dates in TCHF as at 30/06/2023'	Between 0.7% and 2.6%
Bonds	675,000	CHF	See 'Terms and conditions of financial liabilities'	Between 0.75% and 3.13%
Total	861,350			

Conditions of financial liabilities as at 31 December 2022

Position	Book value in TCHF	Currency	Date due	Interest rate
Liabilities to banks	245,210	CHF	See 'Due dates in TCHF as at 31/12/2022'	Between 0.7% and 2.6%
Bonds	575,000	CHF	See 'Terms and conditions of financial liabilities'	Between 0.75% and 1.77%
financial liabilities from interest rate swap	39	CHF	28/02/2023	2.75%
Total	820,249			

Terms and conditions of financial liabilities as at 30 June 2023

Benchmarks	Bond February 2023	Bond May 2022	Bond July 2021	Bond May 2019	Bond July 2016
Amount	TCHF 100,000	TCHF 150,000	TCHF 160,000	TCHF 150,000	TCHF 115,000
	6 years (16/02/2023)	4 years and 5 months (30/05/2022)	7 years (01/07/2021)	5 years (08/05/2019)	7 years (04/07/2016)
Maturity	-16/02/2029)	-30/10/2026)	-30/06/2028)	-08/05/2024)	-04/07/2023)
Interest rate	3.13%	1.77%	0.75%	0.875%	1.0%
Listing	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange
Security number	124,393,356	117,297,282	111,201,158	47,129,798	32,637,142
ISIN	CH1243933566	CH1172972825	CH1112011585	CH0471297983	CH0326371421

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Terms and conditions of financial liabilities as at 31 December 2022

Benchmarks	Bond May 2022	Bond July 2021	Bond May 2019	Bond July 2016
Amount	TCHF 150,000	TCHF 160,000	TCHF 150,000	TCHF 115,000
	4 years and 5 months (30/05/2022 -30/10/2026)	7 years (01/07/2021 -30/06/2028)	5 years (08/05/2019 -08/05/2024)	7 years (04/07/2016 -04/07/2023)
Maturity				
Interest rate	1.77%	0.75%	0.875%	1.0%
Listing	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange
Security number	117,297,282	111,201,158	47,129,798	32,637,142
ISIN	CH1172972825	CH1112011585	CH0471297983	CH0326371421

Financial liabilities are recognised and measured at nominal value.

Due dates of the liabilities to banks in TCHF as at 30 June 2023

2023	48,730	26%
2024	17,800	10%
2025	1,125	1%
2026 and longer	118,695	64%
Total	186,350	100%

Due dates of the liabilities to banks in TCHF as at 31 December 2022

2022	116,790 ¹	48%
2023	18,100	7%
2025 and longer	110,320	45%
Total	245,210	100%

¹ Of which TCHF 56,915 in fixed advances and contractual amortisations of mortgages that are to be fulfilled in 2023 and are therefore reported as "Current financial liabilities". TCHF 59,875 relates to mortgages for which the contract expires in 2023. These contracts will be renewed in 2023 and will not be repaid, and are therefore reported as "Non-current financial liabilities" from an economic point of view.

Fixed interest rates for bank liabilities in TCHF as at 30 June 2023 (until next interest rate adjustment):

Up to one year including building loan	58,230	31%
2024	17,800	10%
2025	1,125	1%
2026 and longer	109,195	59%
Total	186,350	100%

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Fixed interest rates for bank liabilities in TCHF as at 31 December 2022
(until next interest rate adjustment):

Up to one year including building loan	116,790	48%
2024	18,100	7%
2025 and longer	110,320	45%
Total	245,210	100%

7 Property income

in TCHF	H1 23	H1 22
Property income	34,588	32,372
Proceeds from the sale of electricity generated by the Group's power plants	530	340
Revenue reductions	135	-284
Total	35,252	32,428

Most significant tenants

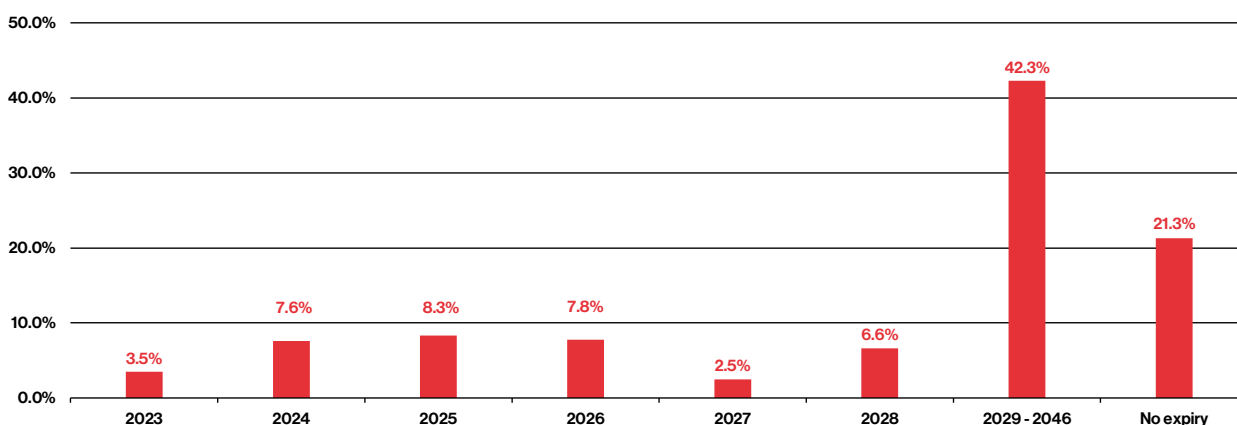
As at the balance sheet date, HIAG's five most significant tenants measured in terms of annualised property income were (in alphabetical order): Amcor Flexibles Rorschach AG, C&A Mode AG, Doka Schweiz AG, Hewlett-Packard International Sàrl and XL CH AG. During the previous year, the following were the most significant tenants (in alphabetical order): Amcor Flexibles Rorschach AG, C&A Mode AG, Doka Schweiz AG, Hewlett-Packard International Sàrl and XL CH AG.

Share of annualised property income represented by:	01/07/2023	01/07/2022
The largest tenant	5%	4%
The three largest tenants	13%	12%
The five largest tenants	20%	19%
The ten largest tenants	35%	33%

Expiry of rental agreements

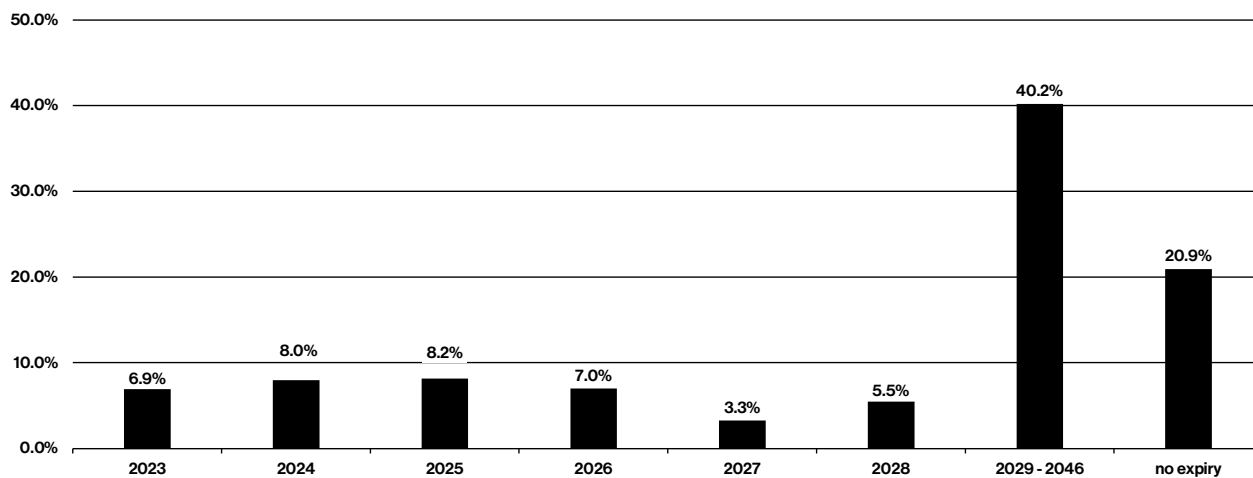
The overview of expiry of rental agreements shows when the agreements can be terminated at the earliest.

Overview of expiry profile of rental agreements as at 1 July 2023



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Overview of expiry profile of rental agreements as at 1 January 2023



Vacancy rate

Vacancy rate	01/07/2023	01/01/2023
Yielding properties	4.6%	5.6%
Development properties	9.4%	10.0%
Total portfolio	5.4%	6.4%

8 Other operating income

in TCHF	H1 23	H1 22
Services rendered to third parties	87	121
Income from metal recycling	3,588	4,708
Other operating income	918	373
Total	4,593	5,202

The item "Income from metal recycling" includes income from Jaeger et Bosshard SA.

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9 Personnel expenses

H1 23 in TCHF	Real estate	Jaeger et Bosshard SA	Total
Salaries and wages	-5,554	-415	-5,969
Social security contributions	-890	-68	-958
Other personnel expenses	-341	-182	-523
Total	-6,785	-665	-7,450

H1 22 in TCHF	Real estate	Jaeger et Bosshard SA	Total
Salaries and wages	-6,023	-446	-6,469
Social security contributions	-833	-85	-918
Other personnel expenses	-431	-101	-532
Total	-7,287	-632	-7,919

30/06/2023	Employee headcount	Full-time employees
Real estate	66	61.0
- thereof portfolio/asset management	6	5.8
- thereof real estate management	21	18.3
- thereof development/construction management	16	15.7
- thereof transaction/marketing	2	1.9
- thereof corporate	21	19.3
Jaeger et Bosshard SA¹	14	14.0
Total	80	75.0

¹ Reported in the "Others" segment

30/06/2022	Employee headcount	Full-time employees
Real estate	65	60.5
- thereof portfolio/asset management	8	7.4
- thereof real estate management	21	19.1
- thereof development/construction management	14	13.8
- thereof transaction/marketing	2	1.8
- thereof corporate	20	18.4
Jaeger et Bosshard SA¹	12	12.0
Total	77	72.5

¹ Reported in the "Others" segment

10 Maintenance and repairs

in TCHF	H1 23	H1 22
Maintenance and repairs	-2,400	-2,634
- thereof real estate	-2,214	-2,482
- thereof Jaeger et Bosshard SA	-186	-152

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11 Financial result

in TCHF	H1 23	H1 22
Other financial income	827	268
Total financial income	827	268

in TCHF	H1 23	H1 22
Interest expenses from bank financing	-1,890	-392
Interest expenses bond	-4,296	-3,178
Bank fees and bank interest	-127	-132
Exchange rate losses	-10	-51
Impairment of financial assets	-19	-36
Other capital expenditure ¹	-359	-235
Total financial expenses	-6,701	-4,024

¹ Includes in 2023 pro rated issuing costs for bonds in the amount of TCHF 121 that are amortised over the term of the bonds in the income statement (H1 2022: TCHF 217).

Interest rates ranged from 0.7% to 3.1% (H1 2022: from 0.7% to 1.8%).

12 Taxes

12.1 Income tax

in TCHF	H1 23	H1 22
Current taxes	-10,041	-688
Deferred taxes	3,576	-1,473
Total	-6,466	-2,161

The average tax rate, which was calculated based on ordinary earnings, amounted to 19.7% in the reporting period (31 December 2022: 12.5%). The resulting tax outlay increased in the reporting period due to the reversal of deferred taxes on the properties sold, which are lower than the taxes effectively payable in the event of a sale due to HIAG's accounting practice of discounting deferred taxes over 30 years. In the previous year, the tax outlay was also positively influenced by a tax rate reduction in the canton of Aargau. For these reasons, the tax outlay of TCHF 6,466 in the reporting period was higher than for the prior-year period despite lower EBT (H1 2022: TCHF 2,161). In the reporting period, no unrecognised tax loss carryforwards were used (in H1 2022, the positive tax effect amounted to TCHF 146).

12.2 Deferred tax provisions and liabilities

in TCHF	30/06/2023	31/12/2022
Deferred tax liabilities as at 01/01	85,311	81,084
Net increase recognised through profit or loss	-	4,227
Net increase resolution through profit or loss	-3,576	-
Deferred tax liabilities	81,735	85,311

In the reporting period, provisions for deferred taxes in the amount of TCHF 3,576 were released through income (31 December 2022: increase of a provision of TCHF 4,227). The

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reversal of the provision in the reporting period was mainly related to the properties sold in Cham and Meyrin.

No further loss carryforwards were capitalised in the reporting period or in the previous year.

As at the reporting date, the companies belonging to the Group reported non-capitalised loss carryforwards totalling TCHF 241,503 (31 December 2022: TCHF 241,317). As at 30 June 2023, the potential tax reduction as a result of non-capitalised loss carryforwards amounted to TCHF 39,152 (31 December 2022: TCHF 39,198). From the current perspective, this potential tax reduction is not sustainable, which is why it is not capitalised at present.

13 Shareholders' equity (NAV)

Composition of share capital in CHF	30/06/2023	31/12/2022
Registered shares as at balance sheet date (nominal value: CHF 1)	10,119,600	10,119,600
Total	10,119,600	10,119,600

As at 30 June 2023, the share capital consisted of 10,119,600 registered shares with a par value of CHF 1.00 per share (31 December 2022: 10,119,600 registered shares). Each share entitles the holder to one vote.

As at 30 June 2023 the conditional share capital amounted to TCHF 350 (31 December 2022: TCHF 350).

Earnings and shareholders' equity (NAV) per share in TCHF excluding earnings per share	H1 23	H1 22
Net income	22,141	56,102
Time-weighted average number of shares outstanding	10,098,779	10,088,453
Number of shares outstanding as at balance sheet date	10,104,439	10,093,826
Earnings per average outstanding registered share	2.19	5.56
Undiluted earnings per share	2.19	5.56
Diluted earnings per share	2.19	5.56

in TCHF	30/06/2023	31/12/2022
Shareholders' equity (NAV) before deferred taxes	1,137,433	1,147,593
Shareholders' equity (NAV) after deferred taxes	1,055,698	1,062,282

in CHF	30/06/2023	31/12/2022
Shareholders' equity (NAV) per outstanding registered share, before deferred taxes	112.57	113.67
Shareholders' equity (NAV) per outstanding registered share, after deferred taxes	104.48	105.22

There were no dilutive effects as at 30 June 2023 and 30 June 2022.

General Property Details

Yielding portfolio

Property ID	Canton	Municipality	Property	Main use ¹	Market value (CHFm)	Full occupancy prop-erty income (CHFm)	Annualised property in-come (CHFm)	Occupancy rate (%)	Net site area (sqm) ²	Year of construc-tion	Year of con-struction 2 ³	Partial reno-vation	Gross yield (%)	Ownership	Compulsory surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)							
																	Residential	Residential & Commercial	Industry	Commercial	Office	Total		
10201	AG	Kleindöttingen	Industriestrasse 39-41	Industrial		1.5	1.5	100%	65,356	1997/2007	2019	-	3.9%	Sole ownership	100%	-	-	-	-	-	-	-		
10202	AG	Kleindöttingen	Industriestrasse 14/20/26/30/34/46	Industrial		1.8	1.8	100%	38,314	1971	2012	-	5.7%	Sole ownership	100%	-	-	-	-	-	-	-		
10203	AG	Kleindöttingen	Industriestrasse 3, 40-44	Industrial		1.6	1.5	91%	14,517	1971	1999	2008	8.1%	Sole ownership	100%	-	-	-	-	-	-	-		
10204	AG	Kleindöttingen	Hauptstrasse 70	Industrial		0.3	0.3	90%	6,625	1961	1977	-	11.8%	Sole ownership	100%	-	-	-	-	-	-	-		
10207	AG	Kleindöttingen	Industriestrasse 21	Industrial		0.6	0.6	93%	12,849	1969	1974	-	13.2%	Sole ownership	100%	-	-	-	-	-	-	-		
10303	ZH	Niederhasli	Industriestrasse 24-40	Industrial		2.4	2.4	100%	28,122	2021	-	-	4.7%	Sole ownership	100%	-	-	-	-	-	-	-		
13401	AG	Klingnau	Weierstrasse 5 / Kanalstrasse 8	Industrial		1.0	0.8	85%	12,984	1965	2008	-	5.7%	Sole ownership	100%	-	-	-	-	-	-	-		
13402	AG	Klingnau	Industriestrasse 7	Industrial		0.5	0.4	91%	5,529	1955	-	-	8.9%	Sole ownership	100%	-	-	-	-	-	-	-		
13403	AG	Klingnau	Industriestrasse 4/10, Brühlstrasse 46-50	Industrial		0.9	0.9	97%	13,009	1955	2008	-	8.1%	Sole ownership	100%	-	-	-	-	-	-	-		
22501	VD	Yverdon	Route de Grandson 48	Industrial		1.7	1.5	90%	19,758	1910	2013	-	6.1%	Sole ownership	100%	Yes	-	-	-	-	-	-		
29005	GE	Meyrin	Route du Nant d'Avril 150, LEM	Industrial		2.1	2.1	100%	5,540	-	-	-	4.3%	Building right	100%	-	-	-	-	-	7,345	7,345		
30402	ZH	Aathal	Gstaldenstrasse 5	Industrial		0.5	0.5	100%	17,317	1870	1964	1993	8.5%	Sole ownership	100%	-	-	-	-	-	-	-		
31201	ZH	Winterthur	St. Gallerstrasse 172	Industrial		0.2	0.2	100%	5,838	1908/1925	-	-	3.2%	Sole ownership	100%	-	-	-	-	-	10,300	10,300		
31401	SG	Goldach	Langrütstrasse 19	Industrial		3.1	3.1	100%	63,631	1973/1995	2020	-	5.0%	Sole ownership	100%	-	-	-	-	-	-	-		
32001	BL	Reinach	Am Kägenrain 1-3	Industrial		0.5	0.4	67%	6,503	1989	-	0	9.1%	Sole ownership	100%	-	-	-	-	-	-	-		
33101	ZH	Wädenswil	Seestrasse 205/219, Bürglistrasse 43	Industrial		0.9	0.9	100%	11,105	1916	-	-	6.0%	Sole ownership	100%	-	-	-	-	-	-	-		
36110	SO	Biberist	MEG Emekanal, land	Industrial		0.0	0.0	-	-	-	-	-	-	Sole ownership	100%	-	-	-	-	-	-	-		
Total Industrial						342.3	19.6	18.9	326,997										0	0	0	10,300	7,345	17,645
10502	TG	Ermatingen	Hauptstrasse 189	Logistics		0.4	0.4	100%	12,257	1994	-	-	8.0%	Sole ownership	100%	-	-	-	1,559	-	-	-	1,559	
10601	BL	Füllinsdorf	Wölferstrasse 27/27a	Logistics		0.9	0.9	100%	16,000	1971	1983	2015	5.9%	Sole ownership	100%	-	-	-	-	-	-	-	-	
10701	GE	Carouge	Rue Baylon 13-15	Logistics		1.6	1.6	100%	10,871	1970	2003	-	7.8%	Building right	100%	-	-	-	-	-	-	-	-	
12801	SG	St. Margrethen	Plot no. 2957	Logistics		0.1	0.1	100%	13,880	-	-	-	2.2%	Building right	100%	-	-	-	-	-	-	-	-	
36104	SO	Biberist	Fabrikstrasse 36-38	Logistics		1.6	1.6	100%	23,000	1991	-	-	10.2%	Sole ownership	100%	-	-	-	-	-	-	-	-	
60402	BL	Birsfelden	Langenhagstrasse 6/10/18	Logistics		1.0	1.0	100%	8,383	1960	2006	2017	5.9%	Sole ownership	100%	-	-	-	-	-	-	-	-	
69901	AG	Brunegg	Breitackerstrasse 10	Logistics		1.7	1.7	100%	28,142	1993	-	2013	4.9%	Sole ownership	100%	-	-	-	-	10,785	-	-	10,785	
70001	AG	Brunegg	Industriestrasse 1	Logistics		1.8	1.8	100%	15,293	1974	1985	2001	6.5%	Sole ownership	100%	-	-	-	-	-	-	-	-	
70501	AG	Buchs	Oberholzstrasse 10	Logistics		2.5	2.5	100%	38,797	2007	-	-	4.3%	Sole ownership	0%	-	-	-	-	-	-	-	-	
Total Logistics						202.6	11.8	11.8	166,623										0	1,559	10,785	0	0	12,344
29001	GE	Meyrin	Route du Nant d'Avril 150, Hive I	Office		2.4	2.0	83%	7,681	1981	2019	-	4.7%	Building right	100%	-	-	-	-	-	-	-	-	
29002	GE	Meyrin	Route du Nant d'Avril 150, Hive II	Office		2.9	2.9	100%	6,821	2017	-	-	5.3%	Building right	100%	-	-	-	-	-	-	-	-	
31501	TG	Frauenfeld	Walzmühlestrasse 47	Office		0.2	0.2	100%	2,189	1926	2017	-	5.9%	Sole ownership	100%	-	-	-	-	-	-	-	-	
32106	AG	Windisch	Dorfstrasse 69	Office		0.5	0.4	87%	2,466	1959	-	2008	5.7%	Sole ownership	100%	-	-	-	-	-	-	-	-	
34001	AG	Brugg	Wildschachenstrasse 12-14	Office		0.6	0.5	96%	11,080	1960	-	-	8.7%	Sole ownership	100%	-	-	-	-	-	-	-	-	
60401	BL	Birsfelden	Sternenfeldpark 14	Office		1.4	1.2	83%	3,554	2009	-	-	7.6%	Sole ownership	100%	-	-	-	-	-	-	-	-	
Total Office						129.5	8.0	7.2	33,791										0	0	0	0	0	0
10104	ZH	Dietikon	Riedstrasse 11	Others		0.0	0.0	100%	930	-	-	-	3.1%	Sole ownership	100%	-	-	-	-	-	-	-	-	
10801	BS	Hiehen	Plot no. 1700	Others		0.2	0.2	100%	5,485	-	-	-	7.4%	Building right	100%	-	-	-	-	-	-	-	-	
29004	GE	Meyrin	Route du Nant d'Avril 150, Pavillon	Others		0.2	0.2	100%	952	2020	-	-	5.0%	Building right	100%	-	-	-	-	-	-	-	-	
30501	ZH	Aathal/Wetzikon	Agricultural land / land without use	Others		0.0	0.0	-	196	-	-	-	-	Sole ownership	100%	-	-	-	-	-	-	-	-	
32107	AG	Windisch	Kunzareal - Heinrich	Others		0.1	0.1	77%	3,252	1960	-	2017	6.0%	Sole ownership	100%	-	-	-	-	-	-	-	-	
35004	GL	Diesbach	Power plant	Others		0.6	0.6	100%	-	1996	-	2015	8.5%	Sole ownership	100%	-	-	-	-	-	-	-	-	
36112	SO	Biberist	Power plant	Others		0.3	0.3	100%	-	1984	-	2014	8.5%	Sole ownership	100%	-	-	-	-	-	-	-	-	

General Property Details

Property ID	Canton	Municipality	Property	Main use ¹	Market value (CHFm)	Full occupancy property income (CHFm)	Annualised property income (CHFm)	Occupancy rate (%)	Net site area (sqm) ²	Year of construction	Year of construction 2 ³	Partial renovation	Gross yield (%)	Ownership	Compulsory surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)					Total	
																	Residential	Residential & Commercial	Industry	Commercial	Office		
36204	SO	Biberist	Derendingenstrasse 16 (Plot no. 944, 1172, 1179)	Others		0.0	0.0	-	-	-	-	-	-	Sole ownership	100%	-	-	-	-	-	-	-	
			Total Others		19.1	1.4	1.3		10,815									.0	.0	.0	.0	.0	
18101	ZG	Cham	Lorzenparkstrasse 2-16	Res. mixed		0.0	0.0	-	13,537	2008	-	-	-	Sole ownership	100%	-	-	-	-	-	-	-	
30603	ZH	Aathal	Zürichstrasse 22-24	Res. mixed		0.1	0.1	75%	3,567	1870	1860	1989	4.6%	Sole ownership	100%	-	-	-	-	-	-	-	
31502	TG	Frauenfeld	Walzmühlestrasse 49	Res. mixed		0.8	0.8	98%	2,043	1922	2017	-	4.9%	Sole ownership	100%	-	-	-	-	-	-	-	
13406	AG	Klingnau	Parkstrasse 15-29	Residential		1.2	1.2	99%	13,071	1999	2008	-	4.5%	Sole ownership	100%	-	-	-	-	-	-	-	
13407	AG	Klingnau	Parkstrasse 7-13 ⁴	Residential		0.0	0.0	-	6,075	1999	2008	-	-	Sole ownership	100%	-	-	-	-	-	-	-	
34501	AG	Niederwil	Rigligweg 1-5	Residential		0.5	0.5	100%	5,481	1987	-	-	3.7%	Sole ownership	100%	-	-	-	-	-	-	-	
30404	ZH	Aathal	Zürichstrasse 1-7	Residential		0.1	0.1	100%	4,343	1900	-	1995	6.0%	Sole ownership	100%	-	-	-	-	-	-	-	
30802	ZH	Wetzikon	Zürcherstrasse 130-132/131-133	Residential		0.1	0.1	98%	-	1839	-	2003	7.4%	Sole ownership	100%	-	-	-	-	-	-	-	
30904	ZH	Wetzikon	Usterstrasse 128	Residential		0.2	0.2	100%	1,569	1870	2007	-	3.4%	Sole ownership	100%	-	-	-	-	-	-	-	
30905	ZH	Wetzikon	Haldenstrasse 20	Residential		0.3	0.3	100%	1,741	1971	2020	-	3.1%	Sole ownership	100%	-	-	-	-	-	-	-	
30908	ZH	Wetzikon	Weststrasse 26-28	Residential		0.4	0.4	100%	1,908	2020	-	-	2.9%	Sole ownership	100%	-	-	-	-	-	-	-	
30909	ZH	Wetzikon	Florastrasse 9	Residential		0.3	0.3	99%	1,899	1990	2018	-	3.7%	Sole ownership	100%	-	-	-	-	-	-	-	
30910	ZH	Wetzikon	Usterstrasse 88-104	Residential		0.2	0.2	99%	2,073	1791	2018	-	3.1%	Sole ownership	100%	-	-	-	-	-	-	-	
32102	AG	Windisch	Spinnereistrasse 10-12/15	Residential		1.3	1.3	95%	5,122	2014	-	-	3.3%	Sole ownership	100%	-	-	-	-	-	-	-	
32108	AG	Windisch	Spitzmattstrasse 6	Residential		1.2	1.2	100%	5,115	1960	-	2018	5.1%	Sole ownership	100%	-	-	-	-	-	-	-	
36203	SO	Biberist	Herrenweg 4/8/10	Residential		0.0	0.0	100%	-	1928	-	1992	2.7%	Sole ownership	100%	-	-	-	-	-	-	-	
60301	BL	Birsfelden	Weidenweg 8-10	Residential		0.6	0.6	96%	3,798	1989	-	-	3.6%	Sole ownership	100%	-	-	-	-	-	-	-	
60302	BL	Birsfelden	Hauptstrasse 84-88	Residential		0.5	0.4	87%	1,787	1989	-	-	4.8%	Sole ownership	100%	-	-	-	-	-	-	-	
			Total Residential		203.5	7.9	7.6		73,129									.0	.0	.0	.0	.0	
10101	ZH	Dietikon	Riedstrasse 3	Retail		2.3	1.4	60%	13,690	1982	2002	2007	2.9%	Sole ownership	100%	-	-	-	-	-	-	-	
10102	ZH	Dietikon	Riedstrasse 5	Retail		2.3	2.3	100%	13,500	1982	-	1993	5.2%	Sole ownership	100%	-	-	-	-	-	-	-	
10103	ZH	Dietikon	Riedstrasse 7-9	Retail		3.4	3.4	100%	10,543	1982	-	-	4.6%	Sole ownership	100%	-	-	-	-	-	-	-	
30401	ZH	Aathal	Zürichstrasse 13-25	Retail		2.5	2.4	95%	16,597	1862	2014	-	5.9%	Sole ownership	100%	-	-	-	-	-	-	-	
31601	NE	Neuchâtel	Rue du Plan 30	Retail		1.8	1.8	100%	7,978	1963	-	2019	6.7%	Sole ownership	100%	-	-	-	-	-	-	-	
70401	AG	Buchs	Fabrikweg 16	Retail		0.4	0.4	100%	18,211	1988	-	2007	11.7%	Building right	100%	-	-	-	-	-	-	-	
			Total Retail		236.2	12.7	11.7		80,519									.0	.0	.0	.0	.0	
			Total Yielding Portfolio		1,133.3	61.3	58.5	95.4%	691,874									.0	1,559	10,785	10,300	7,345	29,989

- 1 Others refer to land, building rights, parking, official use, power plant, data center; Res. mixed refers to properties with residential and commercial use.
- 2 Net site area does not include agricultural land and land without utilisation.
- 3 Second building phase.
- 4 Disclosure in properties for sale.

General Property Details

Development portfolio

Property ID	Canton	Municipality	Property	Main use ¹	Market value ⁴ (CHFm)	Full occupancy property income (CHFm)	Annualised property income (CHFm)	Occupancy rate (%)	Net site area (sqm) ²	Year of construction	Year of construction 2 ³	Partial renovation	Ownership	Compulsory surveillance (%)	Obligatory re-surveillance	Effective Area to be developed (sqm)					Total		
																Residential	Residential & Commercial	Industry	Commercial	Office			
10208	AG	Kleindöttingen	Plot no. 420	Others		0.0	0.0	-	43,400	-	-	-	Sole ownership	100%	-	-	-	31,046	-	-	-	31,046	
13405	AG	Klingnau	Schützenmattstrasse 7, Parkstrasse 14	Industrial		0.3	0.3	90%	11,035	1949	1961	-	Sole ownership	100%	-	-	-	6,621	-	-	-	6,621	
13408	AG	Klingnau	Weierstrasse 8	Others		0.0	0.0	-	2,144	-	-	-	Sole ownership	100%	-	-	-	920	-	-	-	920	
13404	AG	Klingnau	Brühlstrasse 33-41	Industrial		0.2	0.2	96%	6,170	1953	1955	-	Sole ownership	100%	-	-	-	-	-	-	-	0	
32105	AG	Windisch	Kunzareal - Zentrum West	Industrial		0.1	0.1	100%	2,481	1827	1890	-	Sole ownership	100%	-	-	-	1,564	-	-	-	1,564	
34002	AG	Brugg	Wildschachenstrasse 16	Industrial		1.1	1.1	100%	33,505	1960	-	-	Sole ownership	100%	-	-	-	-	-	24,154	-	24,154	
40101	AG	Menziken	Hauptstrasse 85	Others		0.0	0.0	-	10,717	1911	-	-	Sole ownership	100%	-	-	-	9,600	-	-	-	9,600	
72001	AG	Hausen/Lupfig	Hauptstrasse 96 / Hauptstrasse 98-100	Others		0.0	0.0	100%	64,258	-	-	-	Sole ownership	100%	Yes	-	-	-	-	32,173	-	-	32,173
61101	BL	Aesch	Industriestrasse 45-61	Industrial		0.9	0.9	99%	35,755	-	-	-	Sole ownership	100%	-	-	-	-	-	9,180	-	-	9,180
63001	BL	Pratteln	Güterstrasse 23-29, Gampenstrasse 6/6a	Others		0.0	0.0	-	31,585	1949	2002	-	Sole ownership	100%	-	-	-	44,650	-	-	-	44,650	
			Total North-West Switzerland		122.9	2.7	2.6	-	241,050									0	94,401	32,173	33,334	0	159,908
18103	ZG	Cham	Plot no. 3165 Yielding stage 2	Others		0.0	0.0	97%	11,535	-	-	-	Sole ownership	100%	-	-	-	-	11,188	-	-	-	11,188
18104	ZG	Cham	Plot no. 3165 Yielding stage 1	Others		0.0	0.0	-	12,333	-	-	-	Sole ownership	100%	-	-	-	-	12,800	-	-	-	12,800
18105	ZG	Cham	Plot no. 3165 Condominium stage 1	Others		0.0	0.0	-	2,363	-	-	-	Promotion project	100%	-	-	-	5,474	-	-	-	-	5,474
			Total Central Switzerland		155.7	0.0	0.0	-	26,231									5,474	23,988	0	0	0	29,462
10301	ZH	Niederhasli	Mandachstrasse 50-56	Office		2.5	1.6	66%	10,918	1992	2007	-	Sole ownership	100%	-	-	-	6,400	-	-	-	6,400	
10302	ZH	Niederhasli	Stationstrasse 25	Industrial		0.7	0.7	97%	16,691	1991	-	-	Sole ownership	100%	-	-	-	16,217	-	-	-	16,217	
10901	ZH	Altstetten	Freihofstrasse 25	Industrial		0.0	0.0	-	7,807	1953/1962	-	-	Sole ownership	100%	-	-	-	13,162	-	-	-	13,162	
11101	ZH	Altstetten	Kelchweg 8, 10, 12, 14	Residential		0.5	0.5	100%	2,236	2007	-	-	Sole ownership	100%	-	-	-	0	0	0	0	0	
30201	ZH	Aathal	Zürichstrasse 27/33-39, Gastalderstrasse 4	Residential		0.2	0.2	92%	23,938	1850	1870	-	Sole ownership	100%	-	-	-	1,242	0	6,270	-	7,512	
30602	ZH	Aathal	Chäläenweg 1/11/164, Aretsh. 1-7/11-21/158	Residential		0.2	0.2	100%	10,069	1440	-	1988	Sole ownership	100%	-	-	-	-	-	-	-	-	0
30801	ZH	Wetzikon	Usterstr. 200-202/206, Zürichstr. 119-121	Industrial		0.3	0.3	98%	14,653	1872	1900	1993	Sole ownership	100%	-	-	-	6,800	-	-	-	6,800	
30906	ZH	Wetzikon	Schönaustrasse 5-13	Residential		0.3	0.3	100%	17,055	-	-	1943	Sole ownership	100%	-	-	-	7,510	-	-	-	7,510	
30907	ZH	Wetzikon	Schönaustrasse 9	Others		0.1	0.1	100%	8,267	-	-	-	Sole ownership	100%	-	-	-	7,500	-	-	-	7,500	
31301	ZH	Winterthur	Technoramastrasse 15	Industrial		0.0	0.0	-	10,454	1956/1998/2020	1957/1999	-	Sole ownership	100%	-	-	-	-	-	9,000	-	-	9,000
			Total Zurich		230.5	4.7	3.8	-	122,088									16,252	42,579	0	15,270	0	74,101
22201	GE	Vernier	Chemin de la Verseuse 1-3	Others		0.0	0.0	-	4,507	1964	-	-	Sole ownership	100%	-	-	-	-	-	8,254	-	-	8,254
22301	GE	Lancy	Route des Jeunes 20-26	Industrial		0.5	0.5	97%	13,362	1960	-	-	Building right	100%	-	-	-	-	-	60,312	-	-	60,312
29006	GE	Meyrin	Route du Nant-d'Avril 150 HIVE 7	Others		0.0	0.0	-	21,898	-	-	-	Building right	100%	-	-	-	0	0	0	4,240	0	4,240
29101	GE	Meyrin	Chemin du Grand-Puits 28	Industrial		0.0	0.0	-	10,383	1965	-	-	Sole ownership	100%	-	-	-	-	-	15,592	-	-	15,592
29003	GE	Meyrin	Route du Nant d'Avril 150	Others		0.0	0.0	-	21,972	-	-	-	Building right	100%	-	-	-	-	-	-	-	25,779	25,779
22701	VD	Bussigny	Chemin de Mochettaz 101	Others		0.0	0.0	-	22,319	-	-	-	Sole ownership	100%	-	-	-	-	-	26,125	-	-	26,125
20101	VS	St-Maurice	Bois-Noir	Industrial		0.0	0.0	-	33,281	1960	1970	-	Sole ownership	100%	-	-	-	-	-	22,500	-	-	22,500
			Total Lake Geneva region		82.7	0.5	0.5	-	127,722									0	0	26,125	110,898	25,779	162,802
31701	SO	Dornach	Weidenstrasse 50	Industrial		1.7	1.7	99%	136,685	1895	-	-	Sole ownership	100%	-	-	-	97,051	-	-	-	97,051	
36101	SO	Biberist	Fabrikstrasse 2-8	Office		0.2	0.2	88%	22,524	1937	-	-	Sole ownership	100%	-	-	-	11,392	-	1,888	-	13,280	
36102	SO	Biberist	Fabrikstrasse 14-34	Industrial		0.1	0.1	100%	44,000	1972	1990	-	Sole ownership	100%	-	-	-	-	-	45,954	-	-	45,954
36103	SO	Biberist	Fabrikstrasse 57-115	Industrial		0.8	0.8	100%	40,000	1946	1991	-	Sole ownership	100%	-	-	-	-	-	12,620	-	-	12,620
36105	SO	Biberist	Fabrikstrasse 1-29	Industrial		0.4	0.3	66%	19,000	1932	1947	-	Sole ownership	100%	-	-	-	-	-	-	-	-	0
36106	SO	Biberist	Fabrikstrasse 3-35	Industrial		0.0	0.0	100%	28,869	1903	1939	-	Sole ownership	100%	-	-	-	-	-	42,120	-	-	42,120
36107	SO	Biberist	Fabrikstrasse 31-85	Industrial		0.0	0.0	100%	16,000	1946	-	-	Sole ownership	100%	-	-	-	22,610	-	-	-	-	22,610

General Property Details

Property ID	Canton	Municipality	Property	Main use	Market value* (CHFm)	Full occupancy prop-erty income (CHFm)	Annualised property in-come (CHFm)	Occupancy rate (%)	Net site area (sqm) ²	Year of construc-tion	Year of construc-tion 2 ³	Partial reno-vation	Ownership	Compulsory surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)						
																Residential	Residential & Commercial	Industry	Commercial	Office	Total	
36108	SO	Biberist	Fabrikstrasse Insel	Industrial	0.3	0.3	94%	60,400	1991	-	-	-	Sole ownership	100%	-	-	-	-	-	17,700	-	17,700
36109	SO	Biberist	Derendingenstrasse 27-29	Others	0.0	0.0	-	44,183	-	-	-	-	Sole ownership	100%	-	-	-	-	-	-	-	.0
36501	SO	Solothurn	Muttenstrasse 13-18	Industrial	0.8	0.8	97%	29,459	1966/1989/2001	-	-	-	Sole ownership	100%	-	-	16,500	-	-	-	-	16,500
31602	NE	Neuchâtel	Plot no. 10729	Others	0.0	0.0	-	3,419	-	-	-	-	Sole ownership	100%	-	-	5,406	-	-	-	-	5,406
Total Espace Mittelland region					122.9	4.4	4.2	444,539									44,516	108,443	88,074	32,208	.0	273,241
10501	TG	Ermatingen	Hauptstrasse 181/185	Logistics	0.4	0.4	100%	12,125	1968	1997	-	-	Sole ownership	100%	-	-	-	-	-	6,500	-	6,500
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed	0.0	0.0	91%	10,863	1832	2017	-	-	Sole ownership	100%	-	-	4,417	-	-	-	-	4,417
31504	TG	Frauenfeld	Walzmühlestrasse Parking	Others	0.0	0.0	98%	3,340	-	-	-	-	Sole ownership	100%	-	-	-	-	-	.550	-	.550
Total Eastern Switzerland					9.9	0.4	0.4	26,328									.0	4,417	.0	7,050	.0	11,467
Total Developpement Portfolio					724.7	12.8	11.6	987,958									66,242	273,828	146,372	198,760	25,779	710,981

¹ Others refer to land, building rights, parking, official use, power plant, data center; Res. mixed refers to properties with residential and commercial use.

² Net site area does not include agricultural land and land without utilisation.

³ Second building phase.

⁴ Except for properties for sale that are recorded at cost. As at 30 June 2023, the property 18105 is recorded at cost.

Definition of Alternative Performance Measures

This page explains key figures used in financial reporting that are not defined according to Swiss GAAP FER or other standards.

Number of shares outstanding

Number of shares issued less treasury shares

Net income for the period excl. revaluation

Net income for the period excl. change in value from revaluation of investment properties and attributable deferred taxes

Net income per share

Net income for the period divided by the weighted average number of shares outstanding during the reporting period

Loan-to-value gross (LTV)

Total financial liabilities in relation to the total value of the investment properties and properties for sale

Loan-to-value net (LTV)

Total financial liabilities less cash and cash equivalents in relation to the total value of the investment properties and properties for sale

Net asset value (NAV)

Net asset value or value of equity as per consolidated financial statements

Potential property income

Expected income from the property at full occupancy before losses for vacancies or rent reductions

Annualised property income

Dynamic view of the property income: annual rent based on existing leases as at a defined reference date

Definition of Alternative Performance Measures

Vacancy rate

Calculated as the sum of all rental losses from unrented space (vacancies) as at the reporting date, divided by the target rental income as at the reporting date

Remaining term of financial liabilities

Sum of the financial liabilities weighted with the maturities divided by the product of financial liabilities multiplied by the factor 365

Interest rate of financial liabilities

Sum of the financial liabilities weighted with the interest rates divided by the total average financial liabilities

Alternative Performance Measures

The following key figures were calculated according to standard international parameters and allow a comparison with other market participants.

Operating profit and operating profit per share

The operating profit shows the Group's net income, adjusted for revaluation effects, income from the sale of properties, income from the sale of investment properties and the corresponding tax effects.

in TCHF	H1 2023	H1 2022
Net Income per consolidated income statement	22,141	56,102
Adjusted for:		
Revaluation of properties	6,994	-42,291
Profit from sale of investment properties	-14,340	-1,086
Profit from sale of properties	-5,330	-827
Tax on sale of properties	317	-
Tax on profit from sale of investment properties	4,819	-35
Deferred taxes from revaluation	-1,717	950
Operating profit	12,884	12,813
Average number of outstanding shares	10,098,779	10,088,453
Earnings per share in CHF	1.28	1.27
Company specific adjustments:		
Contribution Jaeger et Bosshard SA	-789	-652
Company-specific operating profit in TCHF	12,095	12,161
Company specific Adjusted EPS in CHF	1.20	1.21

Adjusted shareholders' equity (NAV) and adjusted shareholders' equity (NAV) per share

The adjusted shareholders' equity shows the shareholders' equity adjusted for the valuation differences of properties for sale, the market value of financial instruments and deferred taxes.

in TCHF	30/06/2023	31/12/2022
Shareholders' equity (NAV) according to the financial statements	1,055,698	1,062,282
Diluted equity (NAV)	1,055,698	1,062,282
Adjustments:		
Adjustment to valuation difference properties for sale	33,616	26,283
Deferred taxes	81,735	85,311
Adjusted shareholders' equity (NAV)	1,171,049	1,173,876
Number of outstanding shares	10,104,439	10,096,019
Adjusted shareholders' equity (NAV) per share in CHF	115.89	116.27

Alternative Performance Measures

Vacancy rate on the balance sheet date and a “like-for-like” view

The vacancy rate corresponds to the vacancies as a result of non-rental in percent and taking account of the market rent for the vacant spaces according to an annualised view.

in TCHF	01/07/2023	01/01/2023
Estimated potential rental income from vacant spaces	4,013	4,905
Estimated rental value of the whole portfolio	74,149	77,179
Vacancy rate at balance sheet date	5.4%	6.4%
Vacancy rate (like-for-like)	5.2%	6.4%

Remarks

Due to rounding, there may be minor discrepancies in the totals and percentage calculations in this half-year report.

Gender-specific statements are to be understood within the context for all genders.

HIAG Immobilien Holding AG's half-year report is available in German and English. The original German version is binding.

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Agenda

26 September 2023
HIAG Capital Market Day

4 March 2024
Publication of 2023 annual result

18 April 2024
Annual General Meeting

Legal information

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