

HIAG

Half-Year Report



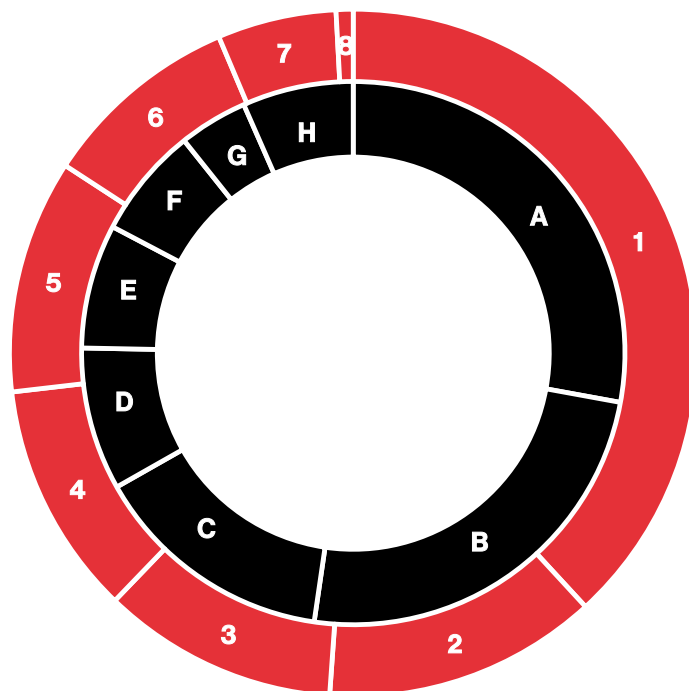
2022 Half-Year Report

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 30/06/2022

1	Industry, Commercial	38.2%
2	Building land	12.9%
3	Distribution, Logistics	11.1%
4	Retail	11.0%
5	Residential	11.0%
6	Office	9.4%
7	Residential, Commercial	5.6%
8	Miscellaneous	0.8%

Market value of investment properties by canton as at 30/06/2022

A	Zurich	27.9%
B	Aargau	24.4%
C	Geneva	14.5%
D	Zug	8.5%
E	Solothurn	7.4%
F	Basel-Landschaft	6.6%
G	St. Gallen	4.1%
H	Miscellaneous	6.6%

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

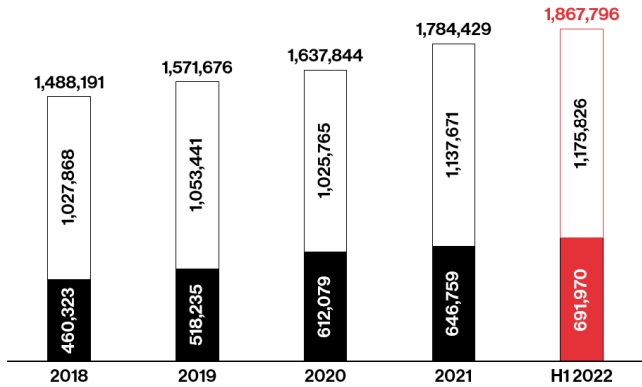
89%

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

In a Nutshell Key Figures

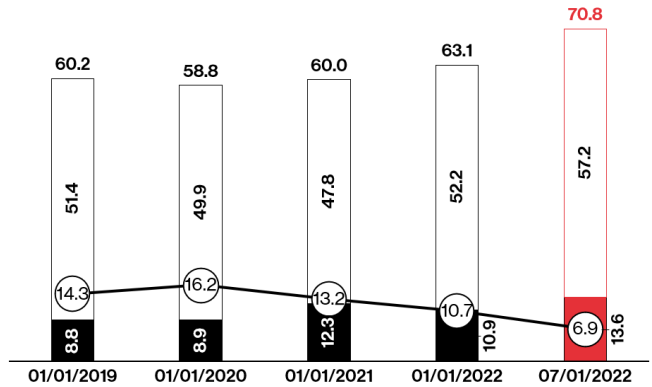
Real Estate Portfolio in TCHF

- Yielding Portfolio
- Development Portfolio



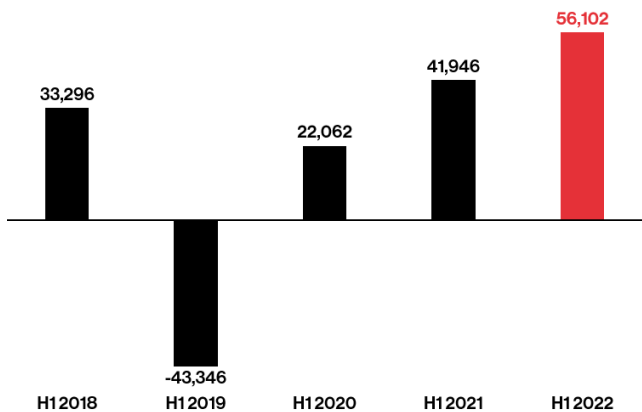
Annualised property income and vacancy rate in CHFm/%

- Annualised property income Yielding Portfolio
- Annualised property income Development Portfolio
- Vacancy rate portfolio



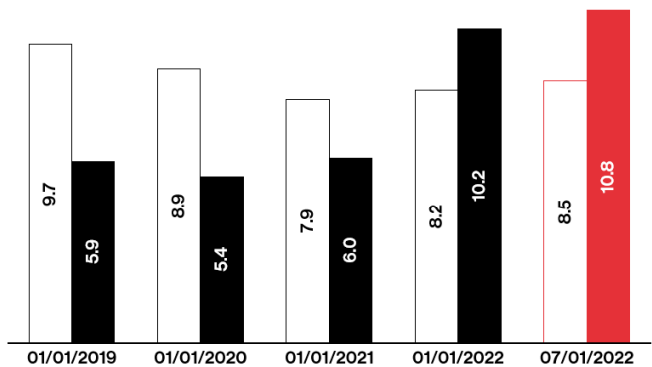
Net income in TCHF

- Net income



Weighted Average (Unexpired) Lease Terms - WAULT in years

- WAULT
- WAULT top 15 tenants



In a Nutshell

Key Figures

Key financial figures

in TCHF	H1 22	H1 21
Property income	32,428	30,644
Revaluation of properties	42,291	32,238
– thereof yielding portfolio	19,083	19,569
– thereof development portfolio	22,632	1,860
– thereof transaction	576	10,809
EBITDA	62,354	52,944
Net income	56,102	41,946
Net income excl. Revaluation of properties and deferred tax	14,761	12,760
Cash flow from operating activities	7,372	14,187
Cash flow from investment activities	-27,551	-80,223
Cash flow from financing activities	-27,915	72,672

in TCHF	30/06/2022	31/12/2021
Cash and cash equivalents	39,308	87,350
Shareholders' equity	1,018,700	988,999
Equity ratio	52.4%	52.0%
Return on equity	12.0%	11.1%
Average interest rate for financial liabilities	0.79%	0.78%
LTV-Ratio gross	42.4%	44.5%
LTV-Ratio net	40.3%	39.6%
Balance sheet total	1,942,978	1,903,643
Employee headcount	77	77
– thereof real estate	65	63
– thereof Pratteln site	-	3
– thereof Jaeger et Bosshard SA	12	11

Key portfolio figures

in TCHF	30/06/2022	31/12/2021
Investment property portfolio	1,867,796	1,784,429
– thereof yielding portfolio	1,175,826	1,137,671
– thereof development portfolio	691,970	646,759
Gross yield yielding portfolio	4.9%	4.6%
Net yield yielding portfolio	3.8%	3.6%
Market value of investment properties	1,833,176	1,752,318
Number of investment properties	114	114
– thereof yielding properties	69	70
– thereof development properties	45	44
Number of sites (yielding and development)	45	44
Investments in investment property portfolio	39,480	94,620
– thereof yielding portfolio	7,011	25,956
– thereof development portfolio	19,495	28,931
– thereof acquisitions (Asset Deal)	12,974	39,733

In a Nutshell Key Figures

Alternative Performance Measures¹

in TCHF except key figures per share	H1 22	H1 21
Company specific earnings	12,739	11,209
Company specific earnings per share in CHF	1.26	1.35
Funds from operations	14,954	12,429
Funds from operations per share in CHF	1.48	1.49

in TCHF except key figures per share	30/06/2022	31/12/2021
Adjusted NAV	1,119,845	1,083,632
Adjusted NAV per share in CHF	110.94	107.44

¹ Please refer to "Definition of Alternative Performance Measures" on page 46.

Key figures per share

in CHF	H1 22	H1 21
Number of outstanding registered shares	10,093,826	8,395,646
Number of weighted outstanding registered shares	10,088,453	8,326,641
Earnings per share (EPS)	10.25	9.01
EPS excl. Revaluation of properties and deferred tax	3.87	5.01

in CHF	30/06/2022	31/12/2021
Shareholders' equity (NAV) per outstanding registered share, excl. deferred taxes	109.10	106.10
Shareholders' equity (NAV) per outstanding registered share, incl. deferred taxes	100.92	98.06

Letter to Shareholders



Dear Shareholders,

HIAG successfully continued its growth trajectory in the first half of 2022. Rental income increased again by 5.8%, and the vacancy rate for the overall portfolio was significantly reduced to 6.9%. Substantial progress was made on project development, and the portfolio was optimised further. The company's strong performance led to a significant increase in revaluation gains, and consequently to a very pleasing half-year result of CHF 56.1 million, which is its best result since the IPO on the Swiss stock exchange.

Letter to Shareholders

HIAG's robust business model

HIAG's business model has demonstrated resilience in the face of increasingly challenging conditions on the market in recent months. All three business lines made a positive contribution to earnings in the first half of 2022. There was another significant reduction in the vacancy rate. All major projects are proceeding according to plan. Further tailored transactions were concluded or initiated as part of the ongoing optimisation of the portfolio. HIAG was able to pass on most of the significant increase in construction costs during the reporting period to its suppliers. The inflation clauses in the commercial leases also made it possible to adjust the net rents in line with the national consumer price index. HIAG has also optimised the volume and staging of the project pipeline in order to give itself greater entrepreneurial flexibility. Furthermore, the basic financing was consolidated in the reporting period with the successful placement of a bond for CHF 150 million, which matures in October 2026. A detailed assessment of HIAG's financial performance in the first half of 2022 can be found in the CFO's report.

Significant progress on site development

In the first half of 2022, HIAG successfully continued to realise projects in its well-filled development pipeline with 61 projects and an investment potential of slightly over CHF 3 billion, with numerous planning applications and further progress on projects. By intensifying project development activities and enhancing management and investment services over the past two years, relevant project milestones were reached and significant valuation gains were achieved as a result. Further project progress and corresponding investments should enable the realisation of additional profits. Moreover, the completion of various larger projects in the years ahead will lead to an increase in income thanks to higher rental income as well as possible sales proceeds from promotional projects.

In Cham (ZG), construction started on the first phase of the large-scale "CHAMA" project with around 140 rental and owner-occupied flats as well as flexible office, service and commercial space. The first tranche of 52 condominiums has been on the market since April. The rental flats will be put on the market in winter 2022/23. A lease has already been signed with a serviced flat operator for a large part of the 3,500 m² of commercial space. The first stage is expected to be completed by the end of 2023. Preparations for the second construction phase are also proceeding according to plan. This includes another 140 flats and almost 1,500 m² of office and commercial space.

After HIAG paved the way for the sustainable development of the central area near the railway station in Niederhasli (ZH) by handing over the new office building to Doka Switzerland, the "In Farn" project was launched together with the municipal authorities and SBB Immobilien. This consists of around 190 rental and owner-occupied flats, around 1,000 m² of high-quality commercial space in a central location, and extensive green and meeting areas.

The demolition of the HIAG site in Pratteln (BL) was completed. Work started on the process of drawing up the neighbourhood plan, which is to be submitted by the end of 2022. The plan is to create a mixed-use central quarter near Pratteln railway station with up to 350 flats, commercial and office space for around 500 workplaces, as well as publicly accessible green and open spaces.

At the end of June, a planning application was submitted in Zurich-Altstetten (ZH) for an 80-metre-high block of flats with a commercial base on the HIAG site in the up-and-coming Altstetten district. The plans envisage 150 rental flats and mixed commercial space with a major retailer on the ground floor.

At the "Papieri" site in Biberist (SO), progress is being made on the transformation of the industrial site into a lively quarter with commercial and industrial tenants, housing and a diverse range of artistic and cultural activities. One milestone is the establishment of the

Letter to Shareholders

start-up "Librec", which will operate the first Swiss high-tech recycling centre for high-performance electric vehicle batteries on the "Papieri" site.

After a long period of planning and preparation, the plan for the "Campus Reichhold" in Hausen/Lupfig (AG) was presented at a public event at the beginning of June. No objections were received during the public consultation period. The plan is expected to be approved by the two municipalities and the canton in the third quarter of 2022. On the site, which is conveniently located near the Birrfeld motorway interchange, HIAG is planning modern workplaces for manufacturing companies and commercial enterprises, an attractive range of restaurants and fitness facilities, a daycare centre for children, and recreational and green areas. Work has started on preparing the construction site. A preliminary building right agreement has already been concluded with the operator of a data centre.

In Windisch (AG), the "Kessel Haus" project with 24 rental flats and around 300 m² of office and studio space represents the final piece of the puzzle for the "Kunzareal". The building permit has been granted and construction work is scheduled to begin in the third quarter of 2022. HIAG has also submitted a planning application in Winterthur (ZH) for an innovative commercial building that is accessible by vehicle with around 10,500 m² of usable space. The building permit is expected to be granted in the third quarter of 2022. The company is also planning to build around 90 rental flats and around 1,100 m² of commercial and storage space at the site in the "Les Cadolles" neighbourhood in Neuchâtel. The building permit is expected to be granted in the first half of 2023. There are plans to expand the high-bay warehouse at a logistics centre in Brunegg (AG), and a corresponding planning application has been submitted. A long-term, preliminary lease agreement for around 7,500 m² of usable space was also concluded for part of the HIAG site in Ermatingen (TG) with the future operator of a residential and care centre for senior citizens, which is planned for the medium term. The planning application is scheduled for 2023.

Successful rental activity

Demand for HIAG's commercial space remained high in the first half of 2022. New and follow-up leases were concluded at a good rent level at several locations. During the reporting period, the Swiss electrical components manufacturer LEM moved into the new building for its global headquarters in Meyrin (GE). In August, the well-known Austrian furniture retailer XXXLutz opened its second Swiss furniture store on 17,000 m² of floor space in Dietikon (ZH), in the immediate vicinity of the motorway feeder road. This further enhances the retail site. In Aathal (ZH), the Migros Cooperative Zurich launched its fifth outlet on 700 m², on the site of the former "Streiff" spinning mill. In the Klingnau (AG) business park, the occupancy rate was significantly improved after the well-known online wine retailer "Flaschenpost" moved in, taking over around 6,000 m² of usable space. Transitional use was further expanded in the "Wydeneck" long-term project in Dornach (SO). The site has been opened to the public with the "Wydenfest" and a supervised playground. HIAG's residential properties are almost fully let at present.

Thanks to successful letting activities and the completion of fully let construction projects, the vacancy rate was significantly reduced across the entire real estate portfolio.

Portfolio optimisation transactions

A large number of dossiers were examined in the Transactions and Commercial Property Marketing business line during the reporting period. The purchase of three apartment buildings with 27 flats in Niederwil (AG) optimises the portfolio. Furthermore, a preliminary purchase agreement was concluded with a renowned Swiss company for the HIAG site in Meyrin Grand-Puits (GE). The long-standing company wants to relocate its production to the attractively located industrial site. The "Schönau" site in Wetzikon (ZH) was consolidated with a small plot of land. In Wetzikon, HIAG is planning a lively neighbourhood of 38,000 m² with historic buildings and valuable natural space.

Letter to Shareholders

As part of the ongoing programme to divest non-strategic real estate, the buildings and agricultural land (not including the hydroelectric power plant) of the "Legler site" in Diesbach (GL) were sold during the reporting period.

In the future, HIAG intends to continue to regularly sell non-strategic properties as part of its "capital recycling strategy", and to optimise the portfolio by acquiring suitable properties including residential land that allows for the realisation and marketing of condominiums.

Change of leadership at HIAG Romandie

At the beginning of May, Patrick Japhet took over the management of HIAG Romandie from Yves Perrin, who had successfully built up and expanded HIAG's position in the French-speaking Swiss real estate market until his retirement. Patrick Japhet has around 20 years of experience in the real estate market, mainly in Western Switzerland, and holds a master's degree in material and structural mechanics from the "EPF School of Engineering" in Paris, which he complemented with an exchange study programme in civil engineering at the "Swiss Federal Institute of Technology" in Lausanne. He is also a graduate of the "Institut d'études Immobilières IEI" in Geneva. Yves Perrin will remain available to HIAG for selected projects in an advisory capacity.

Sustainability strategy maintained in a targeted manner

When it comes to the implementation of the sustainability strategy, the upgrade in the "Inrate ESG Rating" from a grade C to a grade B on the twelve-point scale from A+ to D- is noteworthy. This means that HIAG qualifies for inclusion in the "SPI ESG" sustainability index of SIX Swiss Exchange.

HIAG consistently pursues its sustainability goals and is on track with the first submission of data for the "GRESB Real Estate Assessments 2022". The development of a guideline for sustainable construction is also proceeding according to plan. The project for the creation of a path for the reduction of greenhouse gas emissions is already further along. The first models will be presented in the 2022 Annual Report. With the installation of six additional photovoltaic systems by the joint venture HIAG Solar, HIAG is also on track with its fourth sustainability goal. Systems with an output of over 3 MWp are currently in operation, and the aim is to achieve a total output of 6 MWp by 2024.

Outlook

HIAG's robust business model, strong operating performance and solid financing structure provide a stable foundation for the group's continued growth. Provided macroeconomic conditions do not deteriorate significantly, HIAG continues to expect a good result for the 2022 financial year. An increase in rental income is expected for the second half of the year due to the completion of fully let construction projects, additional letting successes and inflation-related rent adjustments. The vacancy rate is foreseen to remain on a stable level. Progress on major development projects should also make further revaluation gains possible.



Dr. Felix Grisard
President of the Board of Directors



Marco Feusi
CEO

Business Performance

HIAG significantly increased its half-year profit 2022 by 33.7% to CHF 56.1 million (H1 2021: CHF 41.9 million). At CHF 42.3 million net (H1 2021: CHF 32.2 million), the revaluation gains from the prior-year period were far exceeded. Property income increased by 5.8% to CHF 32.4 million (H1 2021: CHF 30.6 million). At CHF 1.1 million, income from the sale of investment properties is slightly lower than in the same period of the previous year (H1 2021: CHF 1.7 million). In contrast, the first promotional sales for the new construction project "CHAMA Columbus" made a positive contribution to earnings of CHF 0.8 million before taxes (H1 2021: CHF 0). The successful refinancing of a CHF 150 million bond in May 2022 with a duration until October 2026 also ensures a healthy capital structure and supports future growth.

Financial performance

- At CHF 32.4 million, property income exceeded the previous year's figure by CHF 1.8 million (H1 2021: CHF 30.6 million). The pandemic no longer had a negative impact on the result (H1 2021: CHF 0.2 million). In addition, rental income has increased slightly as a result of index adjustments as of 1 June 2022.
- The vacancy rate for the overall portfolio was reduced significantly and amounted to 6.9% as at 1 July 2022 (01 January 2022: 10.7%). This positive development is mainly attributed to the completion of fully let construction projects as well as successful new and follow-up leases.
- Revaluation gains on investment properties increased substantially in the reporting year to CHF 42.3 million (H1 2021: CHF 32.2 million), mainly due to own management services and market-driven effects (e.g. reduction of market discount rates).
- Profit from the sale of investment properties amounted to CHF 1.1 million (H1 2021: CHF 1.7 million), which is down slightly on the previous year. In contrast, the first promotional sales for the new construction project "CHAMA Columbus" made a positive contribution to earnings of CHF 0.8 million before taxes (H1 2021: CHF 0).
- Other operating income of CHF 5.2 million is lower than in the same period of the previous year (H1 2021: CHF 6.8 million). The contribution to earnings of the metal recycling business Jaeger et Bosshard SA increased to CHF 4.8 million (H1 2021: CHF 4.3 million). However, this was not enough to compensate for the gains of CHF 1.9 million from the sale of a production equipment in Pratteln in the prior-year period.

HIAG's half-year profit 2022 significantly increased by 33.7% to CHF 56.1 million (H1 2021: CHF 41.9 million). Net profit before revaluation gains and deferred taxes amounted to CHF 14.8 million (H1 2021: CHF 12.8 million). This resulted in earnings per share (12 months rolling, based on the weighted average number of shares outstanding, including the additional shares outstanding from the November 2021 capital increase) of

Business Performance

CHF 10.25 (H1 2021: CHF 9.01). Before revaluations and deferred taxes, this amounted to CHF 3.87 (H1 2021: CHF 5.01), a reduction caused by positive one-off effects from Pratteln (around CHF 1.2 million) in the prior-year period and the capital increase in November 2021.

EBITDA improved by CHF 9.4 million to CHF 62.4 million (H1 2021: CHF 52.9 million), while the figure before changes in value declined slightly to CHF 20.1 million (H1 2021: CHF 20.7 million). The main reason for the reduction is again the positive one-off effect from the sale of a production plant in Pratteln in the prior-year period.

Return on equity as at 30 June 2022 (12 months rolling) increased by 1.9 percentage points from 10.1% to 12.0% (based on weighted average equity) year-on-year.

in TCHF	30/06/2022	30/06/2021	Δ in %
Property income	32,428	30,644	5.8%
Revaluation of properties	42,291	32,238	31.2%
Income from sale of properties	2,259	–	–
Profit from sale of properties	1,086	1,661	–34.6%
Other operating income	5,202	6,827	–23.8%
EBITDA	62,354	52,944	17.8%
EBITDA excl. Revaluation of properties	20,063	20,707	–3.1%
Financial result	–3,763	–5,615	–33.0%
Taxes	–2,161	–5,147	–58.0%
Net income for the period	56,102	41,946	33.7%
Net income for the period excl. revaluation of properties and deferred taxes	14,761	12,760	15.7%

Yielding portfolio (leases)

At CHF 32.4 million (H1 2021: CHF 30.6 million), property income exceeded the previous year's figure by 5.8%. The pandemic had no negative impact on the result. Rental income could be increased as a result of index adjustments as of 1 June 2022 (status as of 30 June 2022: CHF 0.04 million).

Annualised property income increased by 12.2% to CHF 70.8 million (01 January 2022: CHF 63.1 million), primarily driven by new rentals (CHF 1.7 million), project completions (CHF 5.2 million) and index adjustments (CHF 0.4 million), and taking into account strategic transactions (purchases, sales) in which HIAG acquired annualised property income of CHF 0.5 million net.

The vacancy rate for the overall portfolio was strongly reduced and amounted to 6.9% as at 1 July 2022 (01 January 2022: 10.7%). The vacancy rate for the yielding portfolio amounted to 6.3% (01 January 2022: 9.6%).

The weighted average unexpired lease term (WAULT) rose to 8.5 years in the reporting period (prior-year period: 8.2 years). Applied to the 15 largest tenants, WAULT as at 1 July 2022 was as much as 10.8 years (01 January 2022: 10.2 years).

Development portfolio

Compared to the same period in the previous year, HIAG's development pipeline comprised a slightly reduced number of 61 projects with an expected total investment volume of CHF 3.07 billion (planned/estimated over the next 15 years). The related annual potential for rental income was around CHF 162 million, while the potential income from sales of promotion projects was around CHF 715 million.

Business Performance

During the reporting period, there were no property transfers between the existing and development portfolios.

The vacancy rate for the development portfolio dropped from 15.7% as at 1 January 2022 to 9.3% as at 1 July 2022. This is mainly due to additional rental income on existing development properties and selective new lettings.

Transaction business

In the reporting period, the following properties with a book value of CHF 0.7 million (H1 2021: CHF 2.0 million) were sold:

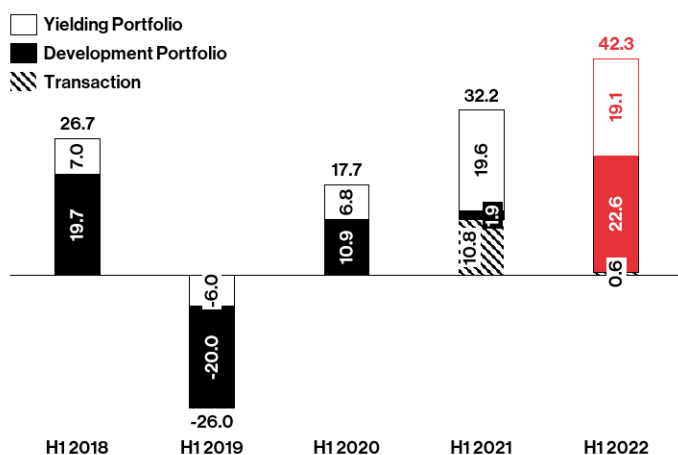
- Diesbach, Legler factory
- Diesbach, Hauptstrasse 38–40

At the same time, the following property with a book value of CHF 13.3 million (previous year: CHF 35.0 million) was acquired as part of an asset deal:

- Niederwil, Rigistrasse 1–5

Revaluation gains

Revaluation gains on investment properties increased considerably to CHF 42.3 million (H1 2021: CHF 32.2 million), taking into account provisions for environmental risks. This increase is attributed to own management efforts (including reduction of vacancies, rent extensions and rent increases as well as project progress at development properties) and market-related effects such as the reduction in discount rates and rent adjustments for indexed leases.



The average discount rate (net, real) applied by the independent property valuer to the total portfolio (excluding land, building rights and power plants) was 3.41% (31 December 2021: 3.54%).

Business Performance

Properties for sale (promotion) – earnings contribution and developments

As at 30 June 2022, the development pipeline included one property held for sale with a total of 52 residential units ("CHAMA Columbus" condominium) with ongoing investments of CHF 3.9 million (H1 2021: CHF 1.3 million). On 30 June 2022, the first two public deeds took place with a recognised revenue of CHF 2.3 million (H1 2021: 0). The resulting contribution to pre-tax earnings amounts to CHF 0.8 million (H1 2021: 0). The public deeds for further pre-reserved apartments is expected in the next few weeks.

Operating expenses

Operating expenses increased by CHF 2.5 million to CHF 20.9 million in the reporting period (H1 2021: CHF 18.4 million). This is mainly explained by the cost relating to the two promotional sales of CHF 1.4 million (H1 2021: 0), higher personnel cost due to additional employees and higher expected LTIP payments as a result of the good business performance. Expenses relating to the real estate business were stable at the previous year's level.

As at 30 June 2022, HIAG employed 77 people (H1 2021: 76). Personnel expenses amounted to CHF 7.9 million in the reporting period (H1 2021: CHF 7.0 million).

Operating and administrative expenses declined from CHF 3.7 million (H1 2021) to CHF 3.3 million.

Despite a better result, tax expenses fell to CHF 2.2 million (H1 2021: CHF 5.1 million) because of a reduction in the tax rate in the canton of Aargau.

Financial position

- Total assets as at 30 June 2022 increased by 2.1% to CHF 1.94 billion (31 December 2021: CHF 1.90 billion).
- The equity ratio improved to 52.4% (31 December 2021: 52.0%).

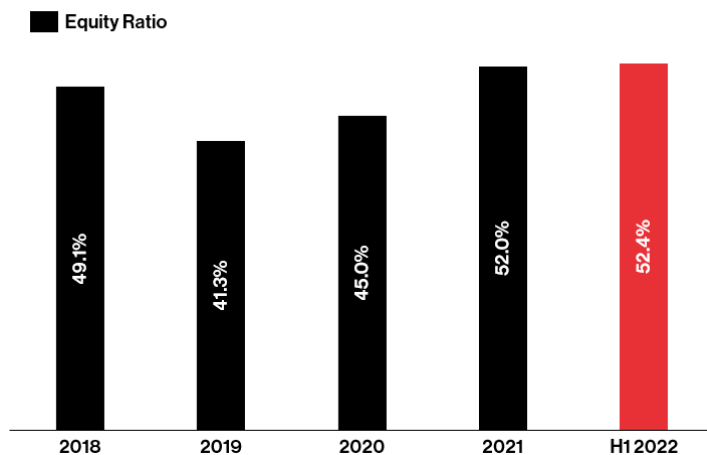
The value of the investment property portfolio, the most important element of the balance sheet, increased by 4.7% to CHF 1.87 billion due to investments and revaluation gains and taking into account strategic transactions (31 December 2021: CHF 1.78 billion).

in TCHF	30/06/2022	31/12/2021	Δ in %
Balance sheet total	1,942,978	1,903,643	2.1%
Shareholders' equity	1,018,700	988,999	3.0%
NAV per share, excl. deferred taxes in CHF	109.10	106.10	2.8%
NAV per share, incl. deferred taxes in CHF	100.92	98.06	2.9%
Real estate portfolio	1,867,796	1,784,429	4.7%

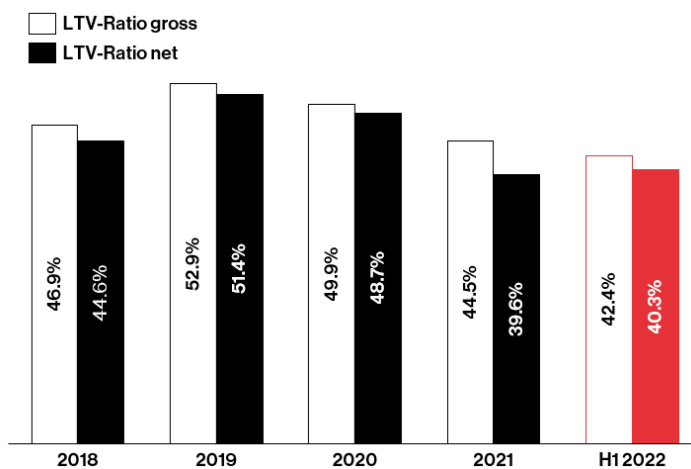
As at 30 June 2022, NAV increased by 2.8% to CHF 109.1 per share (31 December 2021: CHF 106.1 per share) or, taking deferred taxes into account, by 2.9% to CHF 100.9 per share (31 December 2021: CHF 98.1 per share).

With an equity ratio of 52.4% as at 30 June 2022 (31 December 2021: 50.0%), HIAG has a slightly stronger and extremely solid equity base.

Business Performance



As at 30 June 2022, the loan-to-value (LTV) ratio gross fell to 42.4% (31 December 2021: 44.5%), the LTV ratio net increased slightly from 39.6% as at 31 December 2021 to 40.3%. This is due to the reduced level of cash and cash equivalents compared to 31 December 2021 following the dividend payment of CHF 27.2 million and the investments made in the amount of CHF 30.3 million.

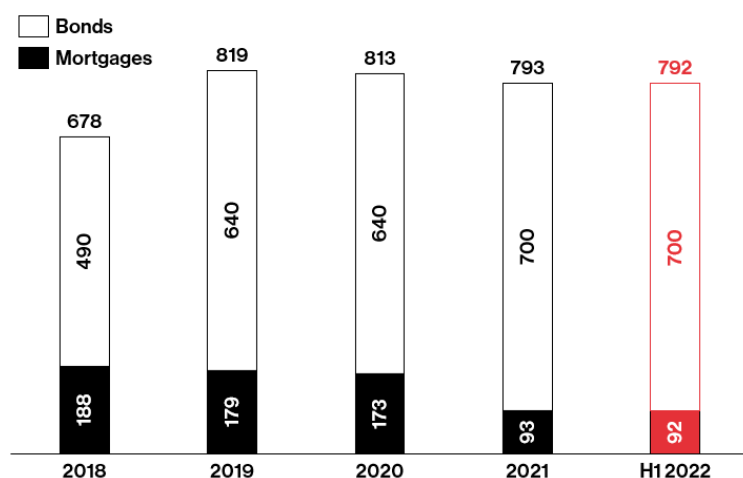


Business Performance

Financial liabilities

On 30 May 2022, a fixed-rate bond of CHF 150 million was successfully refinanced "one-to-one" with a new bond for CHF 150 million, a term of almost 4.5 years and a coupon of 1.77%.

As at 30 June 2022, financial liabilities consisted of listed bonds (CHF 700 million) and bank loans secured by mortgages (CHF 92 million). The average interest rate of 0.79% for financial liabilities only increased slightly during the reporting period (31 December 2021: 0.78%) as a result of the higher interest rate for the bond refinanced in May 2022. During the refinancing transaction, the average remaining term of the financial liabilities was extended to 2.8 years (31 December 2021: 2.5 years). The goal is to continue to extend the average remaining term in the future.



in TCHF	30/06/2022	31/12/2021	Δ in %
Total financial liabilities	791,677	792,887	-0.2%
Average remaining term of financial liabilities in years	2.8	2.5	12.0%
Average borrowing rate in %	0.79%	0.78%	1.28%

As of 30 June 2022, the bilateral framework credits totalled CHF 246 million, of which CHF 134 million was unused and freely available. A declared goal of HIAG is to increase these bilateral loans in the near future.

The long-term secured financing and solid equity base form the foundation of HIAG's successful development.

Investments

In line with its strategy, HIAG's investment activity is focused on the realisation of the project pipeline. As a result of project optimisations as well as construction cost increases, the pipeline was increased to a total investment volume of around CHF 2.75 billion (31 December 2021: CHF 2.70 billion) until 2031. In the reporting period, CHF 25.9 million was invested in the project pipeline.

Investments in the overall portfolio amounted to CHF 30.3 million in the first half of 2022 (H1 2021: 27.3 million).

Rico Müller, CFO

Financial Report

Consolidated Half-Year

Financial Statements

30 June 2022

(in accordance with
Swiss GAAP FER)

Consolidated Balance Sheet

in TCHF		30/06/2022	31/12/2021
Cash and cash equivalents		39,308	87,350
Trade receivables	1	6,063	4,130
Other current receivables		6,203	6,445
Inventory		646	592
Other current financial assets		1,365	1,421
Properties for sale	2	34,620	32,111
Prepayments and accrued income		4,607	3,980
Current assets		92,812	136,028
Other non-current receivables		5,229	5,186
Investment properties	3	1,833,176	1,752,318
Intangible fixed assets		248	–
Other property, plant and equipment		1,283	1,215
Financial assets		8,185	8,264
Financial assets associated companies		1,568	539
Shares in associated companies		478	94
Non-current assets		1,850,166	1,767,615
Total assets		1,942,978	1,903,643

Financial Report

Consolidated Balance Sheet

in TCHF		30/06/2022	31/12/2021
Current financial liabilities	5	127,397	277,574
Trade payables		5,595	4,825
Other current liabilities		10,664	9,279
Current provisions	4	3,785	3,429
Tax liabilities		499	4,283
Accrued expenses and deferred income		26,719	16,629
Current liabilities		174,659	316,020
Non-current financial liabilities	5	664,280	515,313
Other non-current liabilities		55	–
Non-current provisions	4	2,727	2,227
Deferred taxes	12	82,557	81,084
Non-current liabilities		749,619	598,625
Total liabilities		924,278	914,645
Share capital	13	10,120	10,120
Capital reserves		170,508	184,360
Treasury shares		–3,074	–4,069
Retained earnings		841,146	798,588
Shareholders' equity		1,018,700	988,999
Total liabilities and shareholders' equity		1,942,978	1,903,643

Financial Report

Consolidated Income Statement

in TCHF		H1 22	H1 21
Property income	6	32,428	30,644
Revaluation of properties	7	42,291	32,238
Income from sale of properties		2,259	–
Profit from sale of investment properties		1,086	1,661
Other operating income		5,202	6,827
Total operating income		83,267	71,370
Direct expenses from sales of properties		-1,432	–
Cost of materials		-2,771	-2,780
Personnel expenses	9	-7,919	-6,965
Maintenance and repairs	10	-2,634	-2,741
Insurance and fees		-594	-473
Energy costs and building maintenance		-1,009	-515
General operating expenses		-105	-204
Office, administrative and development expenses		-3,240	-3,515
Marketing and selling expenses		-248	-378
Rent and leases		-959	-854
Total operating expenses		-20,913	-18,425
Earnings before interest, taxes, depreciation and amortisation (EBITDA)		62,354	52,944
Depreciation and amortisation		-328	-237
Earnings before interest and taxes (EBIT)		62,026	52,707
Financial income	11	268	283
Financial expenses	11	-4,024	-5,895
Share of results from associated companies		-7	–
Earnings before taxes (EBT)		58,263	47,093
Taxes	12	-2,161	-5,147
Net income for the period		56,102	41,946
Undiluted earnings per share (in CHF)		10.25	9.01
Diluted earnings per share (in CHF)		10.25	9.01

Financial Report

Consolidated Cash Flow Statement

in TCHF	H1 22	H1 21
Cash flow from operating activities	7,372	14,187
Cash flow from investment activities	-27,551	-80,223
Cash flow from financing activities	-27,915	72,672
Effects from foreign exchange	52	20
Increase/decrease in cash and cash equivalents	-48,042	6,656
Cash and cash equivalents at 01/01/	87,350	19,706
Increase/decrease in cash and cash equivalents	-48,042	6,656
Cash and cash equivalents at 30/06/	39,308	26,363

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Statement of Shareholders' Equity

in TCHF	Share capital ¹	Treasury shares	Capital reserves	Retained earnings	Total
Shareholders' equity at 01/01/2021	8,433	39,947	-5,211	717,953	761,122
Dividend payment	-	-9,649	-	-9,649	-19,297
Allocation of treasury shares	-	-106	696	-562	27
Share-based compensation programmes	-	-	-	258	258
Badwill	-	-	-	987	987
Net income for the period	-	-	-	41,946	41,946
Shareholders' equity at 30/06/2021	8,433	30,192	-4,516	750,933	785,043
Sale/allocation of treasury shares	-	-105	446	-	342
Share-based compensation	-	-	-	337	337
Capital increase	1,687	154,272	-	-	155,959
Net income for the period	-	-	-	47,317	47,317
Shareholders' equity at 31/12/2021	10,120	184,360	-4,069	798,588	988,999
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	-	-	-	667	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

¹ On 30 June 2022, share capital consisted of 10,119,600 registered shares at a nominal value CHF 1.00 per share (31 December 2021: 10,119,600).

Financial Report

Notes to the Consolidated 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 real estate portfolio and implementation of the capital recycling strategy. Accordingly, segment reporting is provided for the segments "Yielding portfolio", "Development portfolio" and "Transaction". The reporting has been modified from the previous year to include the segment "Transaction". The presentation, firstly applied as per year end 2021, consequently leads to a restatement of the previous year's values of the first half of 2021.

The segment "Others" includes expenses connected to central functions and activities in the metal recycling business as a result of the acquisition of Jaeger et Bosshard SA in 2019. The inter-segment elimination for offsets within segments is disclosed separately. In addition, the presentation of the previous year for the segment "Cloud", which has been discontinued, is now included in "Others".

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

Segments Half-Year 2022

in TCHF	Yielding portfolio	Development portfolio	Transaction	Others	Intersegment elimination	Group
Property income	26,103	6,480	-	-	-155	32,428
Revaluation of 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 of properties	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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Segments Half-Year 2021 (restated) ¹

in TCHF	Yielding portfolio	Development portfolio	Transaction	Others	Intersegment elimination	Group
Property income	25,468	5,325	-	-	-149	30,644
Revaluation of properties	19,569	1,860	10,809	-	-	32,238
Income from sale of properties	-	-	-	-	-	-
Profit from sale of investment properties	-	-	1,661	-	-	1,661
Other operating income	378	2,276	-	4,399	-226	6,827
Total operating income	45,416	9,461	12,469	4,399	-375	71,370
Direct expenses from sales of properties	-	-	-	-	-	-
Cost of materials	-	-	-	-2,780	-	-2,780
Personnel expenses	-1,969	-2,912	-450	-1,634	-	-6,965
Maintenance and repairs	-1,911	-615	-	-215	-	-2,741
Insurance and fees	-98	-342	-	-33	-	-473
Energy costs and building maintenance	-601	114	-	-28	-	-515
General operating expenses	-95	-39	-	-70	-	-204
Office, administrative and development expenses	-947	-776	-194	-1,824	226	-3,515
Marketing expenses	-220	-25	-	-133	-	-378
Rent and leases	-161	-498	-	-344	149	-854
Total operating expenses	-6,002	-5,094	-644	-7,060	375	-18,425
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	39,413	4,367	11,825	-2,661	-	52,944
EBITDA before revaluation of properties without minority interests	19,844	2,507	1,016	-2,661	-	20,706
Depreciation and amortisation						-237
Financial result						-5,612
Taxes						-5,147
Net income for the period						41,946

¹ Supplemented to include the "Transaction" segment; the "Cloud" segment is presented in the "Others" segment.

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Accounting principles

These unaudited Consolidated Half-Year Financial Statements were prepared in accordance with Swiss GAAP FER 31 “Supplementary Financial Reporting Recommendation for Listed Companies”, which permits condensed presentation and disclosure of financial information, and gives a true and fair view of the financial position, results of operations and cash flows. The entire Swiss GAAP FER set of rules was applied.

Changes to the consolidation and valuation policies applied to the Consolidated Half-Year Financial Statements 2021 are described in the significant accounting and valuation policies. If a change is not mentioned explicitly, no changes were applied to the principles compared with the Consolidated Financial Statements 2021.

The Consolidated Half-Year Financial Statements are presented in Swiss francs (CHF). All figures are presented in thousands of Swiss francs (CHF thousand) unless indicated otherwise.

The Consolidated Half-Year Financial Statements are available in German and English. Should there be any linguistic discrepancies, the German version shall prevail.

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% in the form of voting rights or share 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. Minority interests in equity and net earnings are disclosed separately in the balance sheet and 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 participations of 20% to 50% of voting rights or share capital are consolidated according to the equity method. Participations below 20% are not consolidated and are included in the Consolidated Balance Sheet under Financial assets at acquisition cost minus any operationally necessary value adjustment.

All participations have a balance sheet date of 31 December.

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Company	Share capital in TCHF	Share as at 30/06/2022 ¹ in %	Share as at 30/06/2021 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	200	49	49	Munchenstein

¹ Voting rights and share capital

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

HIAG Solar AG was established 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 on the properties of the HIAG real estate portfolio. HIAG holds 49% of HIAG Solar AG and determines the company’s value using the equity method.

All other entities are real estate companies in line with the strategy of HIAG with the purpose to hold, develop, buy and sell properties.

Financial Report

Consolidation method

Capital consolidation is based on the purchase method, in which the acquisition costs of an acquired company are offset against the net assets, which were newly measured at the time of acquisition in accordance with group-wide accounting standards. The difference arising from the purchase price and the newly valued net assets of the acquired company is termed goodwill or badwill. Any goodwill or badwill 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.

Financial Report

Translation of foreign currencies

All the companies within the HIAG Group 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 information

HIAG Immobilien Holding AG's Consolidated Financial Statements are prepared in accordance with the Swiss Accounting and Reporting Recommendations (Swiss GAAP FER).

Due to rounding to the nearest thousand CHF, rounding differences may occur in the addition and subtraction of individual positions compared with the reported position totals.

Trade receivables and other current receivables

"Trade receivables" and "Other current receivables" are reported 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" includes residential projects that are developed and marketed as condominiums. Properties for sale are stated in the balance sheet at acquisition or production cost, or the net market value, if this is lower. If the expected sales price is lower than the acquisition or production cost, a value adjustment is made.

Investment properties

General

All investment properties are included 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 on a six monthly basis. The properties must be inspected at least every three years. Increases and decreases in value are recorded in the income statement item "Change in value from revaluation of properties". The portfolio is analysed by management on an ongoing basis to identify environmental risks, such as building pollutants and contaminated sites. Management defines the likelihood and time horizon of environmental risks in line with the development horizon in order to determine the provision for such risks. The additional costs as a result of environmental risks are estimated by an independent environmental expert on the basis of historical and technical investigations and deducted from the market values of the properties.

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

Financial Report

Properties

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

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 is ready for occupation.

Derivative financial instruments

Derivative financial instruments used to hedge contractually agreed future cash flows are, in accordance with Swiss GAAP FER, 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 booked 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 fixed assets” and “Intangible assets” are recorded at their acquisition cost, less amortisation or depreciation and any value adjustments from the time of use.

The amortisation or depreciation is recorded on a linear 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 formed 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.

Financial liabilities

Mortgages, other collateralised financing and bonds are listed as financial liabilities and recorded in the balance sheet at nominal value. Mortgages and fixed advances that are not repaid within 12 months but 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”.

Financial Report

Property income

Property income includes rental income after 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 linear 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 (e.g. from the sale of fixed assets that are no longer being used or insurance benefits). It also includes income from other business areas that are not part of the Group’s core activities (such as services provided to third parties in the area 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 on the lower of the two values.

Events after the balance sheet date

There were no significant events after the balance sheet date that have an impact on the carrying amounts of the recognised assets or liabilities or that need to be disclosed here.

1 Trade receivables

in TCHF	30/06/2022	31/12/2021
Trade receivables	6,576	4,431
Provision for bad debts	-513	-301
Total	6,063	4,130

Financial Report

2 Properties for sale

in TCHF	Promotion project "CHAMA stage 1"
Balance at 01/01/2021	29,427
Investments	2,684
Balance at 31/12/2021	32,111
Balance at 01/01/2022	32,111
Investments	3,941
Disposals from sales	-1,432
Balance at 30/06/2022	34,620

Status as at 30 June 2022

Project	Acquisition/ Project start	Estimated investment volume in TCHF ¹	Project status	Expected completion	Completion status in % ²
Promotion project "CHAMA stage 1"	2020	38,506	under construction	2024	24%

¹ Excl. land value of TCHF 26,920 and reassessment of the investment volume as at the balance sheet date

² Land value not part of completion status calculation

Status as at 31 December 2021

Project	Acquisition/ Project start	Estimated investment volume in TCHF ¹	Project status	Expected completion	Completion status in % ²
Promotion project "CHAMA stage 1"	2020	39,670	under construction	2024	13%

As at the balance sheet date, the value of the "Properties for sale" equaled to TCHF 34,620 (31 December 2021: TCHF 32,111). In reporting periods 2022 and 2021, this related to the condominium project "CHAMA stage 1". Stage 2 of the "CHAMA" project is currently recognised as "Investment properties" at market value.

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3 Investment properties

in TCHF	Undeveloped land	Properties	Properties currently under development	Total investment properties
Balance at 01/01/2021	173,717	1,316,647	118,055	1,608,417
Reclassifications	-	49,270	-49,270	-
Additions	6,108	58,741	29,770	94,620
Disposals	-	-62,437	-	-62,437
Additions in scope of consolidation	-	53,000	-	53,000
Revaluation of investment properties without environmental risks	8,859	49,908	4,570	63,337
Value correction for environmental risks	-1,124	-3,620	125	-4,619
Balance after reclassifications as at 31/12/2021	187,561	1,461,509	103,250	1,752,318
Balance at 01/01/2022	187,561	1,461,509	103,250	1,752,318
Additions	7,887	22,521	9,072	39,480
Disposals	-	-792	-	-792
Revaluation of investment properties without environmental risks	13,476	24,077	7,249	44,802
Value correction for environmental risks	85	-2,717	-	-2,632
Balance after reclassifications as at 30/06/2022	209,009	1,504,597	119,570	1,833,176

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 2.00% to 5.30% (31 December 2021: 2.00% to 5.40%).

The additional cost as a result of environmental risks were estimated on the basis of historical and technical investigations and included in the “Investment properties” position in the amount of TCHF 62,869 (31 December 2021: TCHF 60,237). Environmental risks are evaluated on an ongoing basis. Building pollutants and contaminated sites were analysed on the basis of current technical research. Management defined the likelihood and time horizon of the occurrence of environmental risks in line with the development horizon in order to determine the provision for such risks. New findings based on historical and technical investigations were taken into account on the balance sheet date and led to an increase in deductions for environmental risks of TCHF 2,632 during the current reporting period, with TCHF 2,408 through profit or loss and TCHF 224 in connection with an acquisition with no effect on the income statement (2021: increase in deductions affecting income of TCHF 2,409, with no effect on the income statement of TCHF 1,800). A discount rate of 2.00% was applied to the expected costs of environmental risks date as at 30 June 2022 (31 December 2021: 2.00%).

The effective acquisition costs cannot be reliably determined in individual cases due to the fact that the acquisition dates are sometimes far in the past. For this reason, they are not disclosed.

The additions in 2022 in the amount of TCHF 39,480 comprised investments in sites and the acquisition of an investment property in Niederwil (TCHF 12,974). The largest investments were made in Cham (TCHF 5,352), Dietikon (TCHF 5,028), Meyrin (TCHF 4,003), Biberist (TCHF 2,042) and Altstetten (TCHF 1,384).

The disposals in the amount of TCHF 792 (book value without provisions for environmental risks: TCHF 689) involved two investment property sales in Diesbach.

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Market value of investment properties according to use¹ as at 30 June 2022

in TCHF	30/06/2022 ²		31/12/2021 ²	
Industry, Commercial	699,792	38.2%	676,488	38.6%
Building land	236,200	12.9%	214,034	12.2%
Distribution, Logistics	203,940	11.1%	200,964	11.5%
Retail	201,672	11.0%	192,747	11.0%
Residential	200,898	11.0%	178,143	10.2%
Office	172,658	9.4%	177,322	10.1%
Residential, Commercial	103,435	5.6%	98,044	5.6%
Miscellaneous	14,581	0.8%	14,576	0.8%
Total	1,833,176	100.0%	1,752,318	100.0%

¹ The type of use is based on the main use of the properties.

² The market values of real estate Investment properties during the reporting period do not include the properties held for sale (CHAMA stage 1, recognised in "Current assets").

Market value of investment properties by canton as at 30 June 2022

in TCHF	30/06/2022 ¹		31/12/2021 ¹	
Zurich	511,567	27.9%	487,341	27.8%
Aargau	448,182	24.4%	424,029	24.2%
Geneva	265,810	14.5%	259,553	14.8%
Zug	156,645	8.5%	135,115	7.7%
Solothurn	136,010	7.4%	130,494	7.4%
Basel-Landschaft	120,395	6.6%	118,653	6.8%
St. Gallen	75,764	4.1%	75,647	4.3%
Miscellaneous	118,803	6.6%	121,486	7.0%
Total	1,833,176	100.0%	1,752,318	100.0%

¹ The market values of Investment properties during the reporting period do not include the properties held for sale (CHAMA stage 1, recognised in "Current assets").

4 Provisions

in TCHF	Other provisions	Provision for de- construction and site remediation costs Pratteln	LTIP provisions	Total
Book value at 31/12/2021 / 01/01/2022	1,941	2,638	1,077	5,656
Formation	688	–	500	1,188
Use	–90	–53	–	–143
Release	–188	–	–	–188
Book value at 30/06/2022	2,351	2,585	1,577	6,513
– thereof current	2,351	1,435	–	3,785
– thereof non-current	–	1,150	1,577	2,727

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In connection with the bankruptcy of Rohner AG Pratteln, HIAG assumed the cost 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. During the reporting period, provisions of TCHF 53 (H1 2021: TCHF 4,841) were used to carry out this work. Some of the decontamination work will be performed in the second half-year 2023. For this reason, provisions in the amount of TCHF 1,150 are classified as non-current provisions.

“Other provisions” cover the risks of additional cost for properties that have been sold and expenditure for holiday entitlement/overtime that have not been used yet by employees.

Due to the positive business performance in the first half of 2022, an ROE above 6.5% (maximum possible distribution amount) is expected. This leads to an increase of the LTIP provision (cash part) in the amount of TCHF 500 compared to 31 December 2021.

5 Financial liabilities

in TCHF	30/06/2022	31/12/2021
Current liabilities to banks	1,935	1,935
Current bonds	125,000	275,000
Current financial liabilities from interest rate swap	462	639
Total current liabilities	127,397	277,574
Non-current liabilities to banks	89,280	90,160
Non-current bonds	575,000	425,000
Non-current financial liabilities from interest rate swap	-	153
Total non-current liabilities	664,280	515,313
Total	791,677	792,887

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

On 4 May 2022, a fixed-interest bond in the amount of TCHF 150,000 with a coupon of 1.77% and a term of 4 years and 5 months maturing on 30 October 2026 was successfully placed on the Swiss capital market. The bond seamlessly replaced the TCHF 150,000 bond maturing on 30 May 2022.

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

The gross loan-to-value ratio (liabilities/value of real estate) amounted to 42.4% as at balance sheet date (31 December 2021: 44.5%) whereas the net loan-to-value ratio ([financial liabilities – cash and cash equivalents]/value of real estate) was at 40.3% (31 December 2021: 39.6%).

The average interest rate for financial liabilities was 0.8% during the reporting period (31 December 2021: 0.8%).

As a result of the acquisition of K-Buchs S.à.r.l. in 2021, HIAG concluded derivative financial instruments (interest rate swap hedging) to hedge against interest rate risks. As there is no correlation between the hedging transaction and the underlying transaction, the negative replacement value was recorded as a current financial liability TCHF 462 (31 December 2021: TCHF 639) and non-current financial liability TCHF 0 (31 December 2021: TCHF 153) resulting from interest rate swap. Ongoing interest

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payments from the underlying transaction and the hedging transaction are recorded in the financial result.

Conditions of financial liabilities as at 01 July 2022

Item	Book value in TCHF	Currency	Date due	Interest rate
Liabilities to banks	91,215	CHF	See 'Due dates in TCHF as at 30/06/2022'	Between 0.7% and 1.7%
Bonds	700,000	CHF	See 'Terms and conditions of financial liabilities'	Between 0.75% and 1.77%
financial liabilities from interest rate swap	462	CHF	28/02/2023 with quarterly repayments	2.75%
Total	791,677			

Conditions of financial liabilities as at 01 January 2022

Position	Book value in TCHF	Currency	Date due	Interest rate
Liabilities to banks	92,095	CHF	See 'Due dates in TCHF as at 31/12/2021'	Between 0.7% and 1.7%
Bonds	700,000	CHF	See 'Terms and conditions of financial liabilities'	Between 0.75% and 1.0%
financial liabilities from interest rate swap	792	CHF	28/02/2023 with quarterly repayments	2.75%
Total	792,887			

Terms and conditions of financial liabilities

Benchmarks	Bond May 2022	Bond July 2021	Bond May 2019	Bond October 2018	Bond July 2016
Amount	TCHF 150,000	TCHF 160,000	TCHF 150,000	TCHF 125,000	TCHF 115,000
	4 years and 5 months (30/05/2022	7 years (01/07/2021	5 years (08/05/2019	4 years (26/10/2018	7 years (04/07/2016
Maturity	- 30/10/2026)	-30/06/2028)	-08/05/2024)	-26/10/2022)	-04/07/2023)
Interest rate	1.77%	0.75%	0.875%	1.0%	1.0%
Listing	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange	SIX Swiss Exchange
Security number	117'297'282	111'201'158	47,129,798	43,467,844	32,637,142
ISIN	CH1172972825	CH1112011585	CH0471297983	CH0434678444	CH0326371421

Financial liabilities are recognised at nominal value.

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Due dates of the liabilities to banks in TCHF as at 30 June 2022

2022	1,935	2%
2023	60,525	66%
2024	18,400	20%
2025 and longer	10,355	11%
Total	91,215	100%

Due dates of the liabilities to banks in TCHF as at 31 December 2021

2022	1,935	2%
2023	61,090	66%
2024 and longer	29,070	32%
Total	92,096	100%

Fixed interest rates for bank liabilities in TCHF as at 30 June 2022 (until next interest rate adjustment):

Up to one year including building loan	62,460	69%
2023	-	0%
2024	18,400	20%
2025 and longer	10,355	11%
Total	91,215	100%

Fixed interest rates for bank liabilities in TCHF as at 31. December 2021 (until next interest rate adjustment):

Up to one year including building loan	63,040	68%
2023	-	0%
2024 and longer	29,055	32%
Total	92,096	100%

6 Property Income

in TCHF	H1 22	H1 21
Property income	32,372	30,246
Proceeds from the sale of electricity generated by the Group's power plants	340	425
Revenue reductions	-284	-27
- thereof agreed rent reductions Covid-19	-	-103
- thereof expected rent reductions Covid-19	-	-103
- thereof release/-formation of bad debt allowances and losses	-284	179
Total	32,428	30,644

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Most significant tenants

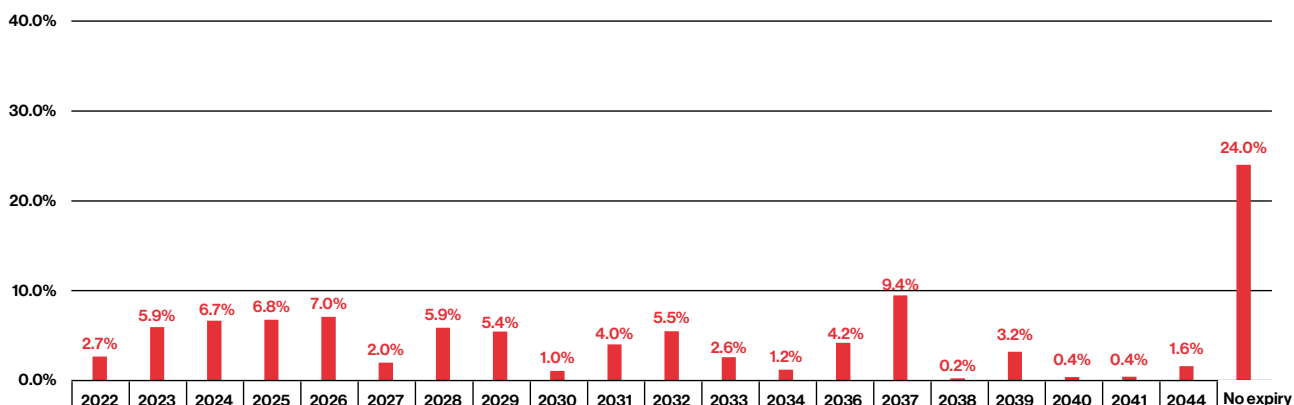
As at the balance sheet date, HIAG's five most significant tenants measured in terms of annualised property income are (in alphabetical order): Amcor Flexibles Rorschach AG, C&A Mode AG, Doka Schweiz AG, Hewlett-Packard International Sàrl and XLCH GmbH. During the previous year, the most significant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

Share of annualised property income represented by:	01/07/2022	01/07/2021
The largest tenant	4%	4%
The three largest tenants	12%	12%
The five largest tenants	19%	19%
The ten largest tenants	33%	31%

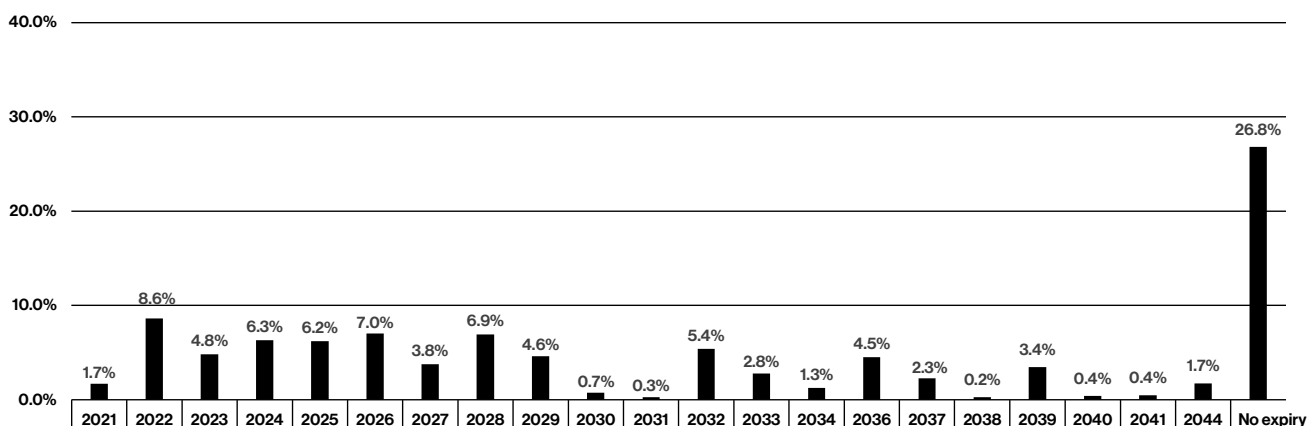
Expiry of rental agreements

The overview of expiry dates of rental agreements shows the earliest possible termination date.

Overview of expiry date profile of rental agreements as at 01 July 2022



Overview of expiry date profile of rental agreements as at 01 January 2022



Financial Report

Vacancy rate

Vacancy rate	01/07/2022	01/01/2022
Yielding properties	6.3%	9.6%
Development properties	9.3%	15.7%
Total portfolio	6.9%	10.7%

7 Revaluation of properties

in TCHF	H1 22	Restated H1 21 ¹
Revaluation yielding properties	19,083	19,569
Revaluation development properties	22,632	1,860
Revaluation transactions	576	10,809
Total	42,291	32,238

¹ Restatement H1 2021 in order to present revaluation from transactions separately, comparable to H1 2022.

The most significant net revaluation changes of the yielding portfolio (considering environmental risks) were derived from the properties in Cham, Lorzenpark (TCHF 5,285), Klingnau (TCHF 3,545), Niederhasli (TCHF 2,362), Windisch (TCHF 2,289), Aathal (TCHF 2,119), Wetzikon (TCHF 1,861), Dietikon (TCHF 1,832), Meyrin (TCHF -2,348), Neuchâtel (TCHF -589) and Yverdon (TCHF -395).

In the development portfolio, the most significant net revaluation changes were derived from the properties in Cham, project "CHAMA" (TCHF 10,717), Meyrin (TCHF 3,488), Altstetten (TCHF 3,269), Wetzikon (TCHF 3,020), Biberist (TCHF 2,143), St. Maurice (TCHF -1,464), Neuchâtel (TCHF -461) and Frauenfeld (TCHF -400).

The weighted market discount rate (net, real) declined slightly to 3.41% as at 30 June 2022 (31 December 2021: 3.54%).

8 Other operating income

in TCHF	H1 22	H1 21
Services rendered to third parties	121	80
Income from metal recycling	4,708	4,302
Other operating income	373	2,445
Total	5,202	6,827

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

In the previous period, the position "other operating income" included TCHF 1,921 for the sale of a production facility at the Pratteln site.

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9 Personnel expenses

H1 22 in TCHF	Real estate	Pratteln site	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

H1 21 in TCHF	Real estate	Pratteln site	Jaeger et Bosshard SA	Total
Salaries and wages	-4,358	-930	-490	-5,778
Social security contributions	-709	-73	-92	-874
Other personnel expenses	-266	-2	-44	-313
Total	-5,333	-1,005	-626	-6,965

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 segment "Others"

30/06/2021	Employee headcount	Full-time employees
Real estate	59	54.0
- thereof portfolio/asset management	7	6.9
- thereof real estate management	20	17.1
- thereof development/construction management	12	11.9
- thereof transaction/marketing	2	1.8
- thereof corporate	18	16.3
Pratteln site	5	4.8
Jaeger et Bosshard SA¹	12	12.0
Total	76	70.8

¹ Reported in the segment "Others"

10 Maintenance and repairs

in TCHF	H1 22	H1 21
Maintenance and repairs	-2,634	-2,741
- thereof real estate (excl. Pratteln site)	-2,482	-2,513
- thereof Jaeger et Bosshard SA	-152	-180
- thereof Pratteln site	-	-48

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11 Financial result

in TCHF	H1 22	H1 21
Other financial income	268	283
Total financial income	268	283

in TCHF	H1 22	H1 21
Interest expenses from bank financing	-392	-770
Interest expenses bond	-3,178	-2,952
Bank fees and bank interest	-132	-97
Exchange rate losses	-51	20
Impairment of financial assets	-36	-1,870
Other capital expenditure ¹	-235	-226
Total financial expenses	-4,024	-5,895

¹ In 2022, the position includes pro-rated issuing cost for bonds in the amount of TCHF 217, which are amortised in the Income Statement over the term of the bonds (H1 2021: TCHF 205).

The average interest rate for financial liabilities was 0.8% during the reporting period (31 December 2021: 0.8%). Interest rates ranged from 0.7% to 1.8% (H1 2021: between 0.2% and 2.9%). In the reporting period, no construction loan interests for development projects were capitalised (H1 2021: TCHF 10).

In the previous year, the position "Impairment of financial assets" included a value adjustment of the loan from Beelastic Holding AG in the amount of TCHF 1,867.

12 Taxes

12.1 Income taxes

in TCHF	H1 22	H1 21
Current taxes	-688	-70
Deferred taxes	-1,473	-4,360
Capitalisation of tax losses carried forward	-	1
Use/dissolution of capitalised tax losses carried forward	-	-718
Total	-2,161	-5,147

The applied average tax rate, which was calculated based on ordinary result, amounted to 12.5% in the reporting period (31 December 2021: 12.4%). The positive tax effect from the use of unrecognised tax loss carry forwards amounted to TCHF 146 in H1 2022 (H1 2021: TCHF 1).

12.2 Deferred tax provisions and liabilities

in TCHF	30/06/2022	31/12/2021
Deferred tax liabilities as at 01.01.2022	81,084	73,131
Changes in the scope of consolidation	-	2,525
Net increase recognised through profit or loss	1,473	5,429
Deferred tax liabilities	82,557	81,084

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During the reporting period, TCHF 1,473 in provisions for deferred taxes affecting income were built (31 December 2021: TCHF 5,429). The formation of the provision in the reporting period was mainly connected to the positive change of the revaluation of investment properties.

in TCHF	30/06/2022	31/12/2021
Capitalised losses carried forward	1	1
Total	1	1

In the reporting period, no further loss carry forwards were capitalised (H1 2021: TCHF 1).

As per reporting date, the Group entities disposed non-capitalised loss carry forwards totalling TCHF 242,660 (31 December 2021: TCHF 243,003). As at 30 June 2022, the potential tax reduction as a result of non-capitalised loss carry forwards amounted to TCHF 39,428 (31 December 2021: TCHF 39,433). From the current perspective, this potential tax reduction is not sustainable and therefore wasn't capitalised.

13 Shareholders' equity

Composition of share capital in CHF	30/06/2022	31/12/2021
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 2022 share capital consisted of 10,119,600 registered shares at a nominal value CHF 1.00 per share (31 December 2021: 10,119,600 registered shares). Each share entitles the holder to one vote.

As at 30 June 2022 conditional share capital amounted to TCHF 350 (31 December 2021: TCHF 350).

Earnings and shareholders' equity (NAV) per share in TCHF excluding earnings per share	H1 22	H1 21
Net income	56,102	41,946
Time-weighted average number of shares outstanding	10,088	8,327
Number of shares outstanding as at balance sheet date	10,094	8,396
Earnings per average outstanding registered share ¹	10.25	9.01
Undiluted earnings per share ¹	10.25	9.01
Diluted earnings per share ¹	10.25	9.01

in TCHF	30/06/2022	31/12/2021
Shareholders' equity (NAV) before deferred taxes	1,101,257	1,070,083
Shareholders' equity (NAV) after deferred taxes	1,018,700	988,999

in CHF	30/06/2022	31/12/2021
Shareholders' equity (NAV) per outstanding registered share, before deferred taxes	109.10	106.10
Shareholders' equity (NAV) per outstanding registered share, after deferred taxes	100.92	98.06

¹ 12 months rolling, based on the weighted average number of shares outstanding, including the additional shares outstanding from the November 2021 capital increase; the previous year was adjusted accordingly.

As at 30 June 2022 and as at 31 December 2021 there were no dilutive effects.

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	Discount fac-tor (%)	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	-	3.4	Sole ownership	100%	-	-	-	-	-	-	-	
10202	AG	Kleindöttingen	Industriestrasse 14/20/26/30/34/46	Industrial		1.9	1.9	99%	38,314	1971	2012	-	3.9	Sole ownership	100%	-	-	-	-	-	-	-	
10203	AG	Kleindöttingen	Industriestrasse 3, 40-44	Industrial		1.6	1.4	86%	14,517	1971	1999	2008	4.2	Sole ownership	100%	-	-	-	-	-	-	-	
10204	AG	Kleindöttingen	Hauptstrasse 70	Industrial		0.3	0.1	48%	6,625	1961	1977	-	4.4	Sole ownership	100%	-	-	-	-	-	-	-	
10207	AG	Kleindöttingen	Industriestrasse 21	Industrial		0.7	0.6	84%	12,849	1969	1974	-	4.4	Sole ownership	100%	-	-	-	-	-	-	-	
10303	ZH	Niederhasli	Stationstrasse 27-32, Parzelle 3131	Industrial		2.3	2.3	100%	28,122	2021	-	-	3.2	Sole ownership	100%	-	-	-	-	-	-	-	
13401	AG	Klingnau	Weierstrasse 5 / Kanalstrasse 8	Industrial		0.3	0.1	45%	12,984	1965	2008	-	4.0	Sole ownership	100%	-	-	-	-	-	-	-	
13402	AG	Klingnau	Industriestrasse 7	Industrial		0.5	0.4	79%	5,529	1955	-	-	4.4	Sole ownership	100%	-	-	-	-	-	-	-	
13403	AG	Klingnau	Industriestrasse 4/10, Brühlstrasse 46-50	Industrial		0.9	0.9	97%	13,009	1955	2008	-	4.2	Sole ownership	100%	-	-	-	-	-	-	-	
13404	AG	Klingnau	Brühlstrasse 33-41	Industrial		0.2	0.2	95%	6,170	1953	1955	-	4.5	Sole ownership	100%	-	-	-	-	-	-	-	
22501	VD	Yverdon	Route de Grandson 48	Industrial		1.6	1.5	90%	19,758	1910	2013	-	3.8	Sole ownership	100%	Yes	-	-	-	-	-	-	
30402	ZH	Aathal	Gstalterstrasse 5	Industrial		0.5	0.5	100%	17,317	1870	1964	1993	4.2	Sole ownership	100%	-	-	-	-	-	-	-	
31401	SG	Goldach	Langrütstrasse 19	Industrial		3.0	3.0	100%	63,631	1973/1995	2020	-	3.3	Sole ownership	100%	-	-	-	-	-	-	-	
32001	BL	Reinach	Am Kägenrain 1-3	Industrial		0.5	0.3	59%	6,503	1989	-	-	3.6	Sole ownership	100%	-	-	-	-	-	-	-	
33101	ZH	Wädenswil	Seestrasse 205/219, Bürglistrasse 43	Industrial		0.9	0.9	100%	11,105	1916	-	-	3.4	Sole ownership	100%	-	-	-	-	-	-	-	
36110	SO	Biberist	MEG Emekanal, land	Industrial		0.0	0.0	-	-	-	-	-	5.0	Sole ownership	100%	-	-	-	-	-	-	-	
62001	BL	Allschwil	Binningerstrasse 87-89	Industrial		0.4	0.4	100%	1,999	1809	1957	-	3.7	Sole ownership	100%	-	-	-	-	-	-	-	
			Total Industrial		306.2	16.8	15.7		323,788									0	0	0	0	0	
10502	TG	Ermatingen	Hauptstrasse 189	Logistics		0.4	0.4	100%	12,257	1994	-	-	4.4	Sole ownership	100%	-	-	-	1,559	-	-	1,559	
10601	BL	Füllinsdorf	Wölferstrasse 27/27a	Logistics		0.9	0.9	100%	16,000	1971	1983	2015	3.7	Sole ownership	100%	-	-	-	-	-	-	-	
10701	GE	Carouge	Rue Baylon 13-15	Logistics		1.5	1.5	100%	10,871	1970	2003	-	3.7	Building right	100%	-	-	-	-	-	-	-	
12801	SG	St. Margrethen	Plot no. 2957	Logistics		0.1	0.1	100%	13,880	-	-	-	2.5	Building right	100%	-	-	-	-	-	-	-	
38104	SO	Biberist	Fabrikstrasse 36-38	Logistics		1.5	1.5	100%	23,000	1991	-	-	3.6	Sole ownership	100%	-	-	-	-	-	-	-	
60402	BL	Birsfelden	Langenhagstrasse 6/10/18	Logistics		1.0	1.0	100%	8,383	1960	2006	2017	3.6	Sole ownership	100%	-	-	-	-	-	-	-	
69901	AG	Brunegg	Breitackerstrasse 10	Logistics		1.7	1.7	100%	28,142	1993	-	2013	3.4	Sole ownership	100%	-	-	-	10,785	-	-	10,785	
70001	AG	Brunegg	Industriestrasse 1	Logistics		1.8	1.8	100%	15,293	1974	1985	2001	3.5	Sole ownership	100%	-	-	-	-	-	-	-	
70501	AG	Buchs	Oberholzstrasse 10	Logistics		2.5	2.5	100%	38,797	2007	-	-	3.4	Sole ownership	100%	-	-	-	-	-	-	-	
			Total Logistics		206.1	11.4	11.4		166,623									0	1,559	10,785	0	0	12,344
29001	GE	Meyrin	Route du Nant d'Avril 150, Hive I	Office		2.1	1.6	77%	7,681	1981	2019	-	3.5	Building right	100%	-	-	-	-	-	-	-	
29002	GE	Meyrin	Route du Nant d'Avril 150, Hive II	Office		2.6	2.5	99%	6,821	2017	-	-	3.0	Building right	100%	-	-	-	-	-	-	-	
31501	TG	Frauenfeld	Walzmühlestrasse 47	Office		0.2	0.2	100%	2,189	1926	2017	-	3.5	Sole ownership	100%	-	-	-	-	-	-	-	
32106	AG	Windisch	Dorfstrasse 69	Office		0.5	0.5	93%	2,466	1959	-	2008	3.9	Sole ownership	100%	-	-	-	-	-	-	-	
34001	AG	Brugg	Wildschachenstrasse 12-14	Office		0.6	0.6	96%	11,080	1960	-	-	4.0	Sole ownership	100%	-	-	-	-	-	-	-	
60401	BL	Birsfelden	Sternenfeldpark 14	Office		1.5	0.9	62%	3,554	2009	-	-	4.5	Sole ownership	100%	-	-	-	-	-	-	-	
			Total Office		136.1	7.4	6.3		33,791									0	0	0	0	0	
10104	ZH	Dietikon	Riedstrasse 11	Others		0.0	0.0	100%	930	-	-	-	3.8	Sole ownership	100%	-	-	-	-	-	-	-	
10801	BS	Hiehen	Plot no. 1700	Others		0.2	0.2	100%	5,485	-	-	-	2.3	Building right	100%	-	-	-	-	-	-	-	
29004	GE	Meyrin	Route du Nant d'Avril 150, Pavillon	Others		0.2	0.2	100%	952	2020	-	-	3.1	Building right	100%	-	-	-	-	-	-	-	
30501	ZH	Aathal/Wetzikon	Agricultural land / land without use	Others		0.0	0.0	-	196	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	
32107	AG	Windisch	Kunzareal - Heinrich	Others		0.1	0.1	-	3,252	1960	-	2017	4.1	Sole ownership	100%	-	-	-	-	-	-	-	
35004	GL	Diesbach	Power plant	Others		0.7	0.7	100%	-	1996	-	2015	4.4	Sole ownership	100%	-	-	-	-	-	-	-	
36112	SO	Biberist	Power plant	Others		0.3	0.3	100%	-	1984	-	2014	4.2	Sole ownership	100%	-	-	-	-	-	-	-	

General Property Details

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 construction	Year of construction 2 ³	Partial reno-vation	Discount fac-tor (%)	Ownership	Compulsory re-surveillance	Obligatory re-mediation	Effective Area to be developed (sqm)					Total
																	Residential	Residential & Commercial	Industry	Commercial	Office	
38204	SO	Biberist	Derendingerstrasse 16 (Plot no. 944, 1172, 1179)	Others		0.0	0.0	-	-	-	-	-	2.9	Sole ownership	100%	-	-	-	-	-	-	-
60601	SO	Gempen	Schartenhof	Others		0.0	0.0	100%	2,331	1950	-	2006	2.0	Sole ownership	100%	-	-	-	-	-	-	-
			Total Others		22.0	1.4	1.4		13,146								0	0	0	0	0	
18101	ZG	Cham	Lorzenparkstrasse 2-16	Res. mixed		3.3	3.2	99%	13,537	2008	-	-	2.8	Sole ownership	100%	-	-	-	-	-	-	-
30603	ZH	Aathal	Zürichstrasse 22-24	Res. mixed		0.1	0.1	100%	3,567	1870	1860	1989	3.7	Sole ownership	100%	-	-	-	-	-	-	-
31502	TG	Frauenfeld	Walzmühlestrasse 49	Res. mixed		0.8	0.8	99%	2,043	1922	2017	-	3.2	Sole ownership	100%	-	-	-	-	-	-	-
13406	AG	Klingnau	Parkstrasse 15-29	Residential		1.2	1.1	98%	13,071	1999	2008	-	2.9	Sole ownership	100%	-	-	-	-	-	-	-
13407	AG	Klingnau	Parkstrasse 7-13	Residential		0.5	0.5	99%	6,075	1999	2008	-	2.9	Sole ownership	100%	-	-	-	-	-	-	-
34501	AG	Niederwil	Rigiweg 1-5	Residential		0.5	0.5	96%	5,481	1987	-	-	2.6	Sole ownership	100%	-	-	-	-	-	-	-
30404	ZH	Aathal	Zürichstrasse 1-7	Residential		0.1	0.1	100%	4,343	1900	-	1995	2.9	Sole ownership	100%	-	-	-	-	-	-	-
30802	ZH	Wetzikon	Zürcherstrasse 130-132/131-133	Residential		0.1	0.1	98%	-	1839	-	2003	3.2	Sole ownership	100%	-	-	-	-	-	-	-
30904	ZH	Wetzikon	Usterstrasse 128	Residential		0.2	0.2	100%	1,569	1870	2007	-	2.5	Sole ownership	100%	-	-	-	-	-	-	-
30905	ZH	Wetzikon	Haldenstrasse 20	Residential		0.3	0.3	100%	1,741	1971	2020	-	2.4	Sole ownership	100%	-	-	-	-	-	-	-
30908	ZH	Wetzikon	Weststrasse 26-28	Residential		0.5	0.5	100%	1,908	2020	-	-	2.3	Sole ownership	100%	-	-	-	-	-	-	-
30909	ZH	Wetzikon	Fiorastrasse 9	Residential		0.3	0.3	100%	1,899	1990	2018	-	2.5	Sole ownership	100%	-	-	-	-	-	-	-
30910	ZH	Wetzikon	Usterstrasse 88-104	Residential		0.2	0.2	99%	2,073	1791	2018	-	2.4	Sole ownership	100%	-	-	-	-	-	-	-
32102	AG	Windisch	Spinnereistrasse 10-12/15	Residential		1.3	1.3	98%	5,122	2014	-	-	2.7	Sole ownership	100%	-	-	-	-	-	-	-
32108	AG	Windisch	Spitzmattstrasse 6	Residential		1.2	1.2	100%	5,115	1960	-	2018	3.1	Sole ownership	100%	-	-	-	-	-	-	-
36203	SO	Biberist	Herrenweg 4/8/10	Residential		0.0	0.0	100%	-	1928	-	1992	2.9	Sole ownership	100%	-	-	-	-	-	-	-
60301	BL	Birsfelden	Weidenweg 8-10	Residential		0.6	0.5	93%	3,798	1989	-	-	2.7	Sole ownership	100%	-	-	-	-	-	-	-
60302	BL	Birsfelden	Hauptstrasse 84-88	Residential		0.5	0.4	93%	1,787	1989	-	-	3.5	Sole ownership	100%	-	-	-	-	-	-	-
			Total Residential		275.7	11.7	11.5		73,129								0	0	0	0	0	
10101	ZH	Dietikon	Riedstrasse 3	Retail		2.4	1.3	54%	13,690	1982	2002	2007	4.0	Sole ownership	100%	-	-	-	-	-	-	-
10102	ZH	Dietikon	Riedstrasse 5	Retail		2.2	2.2	100%	13,500	1982	-	1993	3.7	Sole ownership	100%	-	-	-	-	-	-	-
10103	ZH	Dietikon	Riedstrasse 7-9	Retail		3.2	3.2	100%	10,543	1982	-	-	3.6	Sole ownership	100%	-	-	-	-	-	-	-
30401	ZH	Aathal	Zürichstrasse 13-25	Retail		2.4	2.3	93%	16,597	1862	2014	-	3.8	Sole ownership	100%	-	-	-	-	-	-	-
31601	NE	Neuchâtel	Rue du Plan 30	Retail		1.6	1.6	100%	7,978	1963	-	2019	3.7	Sole ownership	100%	-	-	-	-	-	-	-
70401	AG	Buchs	Fabrikweg 12	Retail		0.4	0.4	100%	18,211	1988	-	2007	3.9	Building right	100%	-	-	-	-	-	-	-
			Total Retail		229.6	12.4	11.1		80,519								0	0	0	0	0	
Total Yielding Port-folio																	0	1,559	10,785	0	0	12,344

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

General Property Details

Development portfolio

Effective Area to be developed (sqm)

Property ID	Canton	Municipality	Property	Main use	Market value ¹ (CHFm)	Full occupancy property income (CHFm)	Annualised property income (CHFm)	Occupancy rate (%)	Net site area (sqm) ²	Year of construction	Year of construction 2 ¹	Partial renovation	Discount factor (%)	Ownership	Compulsory surveillance (%)	Obligatory re-remediation	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	-	-	-	2.0	Sole ownership	100%	-	-	-	31,046	-	-	-	31,046	
13405	AG	Klingnau	Schützenmattstrasse 7, Parkstrasse 14	Industrial		0.3	0.3	88%	11,035	1949	1961	-	2.0	Sole ownership	100%	-	-	-	6,621	-	-	-	6,621	
13408	AG	Klingnau	Weierstrasse 8	Others		0.0	0.0	-	2,144	-	-	-	2.0	Sole ownership	100%	-	-	-	920	-	-	-	920	
32105	AG	Windisch	Kunzareal - Zentrum West	Industrial		0.1	0.1	100%	2,481	1827	1890	-	3.0	Sole ownership	100%	-	-	-	1,564	-	-	-	1,564	
34002	AG	Brugg	Wildsachsenstrasse 16	Industrial		1.1	1.1	100%	33,505	1960	-	-	3.4	Sole ownership	100%	-	-	-	-	-	24,154	-	24,154	
40101	AG	Menziken	Hauptstrasse 85	Others		0.0	0.0	-	10,717	1911	-	-	3.3	Sole ownership	100%	-	-	-	9,600	-	-	-	9,600	
72001	AG	Hausen/Lupfig	Hauptstrasse 96 / Hauptstrasse 98-100	Others		0.0	0.0	100%	64,258	-	-	-	3.6	Sole ownership	100%	Yes	-	-	-	-	32,173	-	32,173	
61101	BL	Aesch	Industriestrasse 45-61	Industrial		0.9	0.9	99%	35,932	1900	1940	-	4.2	Sole ownership	100%	-	-	-	-	-	9,180	-	9,180	
63001	BL	Pratteln	Güterstrasse 23-29, Gempenstrasse 6/6a	Others		0.0	0.0	-	31,585	1949	2002	-	2.8	Sole ownership	100%	-	-	-	44,650	-	-	-	44,650	
			Total North-West Switzerland		104.8	2.4	2.4	-	235,057									0	94,401	32,173	33,334	0	159,908	
18103	ZG	Cham	Plot no. 3165 Yielding stage 1	Others		0.1	0.1	100%	11,535	-	-	-	2.6	Sole ownership	100%	-	-	-	11,188	-	-	-	11,188	
18105	ZG	Cham	Plot no. 3165 Promotion stage 1	Others		0.0	0.0	-	2,363	-	-	-	-	Promotion project	100%	-	-	-	5,474	-	-	-	5,474	
18104	ZG	Cham	Plot no. 3165 Yielding stage 2	Others		0.0	0.0	-	12,333	-	-	-	2.8	Sole ownership	100%	-	-	-	12,800	-	-	-	12,800	
			Total Central Switzerland		117.4	0.1	0.1	-	26,231									5,474	23,988	0	0	0	29,462	
10301	ZH	Niederhasli	Mandachstrasse 50-56	Office		2.6	1.6	60%	10,918	1992	2007	-	4.4	Sole ownership	100%	-	-	-	6,400	-	-	-	6,400	
10302	ZH	Niederhasli	Stationstrasse 25	Industrial		0.7	0.7	98%	16,691	1991	-	-	2.8	Sole ownership	100%	-	-	-	16,217	-	-	-	16,217	
10901	ZH	Altstetten	Freihofstrasse 25	Industrial		0.5	0.5	100%	7,807	1953/1962	-	-	2.4	Sole ownership	100%	-	-	-	13,162	-	-	-	13,162	
30201	ZH	Aathal	Zürichstrasse 27/33-39, Gestalderstrasse 4	Residential		0.2	0.2	100%	23,938	1850	1870	-	1990	3.7	Sole ownership	100%	-	-	1,242	0	6,270	-	7,512	
30602	ZH	Aathal	Chältenweg 1/11/164, Aretzh. 1-7/11-21/158	Residential		0.2	0.2	100%	10,069	1440	-	-	1988	3.2	Sole ownership	100%	-	-	-	-	-	-	-	
30801	ZH	Wetzikon	Usterstr. 200-202/206, Zürichstr. 119-121	Industrial		0.3	0.3	99%	14,653	1872	1900	-	1993	3.9	Sole ownership	100%	-	-	-	6,800	-	-	-	6,800
30906	ZH	Wetzikon	Schönaustrasse 5-13	Residential		0.2	0.2	99%	17,055	-	-	-	1943	2.9	Sole ownership	100%	-	-	7,510	-	-	-	7,510	
30907	ZH	Wetzikon	Schönaustrasse 9	Others		0.1	0.1	100%	8,267	-	-	-	2.5	Sole ownership	100%	-	-	7,500	-	-	-	7,500		
31201	ZH	Winterthur	St. Gallerstrasse 172	Industrial		0.2	0.2	100%	5,838	1908/1925	-	-	3.5	Sole ownership	100%	-	-	-	-	-	10,300	-	10,300	
31301	ZH	Winterthur	Technoramstrasse 15	Industrial		0.5	0.5	100%	10,454	1956/1998/2020	1957/1999	-	3.4	Sole ownership	100%	-	-	-	-	-	9,000	-	9,000	
			Total Zurich		189.5	5.5	4.4	-	125,690									16,252	42,579	0	25,570	0	84,401	
22201	GE	Vernier	Chemin de la Verseuse 1-3	Others		0.0	0.0	-	4,507	1964	-	-	3.6	Sole ownership	100%	-	-	-	-	-	-	8,254	8,254	
22301	GE	Lancy	Route des Jeunes 20-26	Industrial		0.5	0.5	95%	13,362	1960	-	-	3.7	Building right	100%	-	-	-	-	60,312	-	-	-	60,312
29005	GE	Meyrin	Route du Nant d'Avril 150, LEM	Industrial		2.1	2.1	-	5,540	-	-	-	3.2	Building right	100%	-	-	-	-	-	-	7,345	7,345	
29007	GE	Meyrin	Route du Nant d'Avril 150	Industrial		0.0	0.0	-	21,898	2024	-	-	3.3	Building right	100%	-	-	-	-	3,705	-	-	536	4,241
29101	GE	Meyrin	Chemin du Grand-Puits 28	Industrial		0.0	0.0	-	10,383	1965	-	-	3.7	Sole ownership	100%	-	-	-	-	-	15,592	-	15,592	
29003	GE	Meyrin	Route du Nant d'Avril 150	Others		0.0	0.0	-	21,972	-	-	-	2	Building right	100%	-	-	-	-	-	-	25,779	25,779	
22701	VD	Bussigny	Chemin de Mochettaz 101	Others		0.0	0.0	-	22,319	-	-	-	3.6	Sole ownership	100%	-	-	-	-	-	26,125	-	26,125	
20101	VS	St-Maurice	Bois-Noir	Industrial		0.0	0.0	-	33,281	1960	1970	-	2.0	Sole ownership	100%	-	-	-	-	-	22,500	-	22,500	
			Total Lake Geneva region		150.5	2.6	2.6	-	133,262									0	0	29,830	106,658	33,660	170,148	
31701	SO	Dornach	Weidenstrasse 50	Industrial		1.3	1.3	100%	136,685	1895	-	-	4.3	Sole ownership	100%	-	-	-	97,051	-	-	-	97,051	
36101	SO	Biberist	Fabrikstrasse 2-8	Office		0.3	0.2	74%	22,524	1937	-	-	4.6	Sole ownership	100%	-	-	-	11,392	-	-	-	13,280	
36102	SO	Biberist	Fabrikstrasse 14-34	Industrial		0.1	0.1	-	44,000	1972	1990	-	5.3	Sole ownership	100%	-	-	-	-	45,954	-	-	-	45,954
36103	SO	Biberist	Fabrikstrasse 57-115	Industrial		0.7	0.7	100%	40,000	1946	1991	-	3.9	Sole ownership	100%	-	-	-	-	-	-	12,620	-	12,620
36105	SO	Biberist	Fabrikstrasse 1-29	Industrial		0.4	0.2	50%	19,000	1932	1947	-	4.7	Sole ownership	100%	-	-	-	-	-	-	-	-	
36106	SO	Biberist	Fabrikstrasse 3-35	Industrial		0.0	0.0	100%	28,869	1903	1939	-	5.3	Sole ownership	100%	-	-	-	-	-	42,120	-	42,120	
36107	SO	Biberist	Fabrikstrasse 31-85	Industrial		0.0	0.0	-	16,000	1946	-	-	5.3	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 con-struction 2 ¹	Partial reno-vation	Discount fac-tor (%)	Ownership	Compulsory re-surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)					Total		
																	Residential	Residential & Commercial	Industry	Commercial	Office			
36108	SO	Biberist	Fabrikstrasse Insel	Industrial	0.4	0.4	100%	60,400	1991	-	-	-	4.2	Sole ownership	100%	-	-	-	-	-	17,700	-	17,700	
36109	SO	Biberist	Derendingenstrasse 27-29	Others	0.0	0.0	-	44,183	-	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-	
36501	SO	Solothurn	Muttenstrasse 13-18	Industrial	0.9	0.9	100%	29,459	1966/1989/2001	-	-	-	3.2	Sole ownership	100%	-	-	16,500	-	-	-	-	16,500	
31602	NE	Neuchâtel	Plot no. 10729	Others	0.0	0.0	-	3,419	-	-	-	-	2.9	Sole ownership	100%	-	-	5,406	-	-	-	-	5,406	
Total Espace Mittelland region					118.7	4.0	3.7	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	-	-	2.9	Sole ownership	100%	-	-	-	-	-	6,500	-	6,500	
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed	0.0	0.0	-	10,863	1832	2017	-	-	2.6	Sole ownership	100%	-	-	4,417	-	-	-	-	4,417	
31504	TG	Frauenfeld	Walzmühlestrasse Parking	Others	0.0	0.0	100%	3,340	-	-	-	-	3.6	Sole ownership	100%	-	-	-	-	-	,550	-	,550	
Total Eastern Switzerland					11.1	0.4	0.4	26,328										,0	4,417	,0	7,050	,0	11,467	
Total Developement Portfolio					692.0	15.0	13.6	991,107											66,242	273,828	150,077	204,820	33,660	728,627

- ¹ Others refer to land, building rights, parking, official use, power plant, datacenter; 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 2022, 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

Market capitalisation

Stock market price on the balance sheet date multiplied by the number of shares issued

Net income excl. revaluation

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

Net income per share

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

Loan to Value gross (LTV)

Total financial liabilities in relation to total value of investment properties

Loan to Value net (LTV)

Total financial liabilities less cash and cash equivalents in relation to total value of real estate assets

Net Asset Value (NAV)

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

Potential property income

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

Annualised property income

Dynamic view of property income: annual rent based on existing rental contracts at a defined reporting date

Vacancy rate

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

Remaining term of financial liabilities

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

Interest rate of financial liabilities

Total financial liabilities weighted with interest rates divided by total financial liabilities

Funds from Operations (FFO)

Presents the operating cash flow, corrected by changes in net working capital

Alternative Performance Measures

The following key figures were calculated on the basis of customary international parameters and enable 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 real estate investments and the corresponding tax effects.

in TCHF	H1 2022	H1 2021 ¹
Net Income per income statement	56,102	41,946
Adjusted for:		
Revaluation of properties	-42,291	-32,238
Profit from sale of properties	-1,086	-1,661
Profit from sale of properties to sale	-	-
Tax on profits or losses on disposals	-35	344
Deferred taxes from revaluation	950	3,052
Operating profit	13,640	11,443
Average number of outstanding shares	10,088,453	8,326,641
Earnings per share in CHF	1.35	1.37
Company specific adjustments:		
Sale of production equipment Pratteln	-	-1,921
Depreciation on financial assets related to Cloud Services	-	1,867
Contribution Jaeger et Bosshard SA	-901	-180
Company-specific operating profit in TCHF	12,739	11,209
Company specific Adjusted EPS in CHF	1.26	1.35

¹ The previous period was adjusted to the new method of calculation (first-time application as at 31 December 2021).

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 held for sale, the market value of financial instruments and deferred taxes.

in TCHF	30/06/2022	31/12/2021
Shareholders' equity (NAV) according to the consolidated half-year financial statements	1,018,700	988,999
Dilutive effects	-	-
Diluted equity (NAV)	1,018,700	988,999
Adjustments:		
Revaluation of properties for sale	18,588	13,549
Supplement:		
Fair value of derivative financial instruments	n/a	n/a
Deferred taxes	82,557	81,084
Adjusted shareholders' equity (NAV)	1,119,845	1,083,632
Number of outstanding shares	10,093,826	10,085,833
Adjusted shareholders' equity (NAV) per share in CHF	110.94	107.44

Alternative Performance Measures

Funds from operations (FFO)

FFO is defined as the cash flow derived from regular, ongoing business activities.

in TCHF	H1 2022	H1 2021 ¹
Cash flow from operating activities	7,372	14,187
Investments in properties for sale	3,941	1,593
Changes in net working capital (excl. properties for sale)	3,640	-3,351
Funds from operations	14,954	12,429
Average number of outstanding shares	10,088,453	8,326,641
Funds from operations per share in CHF	1.48	1.49

¹ Funds from operations will be reported for the first time in H1 2022. The figures for the previous period were calculated on the same method as in the reporting period and are used for comparison purposes.

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	01/07/2022	01/01/2022
Estimated potential rental income from vacant spaces	5,244	7,581
Estimated rental value of the whole portfolio	76,022	70,667
Vacancy rate at balance sheet date	6.9%	10.7%
Vacancy rate (like-for-like)	6.9%	10.6%

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