

2023

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2023 Annual Report

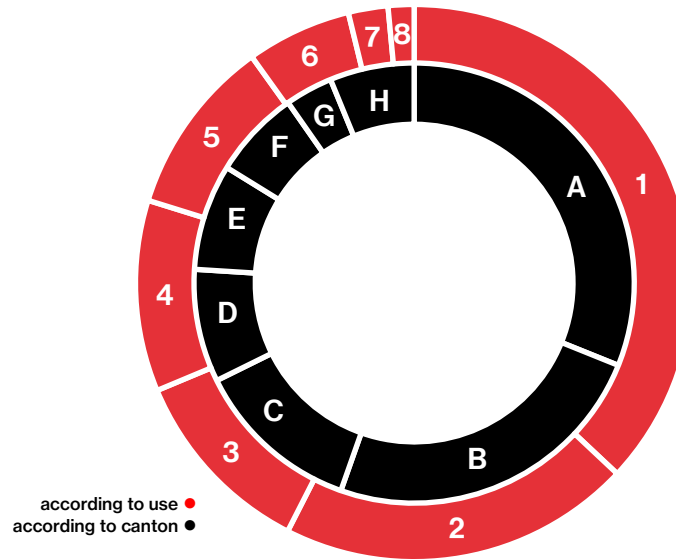
"HIAG designs destinations that offer living space for people and space for the long-term development of companies."



Introduction

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In a Nutshell Key Figures



Market value of investment properties by type of use¹ as at 31/12/2023

| | | |
|---|-----------------------------------|-------|
| 1 | Industry / Commercial | 37.0% |
| 2 | Building land | 20.5% |
| 3 | Retail | 11.2% |
| 4 | Office | 11.1% |
| 5 | Residential | 10.3% |
| 6 | Distribution / Logistics | 6.1% |
| 7 | Residential / Commercial property | 2.3% |
| 8 | Miscellaneous | 1.5% |

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

Market value of investment properties by canton as at 31/12/2023

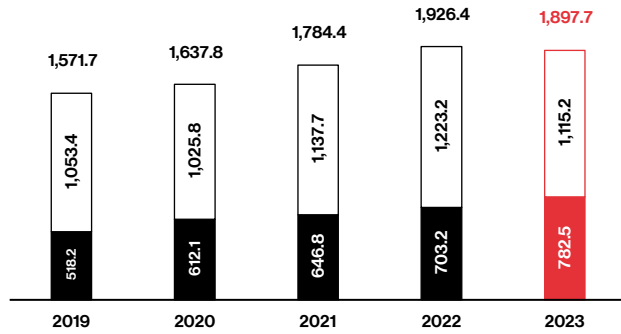
| | | |
|---|------------------|-------|
| A | Zurich | 31.1% |
| B | Aargau | 24.3% |
| C | Geneva | 12.3% |
| D | Zug | 8.3% |
| E | Solothurn | 7.8% |
| F | Basel-Landschaft | 6.5% |
| G | St. Gallen | 3.5% |
| H | Miscellaneous | 6.2% |

90%

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

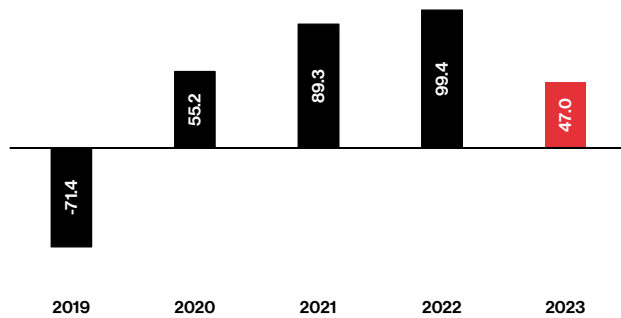


Investment property portfolio
in CHFm

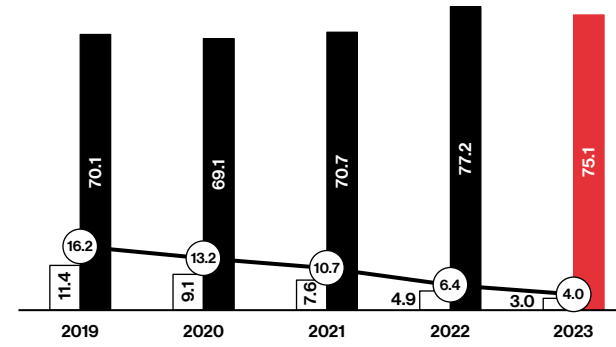


■ Development portfolio
□ Yielding portfolio

Net income / loss
in CHFm

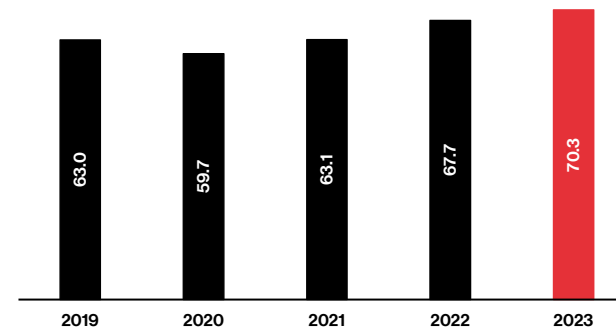


Potential property income, vacancy and vacancy rate
in CHFm and %



■ Potential property income
□ Vacancy
○ Vacancy rate

Property income
in CHFm





| Key financial figures | | 31/12/2023 | 31/12/2022 |
|--|--------|------------|------------|
| Property income | TCHF | 70,309 | 67,671 |
| Revaluation of investment properties | TCHF | -1,919 | 64,306 |
| - thereof yielding portfolio | TCHF | -27,361 | 15,741 |
| - thereof development portfolio | TCHF | 25,442 | 46,672 |
| - thereof transactions | TCHF | - | 1,893 |
| EBITDA | TCHF | 70,929 | 115,742 |
| Net income | TCHF | 46,968 | 99,406 |
| Net income excl. revaluation | TCHF | 48,589 | 38,339 |
| Cash flow from operating activities | TCHF | 15,842 | 23,576 |
| Cash flow from investing activities | TCHF | 45,911 | -79,168 |
| Cash flow from financing activities | TCHF | -69,251 | 1,230 |
| Cash and cash equivalents | TCHF | 25,300 | 32,924 |
| Shareholders' equity | TCHF | 1,081,139 | 1,062,282 |
| Equity ratio | % | 53.9 | 53.1 |
| Return on equity | % | 4.4 | 10.4 |
| Average interest rate for financial liabilities (period) | % | 1.6 | 1.0 |
| LTV-Ratio gross | % | 41.1 | 42.6 |
| LTV-Ratio net | % | 39.8 | 40.9 |
| Balance sheet total | TCHF | 2,004,276 | 1,999,363 |
| Employee headcount | Number | 88 | 78 |
| - thereof real estate | Number | 76 | 67 |
| - thereof Jaeger et Bosshard SA | Number | 12 | 11 |

| Key portfolio figures | | 31/12/2023 | 31/12/2022 |
|---|--------|------------|------------|
| Investment property portfolio | TCHF | 1,897,682 | 1,926,380 |
| - thereof yielding portfolio | TCHF | 1,115,208 | 1,223,155 |
| - thereof development portfolio | TCHF | 782,474 | 703,225 |
| Gross yield yielding portfolio ¹ | % | 5.4 | 5.2 |
| Net yield yielding portfolio ¹ | % | 4.2 | 3.9 |
| Market value of investment properties | TCHF | 1,878,073 | 1,895,997 |
| Number of investment properties | Number | 111 | 112 |
| - thereof yielding properties | Number | 64 | 66 |
| - thereof development properties | Number | 47 | 46 |
| Number of sites (yielding and development) | Number | 41 | 44 |
| Weighted Average (Unexpired) Lease Terms - WAULT investment property portfolio ² | Years | 6.7 | 7.0 |
| WAULT top 15 tenants ² | Years | 9.0 | 10.6 |
| Investments in investment properties | TCHF | 90,512 | 88,862 |
| - thereof yielding portfolio | TCHF | 10,296 | 6,429 |
| - thereof development portfolio | TCHF | 77,166 | 38,932 |
| - thereof acquisitions/consolidations | TCHF | 3,050 | 43,500 |

¹ New calculation method in 2023. The previous year was restated accordingly.

² Calculation adjusted to KGAST guidelines. The previous year was restated accordingly.

| Alternative performance measures ¹ | | 31/12/2023 | 31/12/2022 |
|---|------|------------|------------|
| Adjusted NAV | TCHF | 1,179,069 | 1,173,876 |
| Adjusted NAV per share | CHF | 116.64 | 116.27 |

¹ Please refer to "Definition of Alternative Performance Measures" on page 82 ff.



| Key figures per share | | 31/12/2023 | 31/12/2022 |
|--|--------|------------|------------|
| Outstanding registered shares | Number | 10,108,250 | 10,096,019 |
| Weighted outstanding registered shares | Number | 10,102,964 | 10,092,004 |
| Earnings per share (EPS) | CHF | 4.65 | 9.85 |
| EPS excl. Revaluation | CHF | 4.81 | 3.80 |
| Dividend per share ¹ | CHF | 3.10 | 2.90 |
| Payout ratio ² | % | 64.60 | 76.55 |
| Cash yield | % | 3.88 | 3.54 |
| | | | |
| Shareholders' equity (NAV) per outstanding registered share, excl. deferred taxes | CHF | 115.16 | 113.67 |
| Shareholders' equity (NAV) per outstanding registered share, incl. deferred taxes | CHF | 106.96 | 105.22 |

¹ Proposal to the Annual General Meeting on 18 April 2024 for the financial year 2023: 75% distribution from reserves from capital contributions.

² Dividend payment in relation to the net income excl. revaluation in the reporting year.

Our Strengths



Long-term business model supported by the sustainable vision of the anchor shareholder



Successful growth course with a focus on the profitable core business of real estate



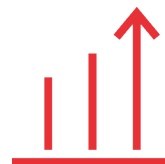
Integrated business model with three profitable business segments



Broad investment property portfolio in terms of market segments, tenant structure and locations



Focused sustainability strategy and sustainable energy production from own solar and hydropower plants



Continuous value increases and long-term development potential in growth segments



Solid financial structure, stable cash flows and sustainable dividend policy



Long-term, flexible investment policy supported by cash flow from capital recycling

Strategy & Business Model

Strategy

HIAG focuses on sustainable development and the active management of its properties over their entire life cycle. With its core expertise of site development and operational excellence along the entire value chain, HIAG strives to continuously increase the rental income base of the yielding portfolio as well as stable cash flow returns and sustainable increases in value based on the cross-generational project pipeline.

HIAG uses its strong position in the real estate market of German-speaking and French-speaking Switzerland to continuously optimise its investment property portfolio and periodically renew its project pipeline. In doing so, HIAG relies on its clout as a listed real estate company with a strong entrepreneurial anchor shareholder, as well as its open corporate culture with short decision-making processes and a strong focus on clients, in order to take advantage of favourable market developments in a forward-looking and innovative manner.

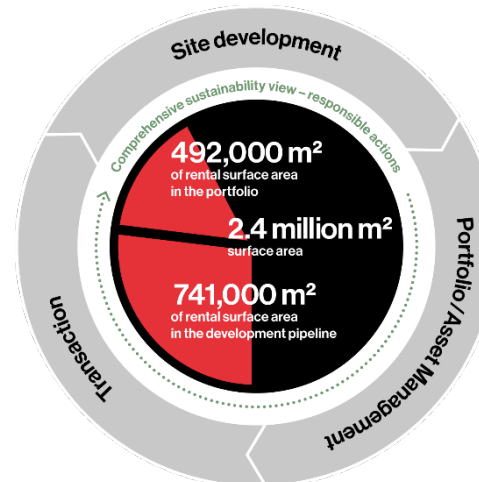
HIAG's market territory essentially covers the whole of Switzerland, but its focus is on the core economic regions of German-speaking and French-speaking Switzerland. There are no plans to expand the market into other countries.

Business model

HIAG's integrated business model covers the value chain over the entire life cycle of a property. It is based on the three business segments of Site Development, Portfolio and Asset Management (including a majority of own property management), and Transactions. The sustainability strategy and responsible action at all levels are more elementary elements of the business model.

HIAG's investment property portfolio is based on its development portfolio, which offers potential for sustainable value increases over generations with a focus on former industrial sites, and also on its yielding portfolio, which provides stable rental income from commercial, office and logistics properties as well as selected residential properties with long-term leases.

HIAG's outstanding project pipeline forms the basis for the company's lasting growth. HIAG uses its strong market position to continuously improve the quality of its investment property portfolio through acquisitions and sales. Proceeds from the sale of properties whose value enhancement potential for HIAG has been exhausted, as well as from reference properties, are consistently used for value-enhancing investments in the sense of "capital recycling". In this way, HIAG creates environmental, economic and social added value in the interest of all stakeholders, combined with an investor-friendly payout policy.



Site Development

HIAG specialises in the development and operational management of sites throughout their entire life cycle. The focus is on the long-term development of large former industrial sites, usually in several stages and throughout the entire value chain of a property. A significant part of the increase in value is achieved through higher-value uses and, as a rule, larger scales. Additional potential for value increases is offered by identifying the optimal use of a property, customised product design for tenants and active marketing, as well as streamlined process and cost management.

[→ More about Site Development](#)

Portfolio and Asset Management

HIAG places great value on personal contact with tenants, authorities and other stakeholders through its active and mostly in-house management and property maintenance function. This, combined with an attractive tenant mix, strengthens HIAG's rental income base and supports continuous value creation in the investment property portfolio. Transitional uses are another important element of site management. Through the gradual opening and revitalisation of the areas, they allow for continuous development and successive increases in the value of the investment property portfolio.

[→ More about Portfolio and Asset Management](#)

Transactions

HIAG continuously optimises the quality and earning power of its investment property portfolio through targeted transactions. Acquisitions and sales complement organic growth and contribute to long-term value creation. The focus is on former industrial sites that offer a high quality of location for specific uses, building land and residential properties with attractive utilisation reserves in urban locations and conurbations, and high-quality commercial and logistics properties with long-term leases along the main transport routes. Proceeds from the sale of properties whose cash flow and value enhancement potential for HIAG has been exhausted, as well as the sale of reference properties, are used for value-enhancing investments in the sense of "capital recycling".

[→ More about Transactions](#)

Highlights from the 2023 financial year

"ALTO", Altstetten

At the intersection of Baslerstrasse and Freihofstrasse in Zurich-Altstetten, HIAG is building the almost 80-metre-high "ALTO" residential building with 149 flats and commercial space on the ground floor. The building permit for the construction of the high-rise residential building successfully became legally binding in January 2023, after the objection period expired without an appeal. Construction started in August 2023. In addition to an urban loggia and a publicly accessible square, communal rooms and studios will also be created for the residents of the 25-storey tower block. On the ground floor, retail and service areas are planned on around 2,100 m² of floor space, and a catering usage is envisaged. To this end, HIAG signed a long-term rental agreement with a food retailer, which is scheduled to open when construction is completed in March 2026.



Visualisation "ALTO", Altstetten

Campus Reichhold, Hausen/Lupfig

In September 2023, HIAG signed a development agreement with Saviva AG for the construction of a new operations centre on the approximately 75,000 m² Reichhold campus in Hausen/Lupfig (AG). The development agreement provides for HIAG to build an operations centre on a floor space of almost 20,000 m² for the leading company in wholesale delivery for the Swiss catering and hotel industry, the healthcare sector and retail. Saviva will use the operations centre under a long-term rental agreement and, as things currently stand, will be one of HIAG's three largest tenants once the project is completed. The new building will provide space for around 260 employees, and will have a direct railway connection as well as being designed in accordance with the latest sustainability standards, including the installation of a photovoltaic system on the roof and the utilisation of waste heat from the cooling systems.



Visualisation Campus Reichhold, Hausen/Lupfig

"FAHRWERK", Winterthur

Construction of the innovative "FAHRWERK" building project began in July 2023. HIAG is erecting a new commercial building of around 10,500 m² in Winterthur, which will be accessible to transport vehicles on all floors. The realisation of the accessible commercial building means that the existing site in an urban location can be optimally utilised. What's also innovative is the sustainable approach. The photovoltaic system on the roof and façade achieves an electricity self-sufficiency level of up to 100%, which is also reflected in the Minergie Eco sustainability label. Work on

the construction of the "FAHRWERK" building is scheduled to be completed by in February 2025.



Visualisation "FAHRWERK", Winterthur

"kessel haus", Windisch

The kessel haus timber hybrid building was completed as planned in January 2024 on the last available building site at the historic Kunzareal in Windisch (AG). The marketing of the 24 2.5-room flats and 300 m² of studio space was also successful, meaning that all of the units could be occupied at the end of January 2024. The completion of the kessel haus marks the end of several years of development on the Kunzareal site.



Visualisation "kessel haus", Windisch

"CHAMA", Cham

HIAG is currently realising the large-scale "CHAMA" project in Cham (ZG). The rental flats in the new residential neighbourhood met with great demand. All of the rental flats were let shortly after the start of marketing. The strong demand for the range of modern studio to 4-bed flats underscores the appeal of the new living and working location, which is being built a stone's throw from the River Lorze. Likewise, by the end of December, 72% of the 52 condominiums had been registered or reserved.

Letting is also progressing well for the commercial space under construction. In October, HIAG successfully concluded a rental agreement with Ariv, a modern provider in the co-living sector. This means that flats with services and social connections will be available quickly and flexibly at "CHAMA" in future. From May 2024, Ariv will rent an area of around 3,500 m² in the Anker building and will operate its innovative co-living concept there.



Visualisation "CHAMA", Cham

"Ried 03" specialist retail centre, Dietikon

In spring 2023, HIAG acquired the Migros Supermarket retailer and the well-known European toy retailer Smyths Toys as new anchor tenants for the "Ried 03" specialist retail centre in Dietikon (ZH). The comprehensive revitalisation of the centre in the "Silbern" shopping area, which included various works in the parking area and a comprehensive building renovation, was successfully completed in late summer 2023. The fully let retail centre opened at the end of November 2023.



Visualisation "Ried 03" specialist retail centre, Dietikon

News from the Transactions business segment

Successful implementation of the capital recycling strategy: as part of the divestment programme for non-strategic real estate, four properties in Cham, Klingnau, Meyrin and Winterthur were sold in financial year 2023.

In December 2023, HIAG consolidated the property by exercising its right of first refusal for the parent parcel in Riehen, Basel-Stadt.

Share Information

The HIAG Immobilien Holding AG share

1 Dividend policy

HIAG strives to pay out an attractive dividend each year. The distribution is based on the net profit, excluding revaluation effects (incl. the resulting deferred taxes) and before significant non-cash flow entries. The maximum payout ratio is 100%.

For financial year 2023, the Board of Directors proposes to the General Meeting on 18 April 2024 the distribution of a dividend of CHF 3.10 gross per share for a maximum of 10,119,600 outstanding shares.

2 Repayment of capital contributions

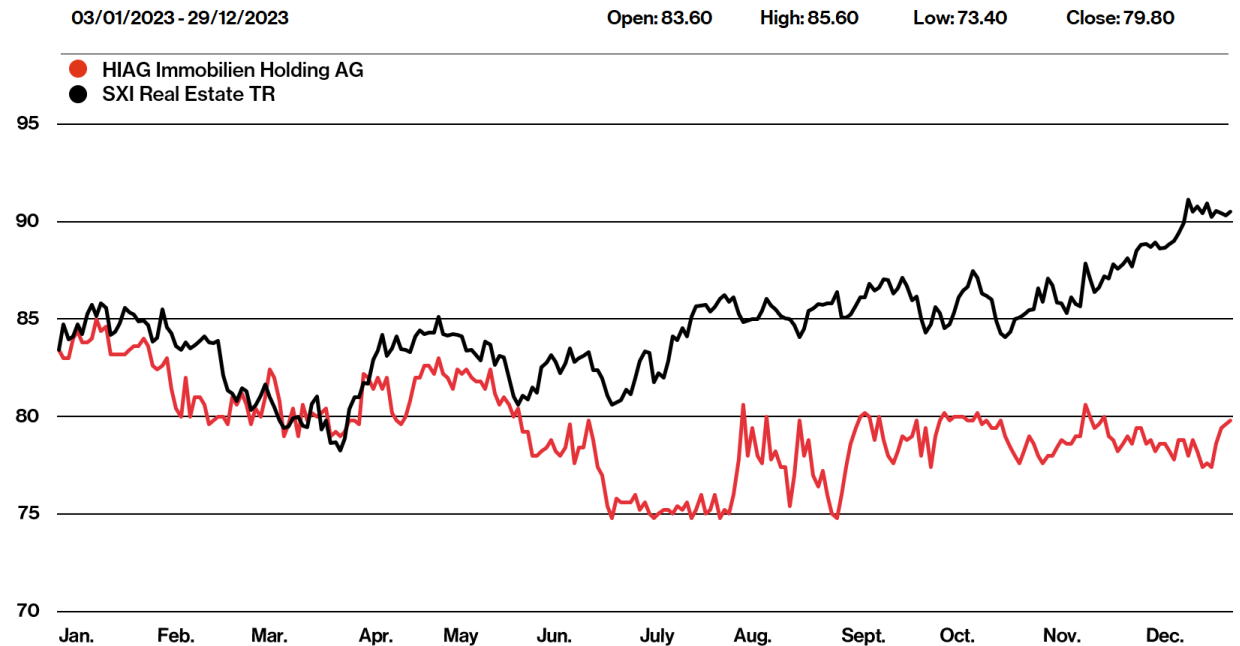
At the end of 2023, reserves from capital contributions amounted to TCHF 148,551. Due to the dividend payment in 2023, the legal reserves from capital contributions have decreased by TCHF 22,615. The reported statutory reserves from capital contributions in the amount of TCHF 148,551 as of 31 December 2023 were recognised by the FTA in the amount of TCHF 140,919. These reserves can be repaid to shareholders on a tax-privileged basis.

3 Share price performance

The share price of HIAG Immobilien Holding decreased since 3 January 2023 by 4.5%, from CHF 83.60 to CHF 79.80. As at 31 December 2023, the net asset value per share (NAV) was CHF 106.96; as a result, shares of HIAG Immobilien Holding were trading with a discount of -25.4% at the end of the year. In 2023, an average of 3,104 shares were traded daily.

A detailed overview of the share price performance can be found under the following link:

[→ More about the share of HIAG Immobilien Holding AG](#)





1 Key figures

SIX Swiss Exchange: Symbol HIAG, Valor 23951877, ISIN CH0239518779

| Share performance (in CHF) | 31/12/2023 | 31/12/2022 |
|---|------------|------------|
| High | 85.60 | 107.00 |
| Low | 73.40 | 78.00 |
| End of period | 79.80 | 82.00 |
| Market capitalisation (in CHFm) | 31/12/2023 | 31/12/2022 |
| High | 865.27 | 1,080.27 |
| Low | 741.95 | 787.49 |
| End of period | 806.64 | 827.87 |
| Number of shares | 31/12/2023 | 31/12/2022 |
| Issued shares | 10,119,600 | 10,119,600 |
| Treasury shares | 11,350 | 23,581 |
| Outstanding shares | 10,108,250 | 10,096,019 |
| Average outstanding shares | 10,102,964 | 10,092,004 |
| Key figures per share (in CHF) | 31/12/2023 | 31/12/2022 |
| Earnings per share (EPS) | 4.65 | 9.85 |
| Dividend payout ¹ | 3.10 | 2.90 |
| Payout ratio ² | 64.56% | 76.55% |
| Cash yield | 3.88% | 3.54% |
| Net asset value per share (NAV) | 106.96 | 105.22 |
| Premium (discount) to NAV | -25.39% | -22.07% |
| NAV per share without deduction of deferred taxes | 115.16 | 113.67 |
| Premium / discount to NAV without deduction of deferred taxes | -30.71% | -27.86% |

¹ Proposal to the Annual General Meeting on 18 April 2024 for the financial year 2023: Distribution of 75% from capital reserves.

² Dividend payment in relation to the net income excl. revaluation in the reporting year.



Management Report

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Letter to Shareholders

Dear Shareholders,

In 2023, all three of HIAG's business segments once again made a crucial contribution to the company's success. On the operating side, rental income increased significantly, and vacancy rates were reduced to a record low. Efficiency is being continuously increased by digitalising and optimising processes. Project development once again made a considerable contribution to earnings this year, with encouraging increases in value in addition to promotional gains.

The sale of non-strategic properties also contributed significantly to the company's performance. The conclusion of a syndicated credit line has significantly enhanced entrepreneurial flexibility and financial stability. The uniqueness of our business model, with development profits generated even in a challenging interest rate environment, contributes to HIAG's continued positive outlook for the future. Due to the positive business performance, a dividend increase of 6.9% to CHF 3.10 per share will be proposed to the upcoming Annual General Meeting.

Strong operating performance in all three business segments

Our business model has proven to be extremely robust and a strategic asset in a market environment unsettled by geopolitical events and characterised by rising interest rates. The considerable progress made in our project development activities played a key role in cushioning the interest rate-related depreciation of existing properties. Property income, proceeds from the sale of promotional properties and income from the sale of properties no longer in line with the strategy all increased significantly. Unsurprisingly, the interest rate trend left its mark on the financial result. However, the inflation clauses in the commercial leases and the linking of residential rents to the mortgage reference interest rate make it possible to offset some of these additional costs. Overall, the positive developments predominated, which is why net income for the period before revaluation effects increased significantly.

Progress in projects and successful transaction business

The construction of the commercial property on the Papieri site in Biberist (SO) was successfully completed, and the property was handed over to the tenant: The high-tech company Librec that is operating Switzerland's first recycling centre for high-performance batteries from the electromobility sector at the location. In February of this year, the tenants were able to move into the "kessel haus" timber hybrid building on the Kunzareal site in Windisch (AG) as planned. The same applies to the "CHAMA" promotion and rental project in Cham (ZG), which was built using conventional construction methods. The completed areas are being occupied by the condominium owners and tenants on a staggered basis from February onwards.



Marco Feusi, CEO
Dr. Felix Grisard, President of the Board of Directors

The groundbreaking ceremonies for two major construction projects took place in summer 2023. In Winterthur, HIAG is constructing the "FAHRWERK" commercial building that can be driven into and is meeting with encouraging demand for the rental of the approximately 10,500 m² of usable space. This innovative project is scheduled for completion in early 2025. On Freihofstrasse in Zurich-Altstetten, construction has begun on the 80-metre-high "ALTO" residential and commercial building with 149 apartments, supplemented by retail, service and restaurant space on the ground floor.

Alongside the implementation of current projects, the medium- to long-term project pipeline is also constantly being fleshed out and driven forward. One good example of this are the developments on the Reichold campus in Hausen/Lupfig (AG), where three companies will be starting up part of their operations in future. In addition to an established international data centre operator that will build its own property under building lease, the building application for an operations centre for Saviva, a leading company in the delivery wholesale sector, was submitted in September 2023, and the building application for a production building for Oerlikon Metco was submitted in December 2023.

Despite the more challenging transaction market, HIAG successfully continued its capital recycling strategy in 2023 with the sale of four properties that were no longer in line with its strategy. Thanks to prices that were higher than the book values of the properties, HIAG was able to realise a considerable profit contribution. HIAG also took the opportunity for a smaller round-up in Riehen BS.

Financing structure offers significant flexibility for future growth

The establishment of a committed syndicated credit line in August 2023 has given HIAG significant financial flexibility and security for the realisation of its promising project pipeline over the next four years. The syndicated loan also replaced a large part of the existing mortgages. HIAG continues to pursue a conservative financing policy, paying attention to a balanced maturity profile.

Financing aligned with ambitious sustainability goals

The focus of sustainability activities in 2023 was on expanding sustainable management and establishing sustainable financing. Among other things, comprehensive "green lease" contractual

clauses were drawn up, and sustainability requirements for facility management were formulated. In the area of financing, our "Green Financing Framework" was developed in the reporting year in addition to syndicated financing that is geared towards sustainability. This defines the principles of how HIAG can utilise the funds raised under the Green Financing Framework, and represents a milestone in our sustainability efforts. HIAG's strong commitment to sustainability has met with a positive response. In May 2023, HIAG's sustainability risks were reassessed as "Low Risk" by Sustainalytics, a global leader in sustainability assessment. Our development portfolio was also awarded the "Green Star" label by GRESB for the first time. Information on our wide-ranging activities in the area of sustainability can be found in our Sustainability Report, which is being published separately for the first time this year.

Changes to the Board of Directors and Executive Board

Micha Blattmann was elected as a new member of the Board of Directors of HIAG Immobilien Holding AG at the last Annual General Meeting on 27 April 2023. The internationally experienced capital market expert and business lawyer is taking over from Dr Christian Wiesendanger, who did not stand for re-election for personal reasons. In his function as a member of the Board of Directors, Micha Blattmann is Chairman of the Audit Committee. The Executive Board was also bolstered at the beginning of the reporting year. In addition to the CEO, CFO and General Counsel, it now also includes the Head of Portfolio and Transactions and the Head of Development and Realisation.

The uniqueness of our business model gives us a positive outlook for the future

There are many indications that interest rates have peaked. Many economists expect the SNB to reduce the key interest rate at the end of the current year. Some even anticipate several interest rate cuts. We are convinced that the Swiss property market, and demand for rental space in central locations with good access for the respective use, will continue to develop solidly. HIAG's integrated business model with its three business segments has proven its strengths in an environment of increased uncertainty as it covers the entire value chain in the life cycle of a property. As an agile company with a lean and powerful organisation as well as financial flexibility and security, we can quickly adapt our business decisions to changing conditions. HIAG has made a successful start to

2024 and the current business performance is encouraging. Demand for the space we offer is high, and the development projects are progressing according to plan. The Board of Directors and the Executive Board are therefore confident that HIAG will continue on its path of profitable growth. In light of the good business performance and the promising future prospects, the Board of Directors will propose a distribution of CHF 3.10 per share at the upcoming Annual General Meeting, which is an increase of 6.9% and underscores HIAG's shareholder-friendly dividend policy. The distribution will be made largely from the capital reserves, which are not subject to income tax for private investors domiciled in Switzerland.

Dr. Felix Grisard
 President of the Board of Directors

Marco Feusi
 CEO

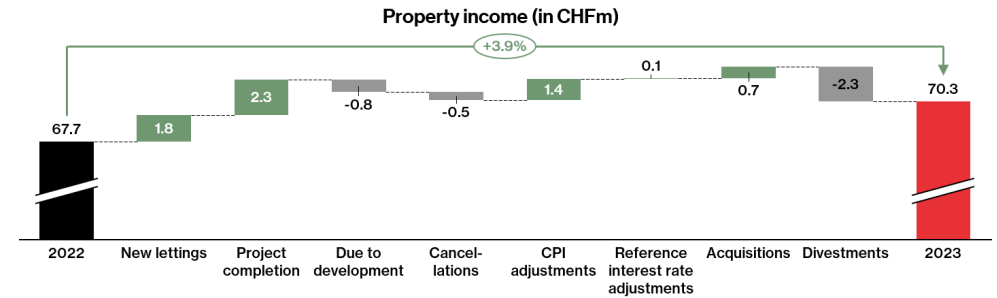
Business Performance

HIAG delivered a strong operating performance in the 2023 financial year in a challenging market environment. Property income rose by 3.9% to CHF 70.3 million despite the divestment of properties not in line with the strategy (2022: CHF 67.7 million), and the vacancy rate fell further to a record low of 4.0% (1 January 2023: 6.4%). Net income from the sale of condominium units in the amount of CHF 13.6 million (2022: CHF 4.6 million) and income from the sale of properties that no longer fit the strategy in the amount of CHF 16.7 million (2022: CHF 6.0 million) substantially outstripped the prior-year period. The appreciation effects resulting from the progress made in project developments were largely able to compensate for the market-related devaluation trends, which once again underscores the strengths of HIAG's business model. The marked rise in interest rates in the reporting period left its mark on the financial result for 2023, with an average interest rate paid of 1.6% (2022: 1.0%). Net profit in the reporting year totalled CHF 47.0 million (2022: CHF 99.4 million) and the return on equity was 4.4% (2022: 10.4%). Excluding the revaluation, the net profit of CHF 48.6 million (2022: CHF 38.3 million) was up 26.7% on the previous year.

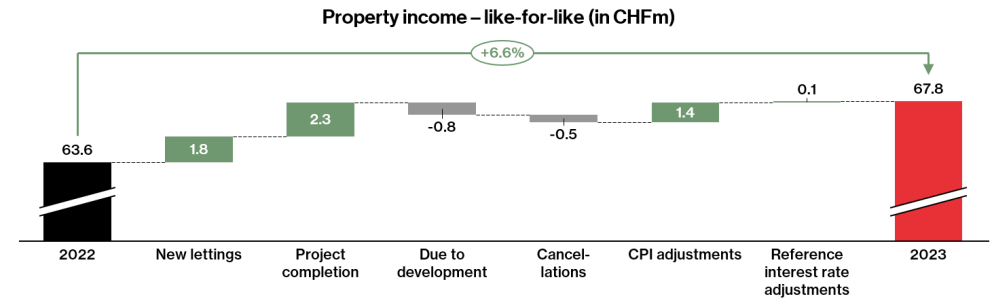
Property income increased and vacancy rate reduced

Property income increased by 3.9% to CHF 70.3 million in the 2023 financial year (2022: CHF 67.7 million). The further reduction in the vacancy rate from 6.4% as at 1 January 2023 to 4.0% as at 1 January 2024, as well as successful project completions in the previous year and the associated new rental agreements with XXXLutz in Dietikon (ZH) and LEM in Meyrin (GE), which came into effect for the first time over the entire period, contributed to this. Overall, the project completions led to an increase in rental income of CHF 2.3 million compared to the previous year. The consistently enforced index adjustments for commercial rental agreements and the implementation of the mortgage reference interest rate for residential rents led to additional income of CHF 1.4 million. The transaction business resulted in a net decrease in rental income of CHF 1.6 million (increase of CHF 0.7 million from the purchase of the properties in Niederwil (AG) and Altstetten-Kelch (ZH) in 2022 and decrease of CHF 2.3 million due to sales in 2023 and 2022). In addition, rental income of CHF 0.8 million from interim utilisation was lost because of the start of construction on development projects.

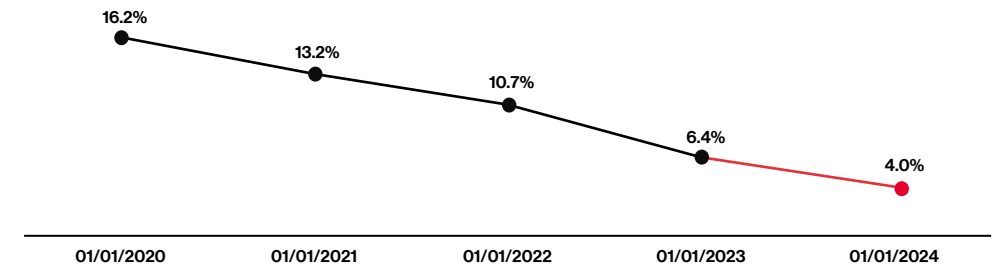
Property income increased by 3.9%



Property income increased by 6.6% in like-for-like comparison



Vacancy rate further reduced to 4.0%



At around 16.6% of property income, the expenses for real estate included in operating expenses were within the expected and usual range.

The gross yield of the yielding properties increased slightly to 5.4% (2022: 5.2%), while the net yield rose to 4.2% (2022: 3.9%).

As expected, the weighted average unexpired lease term (WAULT) decreased slightly to 6.7 years as at 1 January 2024 (1 January 2023: 7.0 years). In relation to the 15 largest tenants, the WAULT as at 1 January 2024 was 9.0 years (1 January 2023: 10.6 years)¹

Progress on property projects according to plan

The ground-breaking ceremony for the 80-metre-high "ALTO" residential tower with a commercial base in Zurich-Altstetten (ZH) took place in the second half of 2023. The project requires investments totaling around CHF 100 million. After completion in 2026, annual rental income of CHF 6.0 million is expected.

The construction of the Librec commercial property on the Papieri site in Biberist (SO) was largely completed during the reporting period, and the property was handed over to the tenants in February 2024. The construction measures required a total investment volume of around CHF 10 million. The property is leased to Librec AG, which specialises in lithium-ion battery recycling, under a long-term rental agreement.

In the second half of 2023, construction began on the vehicle-accessible logistics and industrial "FAHRWERK" building in Winterthur (ZH). The project, with an investment volume of around CHF 32 million and projected annual rental income of CHF 2.2 million, is progressing according to plan and already has a pre-letting rate of 25%.

The construction of the "kessel haus" property in Windisch (AG) – a timber hybrid construction with 24 flats and a share of commercial space – was also completed, thereby finalising the multi-year development of the historic Kunzareal site. All spaces have been let and were handed over to the tenants in January 2024.

The "CHAMA" rental and condominium project in Cham (ZG) is also on time and on budget. The marketing of the 87 rental flats (including the flats subject to the Housing Promotion Act), which started in the reporting period, met with great demand. All of the rental flats were let before construction was completed. The 52 condominium units in the Columbus building are also attracting widespread interest. As at the balance sheet date, 65% of the sales volume had been registered and a further 7% reserved (as at 31 December 2022: 23% registered and 2% reserved). With the sales and project status, HIAG realised a profit contribution from promotions of CHF 13.6 million in the reporting period (2022: CHF 4.6 million).

¹ The calculation method for the weighted average unexpired lease term (WAULT) indicator was adjusted for the 2023 Annual Report. In the past, only tenancy agreements in excess of TCHF 100 p.a. were included in the calculation. WAULT is now calculated on the basis of the Asset Management Association's Key Performance Indicators for Real Estate Funds, which are not binding for HIAG as a listed property company. On the basis of the previous calculation method, the WAULT as at 1 January 2024 would be 7.6 years (1 January 2023: 8.1 years).

Alongside the implementation of current projects, the medium- to long-term project pipeline is also constantly being driven forward. This includes the developments on the Campus Reichhold site in Hausen/Lupfig (AG), where three companies will be starting up part of their operations in future. In addition to an established international data centre operator that will build its own property under building lease, the building application for an operations centre for Saviva, a leading company in the delivery wholesale sector, was submitted in September 2023, and the building application for a production building for Oerlikon Metco was submitted in December 2023.

The planned open investment volume of the projects under construction or about to start construction is around CHF 329 million. The expected rental income from these projects amounts to around CHF 23 million, and income of around CHF 175 million is expected from the sale of condominium units.

The medium-term development pipeline with an investment volume of around CHF 266 million comprises around 69,300 m² of usable space and corresponds to potential annual rental income of more than CHF 13 million as well as proceeds from the sale of promotion units of around CHF 75 million. In the long term, there is further potential for investment in the development portfolio of around CHF 2.5 billion. The potential for rental income is CHF 100 million to CHF 120 million, and the expected proceeds from the sale of promotion projects are CHF 650 million to CHF 700 million.

Successful transaction business in an unstable market environment

HIAG successfully continued its transaction business in the 2023 financial year. In the reporting period, four properties that were no longer in line with the strategy were sold at prices averaging around 15% above the carrying amounts:

- Cham ZG, Lorzenpark as of May 2023
- Meyrin GE, Chemin du Grand-Puits 28 as of June 2023
- Klingnau AG, Parkstrasse 7-13 as of July 2023
- Winterthur ZH, St. Gallerstrasse 172 as of December 2023

The gross profit from the investment properties sold in the reporting year totalled CHF 16.7 million (2022: CHF 6.0 million).

The last balance sheet value of the four properties was CHF 106.5 million. The annualised rental income that will be lost after the divestment amounts to CHF 4.0 million. The sales proceeds were used in the short term to repay financial liabilities and invest in the project pipeline.

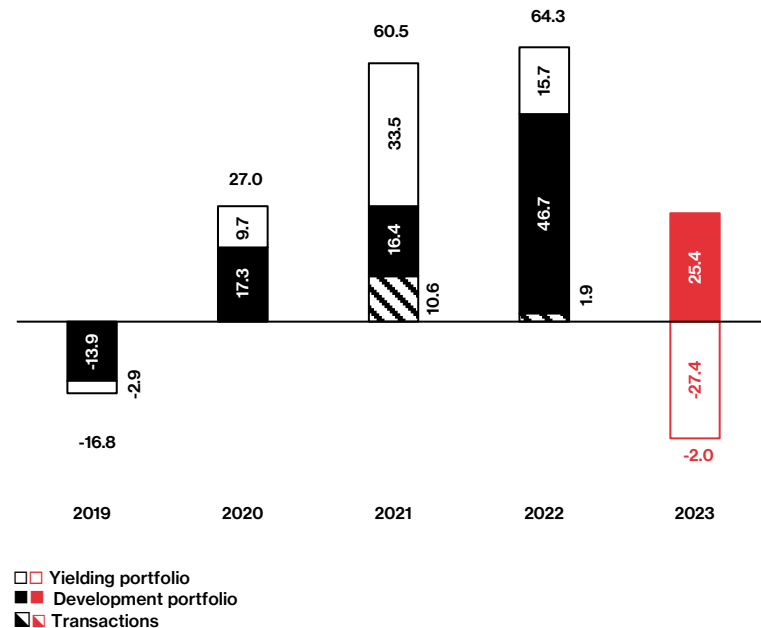
At the end of 2023, HIAG was able to acquire a building rights plot in Riehen (BS) for around CHF 3 million, for which it was previously the building rights holder.

Successes in the development portfolio compensate for market-related devaluations

Interest rates have risen sharply since mid-2022. The Swiss National Bank (SNB) raised its key interest rate by 2.5 percentage points, from -0.75% to 1.75%. Despite this rise in interest rates, the Swiss property market has so far proved robust. Measured against the marked increase in interest rates, the devaluation of yielding properties in the 2023 financial year was moderate at 2.4% or CHF 27.4 million (2022: increase of CHF 15.7 million in the value of yielding properties). The progress made in the development portfolio largely compensated for the loss in value due to the rise in interest rates. The development portfolio was valued CHF 25.4 million or 3.4% higher on a net basis (2022: increase in the value of development properties of CHF 46.7 million).

The average real discount rate applied by the independent property appraiser for the valuations on the total portfolio increased 11 basis points or 3.4% to 3.33% (31 December 2022: 3.22%). The nominal discount rate rose by 37 basis points to 4.62% (2022: 4.25%).

Changes in value in CHFm:



Other income and operating expenses within the expected range

Other income of CHF 8.8 million (2022: CHF 10.1 million), which was largely generated by the metal recycling business of the subsidiary Jaeger et Bosshard SA, was below the previous year due to lower metal recycling revenue. However, because of the correspondingly lower cost of materials of CHF 4.1 million (2022: CHF 5.0 million), the metal recycling business still generated a positive contribution to earnings.

Operating expenses of CHF 63.9 million (2022: CHF 46.2 million) include direct expenses of CHF 27.3 million for the sale of the condominium units of the Columbus promotion project in Cham (ZG) (2022: CHF 9.1 million), which are measured on the basis of the status of sales and progress of construction. The expenses for the operation and maintenance of the properties, which are also included in the operating expenses, were around 12.6% (2022: 12.1%) of the property income, and were within the expected and usual range.

As at the balance sheet date, the HIAG Group (including Jaeger et Bosshard SA) had a total of 88 employees (31 December 2022: 78), corresponding to 82 FTEs (31 December 2022: 74 FTEs). Despite the expansion to strengthen the organisation – mainly in property management, marketing and in connection with the ongoing construction management projects – personnel expenses remained at the previous year's level of CHF 15.0 million (2022: CHF 15.0 million). The insourcing of property management led to a decrease in third-party management fees and an increase in personnel costs, whereby the aim is to achieve lower expenses overall.

Office, administrative and development expenses, marketing and sales expenses, and rental and leasing expenses totalling CHF 8.1 million were in line with expectations with a decrease of CHF 0.6 million, whereby the decline is primarily due to a reduction in consulting expenses.

Metal recycling business of Jaeger et Bosshard SA to be transferred to the Thommen Group

The metal recycling business of Jaeger et Bosshard SA is to be transferred retroactively as of 1 January 2024 to the Thommen Group, which already managed the business operationally. The takeover agreement with the Thommen Group provides for all assets and liabilities relevant to the business to be transferred and the entire workforce (as at 31 December 2023: 12 people, as at 31 December 2022: 11 people) to be taken over by the Thommen Group. The land in question and the company Jaeger et Bosshard SA itself remain the property of HIAG. A corresponding rental agreement with a term of five years was concluded with the Thommen Group for the affected part of the site in Lancy (GE).

Encouraging net profit despite higher interest rates

At CHF 70.4 million, EBIT was substantially lower than in the previous year due to revaluation effects (2022: CHF 115.2 million). Before changes in value, however, the operating EBIT of CHF 72.3 million significantly exceeded the previous year's figure (2022: CHF 50.9 million). This is mainly due to successes in the transaction and promotion business, as well as the increase in rental income.

The significantly higher interest rates made an impact on financial expenses. The average interest rate for financial liabilities in the reporting period was 1.6% (2022: 1.0%), which led to a CHF 4.2 million lower

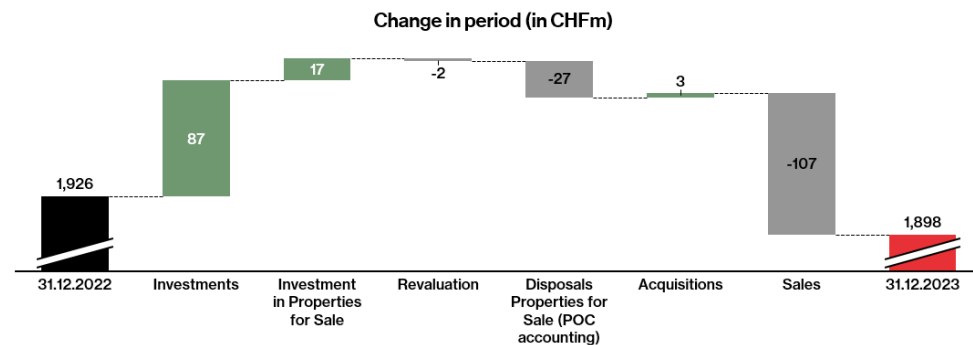
financial result of CHF -12.3 million despite the fact that the level of financial liabilities decreased by CHF 40 million as at the reporting date compared to the end of 2022.

The tax expenses was affected, among other things, by the release of deferred taxes on the properties sold. Given HIAG's accounting practice of discounting deferred taxes over 30 years, this figure was lower than the tax actually payable. The tax outlay in the previous year was also positively influenced by a tax rate reduction in the canton of Aargau and the associated reduction in tax provisions for deferred taxes totalling CHF 3.4 million. For these reasons, the tax outlay of CHF 11.1 million in the reporting period was higher than for the prior-year period despite lower EBT (2022: CHF 7.8 million).

HIAG generated net income for the reporting period of CHF 47.0 million (2022: CHF 99.4 million). Adjusted for revaluation effects, the net profit of CHF 48.6 million (2022: CHF 38.3 million) was up 26.7% on the previous year. This means that the successes in the transaction, promotion and letting business more than compensated for the higher financial expenses and taxes.

Divestments led to slight decrease in portfolio value

The value of the investment property portfolio increased by CHF 28.7 million to CHF 1.898 billion in the reporting period (31 December 2022: CHF 1.926 billion). The investments in the portfolio, excluding the consolidation acquisition in Riehen totalling CHF 104.0 million (2022: CHF 52.6 million), most of which was channelled into project developments, did not fully offset the portfolio devaluation of CHF 1.9 million and the effect of property sales of CHF 106.5 million.



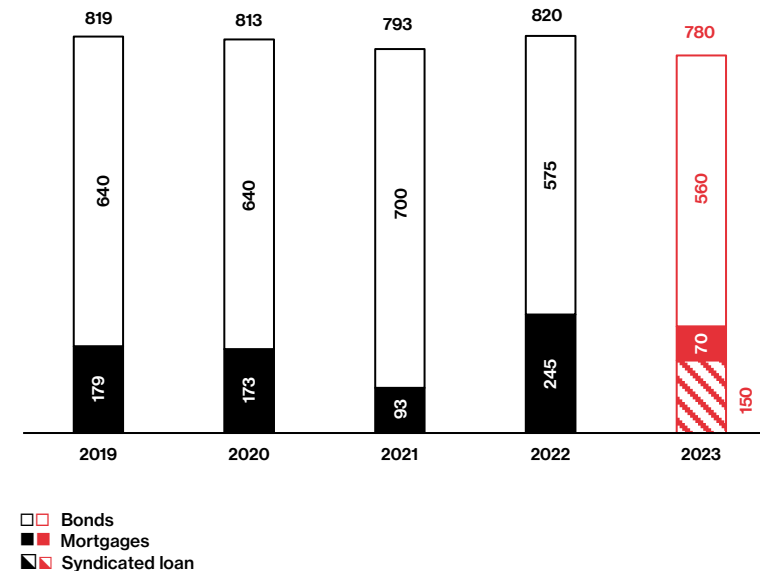
In February 2023, HIAG issued a CHF 100 million bond with a term of six years and a coupon of 3.13% to refinance the CHF 115 million bond that expired in July of the reporting year. As at the balance sheet date, a total of five bonds with an overall volume of CHF 560 million had been issued (31 December 2022: CHF 575 million).

In August 2023, HIAG signed a sustainability-linked syndicated credit line with a term of five years and a volume of CHF 500 million. The syndicated credit line includes increase options totalling CHF 200 million and is linked to three sustainability goals that are reviewed annually. If the goals are achieved,

HIAG will benefit from a margin reduction. The syndicated credit line made it possible to reduce the mortgage portfolio to a maximum of 10% of the outstanding financing, which meant that the majority of the mortgages outstanding at that time were also integrated into the syndicated credit line, leaving an outstanding mortgage volume of only CHF 70 million as at the balance sheet date (31 December 2022: CHF 245 million). The syndicated loan gives HIAG not only more financial flexibility, but also considerably greater financing security for upcoming projects and refinancing. A "Green Financing Framework" was also developed in addition to the sustainable syndicated loan financing. This framework, certified by an independent audit (second party opinion), defines how HIAG can use the funds raised under the Green Financing Framework.

HIAG uses interest rate swaps for active interest rate management, always ensuring a balanced maturity profile. In order to benefit from the inverted yield curve, HIAG concluded interest rate swaps with a volume of CHF 150 million towards the end of 2023.

Financing structure in CHFm:

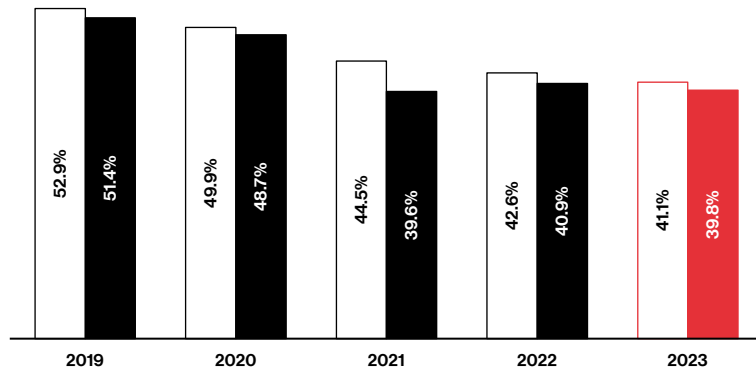




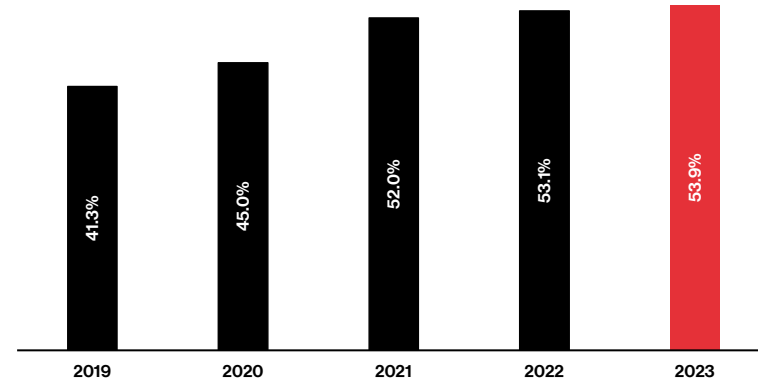
In line with the interest rate environment, the average interest rate for all financial liabilities increased from 1.0% to 1.6% in 2023. The weighted fixed interest rate term as at the balance sheet date was 3.2 years (31 December 2022: 2.8 years), and the weighted capital commitment term was 3.4 years (31 December 2022: 2.8 years).

The loan-to-value (LTV) ratio was 41.1% gross and 39.8% net on the reporting date, which leaves sufficient financing leeway (31 December 2022: net LTV ratio of 40.9%) and is well below the self-imposed cap of 45%

As at the reporting date, the equity ratio was solid at 53.9% (31 December 2022: 53.1%).



□ LTV ratio, gross
■ LTV ratio, net





Corporate Governance

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Corporate Governance

1 Principles

HIAG is committed to the responsible and value-centric management and supervision of the company. Corporate governance is a key prerequisite for achieving strategic corporate goals and creating sustainable value for shareholders and all other stakeholders. The most important elements of HIAG's corporate governance are a clearly defined division of responsibilities between the Board of Directors and the Executive Board, the protection of shareholders' interests and the provision of transparent information to the public.

This Corporate Governance Report contains the information as per the SIX Swiss Exchange Directive on Information relating to Corporate Governance (RLCG), and essentially follows the same structure. Unless indicated otherwise, the information in this report is valid as at 31 December 2023. The principles and rules of corporate governance are set out in the Articles of Incorporation and the Organisational Rules. It is planned that amendments to the Articles of Incorporation due to the new provisions of company law that will enter into force on 1 January 2023 will be included in the agenda for the 2024 Ordinary General Meeting.

Special emphasis is placed on the Codes of Conduct, in which HIAG expressly commits to comprehensive integrity and compliance with the law and all other external and internal regulations. All employees, business partners and their subcontractors are expected to take responsibility for their actions, to treat people, society and the environment with respect, to follow the applicable rules and to act with integrity.

The documents can be downloaded at the following link:

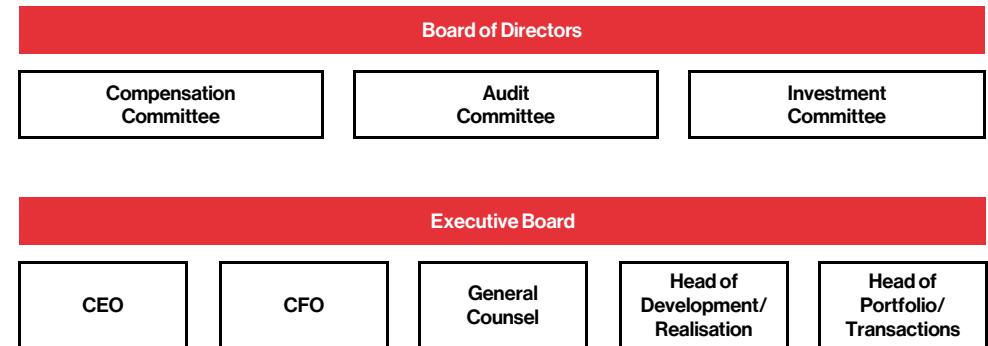
[→ More documents on Corporate Governance](#)

2 Group structure and shareholders

2.1 Group structure

2.1.1 Operational group structure (internal management structure)

The following organisational chart shows the operational group structure as at 31 December 2023.



The HIAG Group is supervised by the Board of Directors and managed on an operational basis by the Executive Board. The CEO is responsible for the management of the HIAG Group. Under the CEO's leadership, the Executive Board deals with all issues of relevance to the Group, makes decisions within the scope of its competencies and submits proposals to the Board of Directors. In the reporting period, the Executive Board consisted of the CEO, the CFO, the General Counsel, the Head of Development and Realisation, and the Head of Portfolio and Transactions. The CEO is responsible for the areas of management, human resources and investor relations. The CFO is responsible for finance, communications, IT, sustainability and risk management. The General Counsel is in charge of the legal and regulatory affairs of the HIAG Group. The Head of Development and Realisation is responsible for site/project development (including construction management), and the Head of Portfolio and Transactions is responsible for portfolio/asset management and transactions. Additional information on the three areas of the business model (site development, portfolio/asset management (portfolio) and transactions) can be found in the segment reporting section of the Notes to the Consolidated Financial Statements on page 57 of this Annual Report.

Changes in the Group's structure

The Executive Board was bolstered as of 1 January 2023. Michele Muccioli was appointed Head of Development and Realisation, and Béatrice Gollong Head of Portfolio and Transactions. The two new Executive Board members both already worked for HIAG.

In February 2023, HIAG announced the appointment of Stefan Hilber as CFO and member of the Executive Board as of 1 March 2023. Mr Hilber has worked for listed companies in the real estate sector since

2010, most recently as CFO and member of the Executive Board of Mobimo. Prior to that, he held management positions at Warteck Invest from 2013 to 2020, serving as CFO and member of the Executive Board from 2015. From 2010 to 2013, he was a Senior Financial Advisor in the Investment Management division of Peach Property Group. Stefan Hilber is a Swiss Certified Accountant and holds a lic. oec. publ. degree with a focus on finance from the University of Zurich.

2.1.2 Listed companies

HIAG Immobilien Holding AG is the parent company of the HIAG Immobilien Group

| | |
|--|----------------------------|
| Company | HIAG Immobilien Holding AG |
| Registered office | Basel, Switzerland |
| Listing | SIX Swiss Exchange, Zurich |
| Stock market capitalisation 31 December 2023 | CHF 806.6 million. |
| Symbol | HIAG |
| Valor | 23,951,877 |
| ISIN | CH0239518779 |

The key figures concerning HIAG Immobilien Holding AG shares can be found under "Share information" in this Annual Report on page 13.

2.1.3 Non-listed companies

With the exception of HIAG Immobilien Holding AG, the scope of consolidation includes only non-listed companies. The subsidiaries that fall under the Group's scope of consolidation are listed in the Notes to Consolidated Financial Statements on page 58 with their headquarters, share capital and extent of interest.

2.2 Shareholders

As at 31 December 2023, 1,041 shareholders (previous year: 1,026) with voting rights were registered in the HIAG Immobilien Holding AG shareholder register. Of the total number of shares issued, 0.11% (previous year: 0.23%) were treasury shares held by HIAG Immobilien Holding AG.

The distribution of shares as at 31 December 2023 was as follows:

| Number of registered shares | Registered shareholders | | Registered shares | | Non-registered shares | | Total number of shares issued |
|---|-------------------------|---------------|-------------------|--------------------|-----------------------|--------------------|-------------------------------|
| | Number | % | Number | % of issued shares | Number | % of issued shares | |
| 1 to 100 | 341 | 32.8% | 16,237 | 0.2% | - | - | - |
| 101 to 1,000 | 491 | 47.2% | 181,306 | 1.8% | - | - | - |
| 1,001 to 10,000 | 149 | 14.3% | 520,986 | 5.1% | - | - | - |
| 10,001 to 100,000 | 51 | 4.9% | 1,545,194 | 15.3% | - | - | - |
| 100,001 to 1,000,000 | 6 | 0.6% | 1,391,344 | 13.7% | - | - | - |
| 1,000,001 and over | 3 | 0.3% | 5,523,132 | 54.6% | - | - | - |
| Total number of registered shareholders/shares | 1,041 | 100.0% | 9,178,199 | 90.7% | - | - | - |
| Total number of non-registered shares | - | - | - | - | 941,401 | 9.3% | - |
| Total | - | - | 9,178,199 | - | 941,401 | - | 10,119,600 |

| Number of registered shares | Registered shareholders | | Registered shares | |
|--------------------------------|-------------------------|---------------|-------------------|---------------|
| | Number | % | Number | % |
| Natural persons | 819 | 78.7% | 656,177 | 7.1% |
| Legal persons | 50 | 4.8% | 5,807,266 | 63.3% |
| Pensions funds | 58 | 5.6% | 1,245,993 | 13.6% |
| Insurance companies | 10 | 1.0% | 99,883 | 1.1% |
| Funds | 63 | 6.1% | 1,197,441 | 13.0% |
| Other foundations | 23 | 2.2% | 115,060 | 1.3% |
| Banks | 16 | 1.5% | 55,909 | 0.6% |
| Public corporations | 2 | 0.2% | 470 | 0.0% |
| Total | 1,041 | 100.0% | 9,178,199 | 100.0% |
| Switzerland | 936 | 89.9% | 9,020,159 | 98.3% |
| Europe (excluding Switzerland) | 97 | 9.3% | 119,774 | 1.3% |
| North America | 5 | 0.5% | 36,161 | 0.4% |
| Other countries | 3 | 0.3% | 2,105 | 0.0% |
| Total | 1,041 | 100.0% | 9,178,199 | 100.0% |

Source: SIX Exchange Regulation/Significant shareholders

2.2.1 Significant shareholders

The following table reflects the situation regarding significant shareholders holding 3% or more of the share capital of HIAG Immobilien Holding AG in accordance with the "Overview of significant

shareholders" of the SIX Exchange Regulation. The shareholdings according to the share register of HIAG Immobilien Holding AG as of 31 December 2023 are disclosed in the consolidated financial statements on page 73 and in the financial statements of HIAG Immobilien Holding AG on page 96.

| Shareholder | Number of shares | Voting rights | Source |
|--|------------------|---------------|---------------|
| | | | Communication |
| Shareholder groups ¹ composed of: | 5,521,882 | 54.6% | 24/12/2022 |
| SFAG Holding AG ² | | | |
| Grisgros Beteiligungs AG ³ | | | |
| BraCHe Beteiligungs AG ⁴ | | | |

¹ Pursuant to the shareholders' agreement of 14 April 2014, the members of this group of shareholders constitute a group within the meaning of Art. 121 of the Swiss Financial Market Infrastructure Act (FinfraG).

² SFAG Holding AG is controlled by Dr Felix Grisard.

³ Grisgros Beteiligungs AG is controlled by Andrea Grisard.

⁴ BraCHe Beteiligungs AG is controlled by Salome Grisard Varnholt.

Between 1 January 2023 and 31 December 2023, no changes were disclosed and published on the SIX Exchange Regulation website.

The disclosure notifications made to HIAG Immobilien Holding AG and SIX Swiss Exchange AG concerning shareholder participations in HIAG Immobilien Holding AG are published on the electronic SIX Swiss Exchange AG publication platform and can be retrieved using the search screen via the following link:

[→ Overview of significant shareholders of SIX Exchange Regulation](#)

2.3 Shares of unregistered owners

As at 31 December 2023, shares of unregistered owners amounted to 9.30% (previous year: 7.37%) of the total share capital.

2.4 Cross-shareholdings

As at 31 December 2023, there were no cross-shareholdings.

3 Capital structure as at 31 December 2023

3.1 Capital

| In CHF | 31/12/2023 | 31/12/2022 | 31/12/2021 |
|-------------------------------------|------------|------------|------------|
| Ordinary share capital (nominal) | 10,119,600 | 10,119,600 | 10,119,600 |
| Authorised share capital (nominal) | – | 13,400 | 1,230,400 |
| Conditional share capital (nominal) | 350,000 | 350,000 | 350,000 |
| Own Treasury shares | 11,350 | 23,581 | 33,767 |

3.2 Approved share capital

The company currently has no approved share capital.

3.3 Conditional share capital

The rules governing conditional share capital are laid out in Art. 3b of the Articles of Incorporation:

Art. 3b As per Art. 3b of the Articles of Incorporation, the share capital of the company shall be increased by a maximum of CHF 350,000 by issuing a maximum of 350,000 fully paid up registered shares with a nominal value of CHF 1.00 resulting from the exercising of option rights or similar rights, to which employees, members of the Board of Directors and the Executive Board of the company and its subsidiaries are entitled within the framework of employee stock option plans. The Board of Directors draws up the corresponding employee stock option plans in coordination with the Compensation Committee.

The exact wording of the provisions of the Articles of Incorporation on conditional share capital can be found in the Articles of Incorporation of HIAG Immobilien Holding AG and downloaded from the HIAG website via the following link:

[→ Articles of Incorporation of HIAG Immobilien Holding AG](#)

3.4 Changes in capital

No changes in capital were made in the financial year 2023. HIAG Immobilien Holding AG's share capital has changed as follows over the last three years:

| | Number of registered shares | Nominal value per share in CHF | Nominal value in CHF |
|--|-----------------------------|--------------------------------|----------------------|
| Share capital, issued and fully paid, as at 31 December 2021 | 10,119,600 | 1.00 | 10,119,600 |
| Share capital, issued and fully paid, as at 31 December 2022 | 10,119,600 | 1.00 | 10,119,600 |
| Share capital, issued and fully paid, as at 31 December 2023 | 10,119,600 | 1.00 | 10,119,600 |

| | |
|---|---------|
| Statutory capital reserves | in TCHF |
| 31 December 2021 | 1,610 |
| 31 December 2022 | 1,610 |
| 31 December 2023 | 1,610 |
| Statutory reserves from capital contribution (reserves from capital contributions) | in TCHF |
| 31 December 2021 | 184,782 |
| 31 December 2022 | 171,166 |
| 31 December 2023 | 148,551 |
| Statutory retained earnings | in TCHF |
| 31 December 2021 | 8,226 |
| 31 December 2022 | 7,942 |
| 31 December 2023 | 7,450 |
| Accumulated profit | in TCHF |
| 31 December 2021 | 18,703 |
| 31 December 2022 | 6,748 |
| 31 December 2023 | 828 |

3.5 Shares, participations and dividend rights certificates

HIAG Immobilien Holding AG's share capital is fully paid up and amounts to CHF 10,119,600. It comprises 10,119,600 registered shares with a nominal value of CHF 1.00 each. Each registered share entitles its bearer to a vote and to dividends. Paragraph 7 on page 38 contains information about voting rights. There are no preferential rights or similar rights.

As at 31 December 2023, no participation certificates or dividend rights certificates had been issued.

3.6 Transferability restrictions and nominee registrations

The Board of Directors maintains a shareholder register in which the name, address, nationality and, for legal entities, the headquarters of owners, beneficiaries and nominees are entered. Only shareholders, beneficiaries or nominees that are entered in the shareholder registry are recognised in relation to the company. Share purchasers are entered into the shareholder register on request as shareholders with voting rights if they expressly declare that these shares were purchased in their own name and on their own behalf. Art. 685d para. 3 of the Swiss Code of Obligations (OR) remains reserved. Persons who do not expressly declare in the registration request that they hold the shares on their own behalf (hereafter referred to as "Nominees") are entered in the shareholders register with voting rights up to a maximum of 2% of the share capital entered in the commercial register. Beyond this limit, shares of nominees are registered with voting rights only if the nominee in question discloses the name, address, nationality and number of shares of the persons on whose account they hold 0.5% or more of the equity capital entered in the commercial register. Nominees who are affiliated by capital or votes, through common management or otherwise, or who are acting together with a view to circumvention of the regulations concerning nominees are considered to be one nominee. The Board of Directors can refuse the registration of

a shareholder, beneficiary or nominee if registration would lead to the impossibility of obtaining the legally required proof of the composition of the group of shareholders as per the Federal Act on the Acquisition of Immovable Property in Switzerland by Foreign Non-Residents (BewG) due to recognition of the buyer. The company may strike entries from the shareholder register after hearing from the party concerned if the entries were made on the basis of false declarations. The purchaser must be informed immediately should any entries be struck.

3.7 Convertible bonds and options

HIAG has no convertible bonds or options outstanding.

4 Board of Directors

The functions of HIAG Immobilien Holding AG's Board of Directors comply with the Swiss Code of Obligations (OR), the Articles of Incorporation and the Organisational Rules of the company, which can be accessed by clicking on the following link:

[→ Organisational Rules and Articles of Incorporation of HIAG Immobilien Holding AG](#)

4.1 Members of the Board of Directors

As per Art. 15 of the Articles of Incorporation, HIAG Immobilien Holding AG's Board of Directors is composed of a minimum of three and a maximum of nine members. As at 31 December 2023, the Board of Directors consisted of six members, the majority of whom are independent. For the purposes of the economiesuisse Swiss Code of Best Practice for Corporate Governance, non-executive members of the Board of Directors are deemed to be independent if they have never belonged to the Executive Board, or belonged to the Executive Board more than three years ago, and have no or only relatively minor business relations with the company. With the exception of Dr Jvo Grundler, General Counsel, no member of the Board of Directors held an executive position with HIAG during the reporting year. There are no cross-involvements.

The following table offers an overview of the composition of HIAG Immobilien Holding AG Board of Directors as at 31 December 2023. All members are elected until the end of the next Ordinary General Meeting.

| Name | Nationality | Year of birth | Function | Assumption of office | Executive | Independent |
|-------------------------|-------------|---------------|--|----------------------|-----------|-------------|
| Dr. Felix Grisard | Switzerland | 1968 | President Audit Committee Investment Committee | 2009 | no | yes |
| Balz Halter | Switzerland | 1961 | Vice President Investment Committee (President) Compensation Committee | 2019 | no | yes |
| Salome Grisard Varnholt | Switzerland | 1966 | Member Compensation Committee (President) Investment Committee | 2009 | no | yes |
| Dr. Jvo Grundler | Switzerland | 1966 | Member | 2017 | yes | no |
| Anja Meyer | Switzerland | 1967 | Member Investment Committee | 2021 | no | yes |
| Micha Blattmann | Switzerland | 1973 | Member Audit Committee (President) | 2023 | no | yes |



Dr Felix Grisard
President of the Board of Directors

Education

Dr oec. University of St. Gallen, OPM Harvard Business School

Professional background

2002 to 2010 HIAG Group CEO
1998 to 2001 HIAG Group COO
1996 to 1998 Boston Consulting Group

Previous activities for the HIAG Holding Group

2019 Interim CEO from 29 April to 31 December 2019
2002 to 2010 HIAG Group CEO
1996 to 2001 HIAG Group COO

Key competencies

- Leadership in the management/board of directors of a listed company
- Real estate development (development, management)
- Innovation/digitalisation
- Finance/risk management
- M&A/law
- Experience of the Swiss real estate market (marketing)
- Sustainability



Balz Halter
Vice President of the Board of Directors

Education

Dipl. Bau-Ing. ETH Zurich, lic. iur. University of Zurich, Stanford Executive Program, USA

Professional background

1986 to today President of the Board of Directors and CEO of Halter AG, Zurich

Key competencies

- Real estate development (development, management)
- Innovation/digitalisation
- Finance/risk management
- M&A/law
- Experience of the Swiss real estate market (marketing)
- Sustainability



Salome Grisard Varnholt
Member of the Board of Directors

Education

Dipl. Architect ETH/SIA, Zurich

Professional background

1999 to today grisard'architektur architectural firm, Zurich
1999 to 2002 Assistant to Prof. Dominique Perrault, ETH Zurich
1991 to 1998 Herzog & de Meuron, Basel, Richter & Dahl
Rocha, Lausanne, Burkhard Meyer, Baden

Key competencies

- Real estate development (development, management)
- Experience of the Swiss real estate market (marketing)
- Sustainability



Dr Jvo Grundler
Executive Member of the Board of Directors, General Counsel

Education

Dr iur., University of St. Gallen, Attorney at Law, LLM University of Cambridge, UK

Professional background

2017 to today General Counsel at HIAG Immobilien Holding AG
 2017 to today Partner at a Zurich-based corporate law firm
 2002 to 2017 Legal Counsel and Partner at Ernst & Young, inter alia, Head of Legal Consulting and General Counsel
 2000 to 2002 Legal Counsel at Andersen Legal
 1993 to 2000 Zurich-based corporate law firm

Key competencies

- Leadership in the management/board of directors of a listed company
- Finance/risk management
- M&A/law
- Experience of the Swiss real estate market



Anja Meyer
Member of the Board of Directors

Education

SME intensive studies, University of St. Gallen, Commercial Diploma, Lucerne cantonal school

Professional background

2009 to today Owner and delegate of the Board of Directors of smeyers Holding AG, Lucerne
 2002 to 2008 Serimo Immobiliendienste AG, Member of the Executive Board - Head of Real Estate Marketing
 1995 to 2002 Regus Plc., Business Development Director, Switzerland and Austria

Key competencies

- Innovation/digitalisation
- Finance (property investments)/risk management
- Experience of the Swiss real estate market (marketing)
- Sustainability



Micha Blattmann
Member of the Board of Directors

Education

lic. iur. University of Zurich, LLM UCLA Los Angeles, Attorney at Law

Professional background

2013 to today Founding partner at Vicenda Group AG, Baar, lawyer in own law firm, Cham
 2011 to 2013 Equity/Fixed Income Capital Market Team at Merrill Lynch Investment Bank, London/Zurich
 2009 to 2011 Global Family Office Group at UBS Wealth Management, Zurich
 2005 to 2011 Equity Derivatives Capital Market Team at UBS Investment Bank, Zurich
 2001 to 2005 Capital markets lawyer with Bär & Karrer, Zurich/Zug, Andersen Legal, Zurich

Key competencies

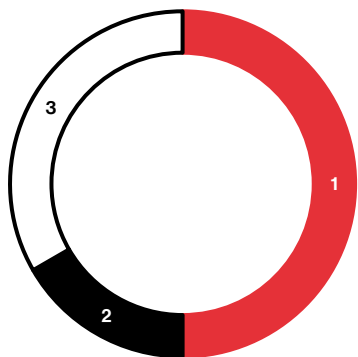
- Leadership in the management/board of directors of a listed company
- Finance/risk management
- M&A/law

Board of Directors composition and areas of competence at a glance

The following graphs show the composition of the Board of Directors in terms of competencies, length in office and gender.

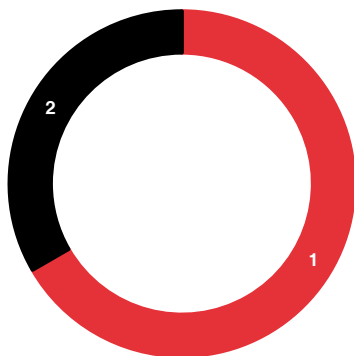
When selecting members of the Board of Directors, the focus is on experience in leadership and management functions as well as listed companies, real estate development and management, innovation and digitalisation, finance and risk management, M&A and law, as well as experience in the Swiss real estate market and sustainability (please also refer to the “key competencies” in the brief portraits of the Board members).

Tenure



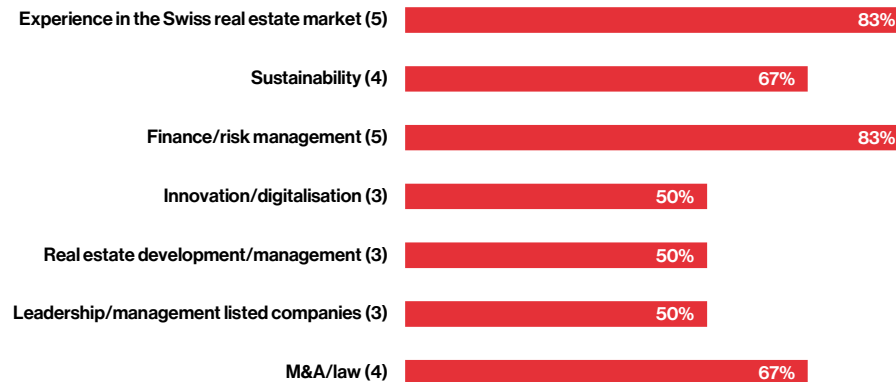
- 1 Under 4 years (3; 50%)
- 2 Between 4 and 8 years (1; 17%)
- 3 Over 8 years (2; 33%)

Gender



- 1 Male (4; 67%)
- 2 Female (2; 33%)

Expertise/experience



4.2 Other activities and vested interests

Information on the activities and vested interests of the members of the Board of Directors in the highest management or administrative bodies of other companies (Art. 626 para. 2 item 1 OR and Art. 25 Articles of Incorporation) can be found in the Compensation Report under the heading “Activities with other companies”, starting on page 48 of this Annual Report.

4.3 Statutory rules on other activities and interests

The members of the Board of Directors may not exercise more than four additional mandates in the executive or supervisory bodies of listed companies and no more than ten additional mandates in the executive or supervisory bodies of non-listed legal entities, which must be entered in the commercial register or any comparable register in another country, and which do not control and are not controlled by the company. They may not hold a total of more than ten additional mandates. Not subject to these restrictions are mandates held in group subsidiaries or those exercised by a member of the Board of Directors or the Executive Board on behalf of the company (joint ventures, pension schemes of this legal entity, companies in which this legal entity holds a significant equity share, etc.). In addition to being on the HIAG Immobilien Holding AG Board of Directors, Dr. Felix Grisard and Dr. Jvo Grundler are also members of the Board of Directors of all HIAG Group companies. Mandates held in legal entities that are not obliged to be entered into a commercial register or comparable register in another country, as well as honorary offices at charitable organisations as recognised under tax law, are also not subject to restriction. The details of the rules concerning external mandates, in particular the definition of the term “mandate”, are stipulated in Art. 25 of the Articles of Incorporation. No members of the Board of Directors have exceeded the established thresholds for mandates. The Board of Directors is made aware of the way in which interests should be handled during an annual in-house training session on stock exchange law.

4.4 Election and term of office

The President and Vice President of the Board of Directors and members of the Board of Directors and the Compensation Committee, who must be members of the Board of Directors, are generally elected individually at the Ordinary General Meeting until the conclusion of the next Ordinary General Meeting. Members of the Board of Directors may resign or be removed before the end of their term in office. New members join the Board of Directors for the remainder of the term in office of the member they are replacing. Re-election is permitted.

4.5 Internal organisation

Aside from the President and Vice President of the Board of Directors, who are elected by the General Meeting, the Board of Directors constitutes itself. It appoints the Secretary, who does not have to be a member of the Board of Directors.

The Board of Directors can also order committees from among its members to carry out non-transferable and inalienable tasks and entrust them with the preparation and implementation of its decision, the monitoring of operations and related special tasks. The framework for action is provided by the Articles of Incorporation and Organisational Rules.

[→ Organisational Rules and Articles of Incorporation of HIAG Immobilien Holding AG](#)

4.6 Composition, tasks and limits of competence of the committees of the Board of Directors

The Compensation Committee, Audit Committee and Investment Committee are standing committees with the following composition as at 31 December 2023:

| Compensation Committee | Audit Committee | Investment Committee |
|---------------------------------|-------------------------|-------------------------|
| Salome Grisard Varnholt (Chair) | Micha Blattmann (Chair) | Balz Halter (Chair) |
| Balz Halter | Dr. Felix Grisard | Dr. Felix Grisard |
| Anja Meyer | | Salome Grisard Varnholt |
| | | Anja Meyer |

The Compensation Committee and Audit Committee are each composed of at least two members of the Board of Directors, one of whom must be an independent non-executive. The Investment Committee consists of at least three members of the Board of Directors. The committees report regularly to the Board of Directors at every Board of Directors meeting and, in urgent cases, directly with regard to their activities concerning the company and the Group companies, and in particular about the current course of business and important business events. The committees of the Board of Directors submit necessary proposals to the Board of Directors.

4.7 Compensation Committee

The Compensation Committee is composed of at least two members of the Board of Directors who are elected individually at the General Meeting. The principles concerning the tasks and responsibilities of the Compensation Committee with regard to compensation are set forth in paragraph C (Arts. 27 and 28) of the Articles of Incorporation and are described in greater detail in the Compensation Report of this Annual Report on page 42.

4.8 Audit Committee

The Audit Committee supports the Board of Directors in fulfilling its tasks, particularly in the areas of finance control (supervision of external audits, monitoring of financial reporting), reviewing and approving non-financial reporting (Sustainability Report), and the supervision of the persons entrusted with the management of the company (internal control system).

The Audit Committee has the following tasks and responsibilities:

Supervision of external audits

- Determination of the multi-year review plan and the review scope of external audits;
- Discussion of the audit reports with the external auditors and Executive Board and monitoring of their implementation;
- Evaluation of the performance of the external auditors and their cooperation;
- Support of the Board of Directors with the nomination of the external auditor at the General Meeting;
- Evaluation of the fees of the external auditor and its independence, monitoring of the compatibility of the audit activity with any consulting mandates.

Supervision of financial reporting

- Evaluation of the company's consolidated financial statements, financial statements and any status reports;
- Decision on whether any status report, consolidated financial statements and annual financial statements can be recommended to the Board of Directors for submission to the General Assembly.

Evaluation and further development of the internal control system

- Evaluation of the functionality of the internal control system, including risk management;
- Verification of compliance with the valid standards and guidelines, and further development of the internal control system.

Assessment and further development of non-financial reporting (Sustainability Report)

- Discussion of upcoming regulations relating to non-financial disclosure and the governance of HIAG's non-financial disclosure and the governance of HIAG's non-financial reporting (ESG);
- Reviewing the non-financial data included in the Group's annual reporting;
- Reviewing and discussing the company's approach to non-financial reporting.

As a rule, the CEO, CFO and General Counsel always participate in Audit Committee meetings. Other members of the Board of Directors, the Executive Board or other internal or external experts may also be invited to participate in these meetings. Any granting of paid contracts to third parties requires the prior approval of the Board of Directors.

4.9 Investment Committee

The Investment Committee assists the Board of Directors in fulfilling its missions, particularly in terms of planning and evaluation of investments in the existing property and real estate portfolios, as well as buying and selling properties and real estate.

The Investment Committee has the following tasks and responsibilities:

- Evaluation of investment proposals concerning real estate that fall within the decisional competence of the Board of Directors with suitable recommendations to the Board of Directors;
- Evaluation of investment proposals concerning real estate that fall within the decisional competence of the Investment Committee;
- Development of the medium and long-term real estate strategy for the attention of the Board of Directors;
- Performance of other tasks assigned to the Investment Committee by the Board of Directors.

The CEO and CFO always participate in Investment Committee meetings. Site developers whose projects are the subject of the meetings also participate. Other internal or external specialists can also be called to the sessions. Any granting of paid contracts to third parties requires the prior approval of the Board of Directors.

Due to the shareholder structure, the size of the company and the specific circumstances of HIAG Immobilien Holding AG, the Board of Directors does not have a Nomination Committee. Any such responsibilities are carried out by the Board of Directors as a whole.

Further information about the tasks of the Committees can be found in para. V of the Organisational Rules.

→ [Organisational Rules of HIAG Immobilien Holding AG](#)

4.10 Allocation of tasks and functioning of the Board of Directors

The Board of Directors exercises its authority pursuant to Arts. 16 and 17 of the Articles of Incorporation as an overall body. The Articles of Incorporation do not provide for a division of responsibilities within the Board of Directors. The procedural rules for meetings of the Board of Directors are set forth in HIAG Immobilien Holding AG's Organisational Rules (para. II, letter b).

The tasks and competencies of the President and Vice President of the Board of Directors are defined in the Organisational Rules (paras. III and IV). If the President of the Board of Directors is unavailable – or if there is a possible conflict of interests – the Vice President takes over the tasks and competencies of the President.

The Board of Directors is convened by the President, the Vice President, or if they are unavailable, by another member. Any member of the Board of Directors can request that a meeting be convened immediately by giving the reasons in writing.

The Board of Directors has a quorum if the majority of the members participate, whereby connection by telephone and/or video conference meet the attendance requirement. No minimum presence is required for decisions that require public certification. The decisions of the Board of Directors must be

made by the majority of its members in order to be valid. If there is a tie, the vote of the President is decisive. Decisions of the Board of Directors can also be made by circular letter, unless a member requests oral deliberation.

Four ordinary meetings of the Board of Directors generally take place every year (one per quarter). In the interim, extraordinary meetings of the Board of Directors may be called and circular resolutions may be taken as needed. The meetings of the Board of Directors are minuted, and circular resolutions are included in the minutes of the subsequent meeting. Four ordinary and two extraordinary meetings of the Board of Directors took place during the reporting period, all in person, none by video conference and none by conference call.

The following table provides an overview of the meetings of the Board of Directors and the committees in 2023.

| | Board of Directors | Compensation Committee | Audit Committee | Investment Committee |
|------------------------------|--------------------|------------------------|-----------------|----------------------|
| Dr. Felix Grisard, President | 6 | | 4 | 7 |
| Balz Halter, Vice-President | 6 | 3 | | 7 |
| Salome Grisard Varnholt | 6 | 3 | | 7 |
| Dr. Jvo Grundler | 6 | | | |
| Dr. Christian Wiesendanger | 1 | | 1 ¹ | |
| Anja Meyer | 6 | 2 | | 7 |
| Micha Blattmann | 4 | | 3 ² | |
| Ø Session duration in hours | 3 | 1.5 | 2 | 2 |

¹ Committee member until the 2023 AGM

² Committee member since the 2023 AGM

The CEO and CFO are invited to meetings of the Board of Directors. For discussion of specific subjects, the Board of Directors may call on other executives or external consultants as needed. During the period under review, no external consultants were called on to any significant extent.

4.11 Self-evaluation of the Board of Directors

HIAG follows the constant and rolling improvement approach. Potential for optimisation and insights from reflections are regularly discussed at Board of Directors' meetings and suitable measures initiated. In addition, the Board of Directors evaluates, analyses and discusses its working methods, quality (effectiveness) and composition annually as part of a recurring self-evaluation. The personal performance evaluation and the performance of the committees and the Board of Directors as a whole are discussed.

The Board of Directors' tasks, responsibilities and working methods are set forth in Arts. 17 and 18 of the Articles of Incorporation and in the Organisational Rules.

4.12 Division of competencies between the Board of Directors and Executive Board

As per Art. 716a of the Swiss Code of Obligations and Arts. 17 and 18 of the Articles of Incorporation, the Board of Directors is responsible for the company's business and affairs. All Executive Board tasks that are not legally or expressly assigned to the Board of Directors or another body by law or by the Articles of Incorporation are carried out by the Executive Board. The CEO is the President of the Executive Board and has decisional authority over the other members. The members of the Executive Board manage the day-to-day business independently within the framework of the corporate strategy, the budget and company objectives decided by the Board of Directors. In addition to the business reserved to it by law, the Board of Directors decides on the acquisition or sale of companies, properties with a transaction value of more than CHF 50 million, or investments that require finance in excess of CHF 0.5 million.

The tasks and limits of responsibilities of the Board of Directors and Executive Board are stipulated in HIAG Immobilien Holding AG's Organisational Rules.

[→ Organisational Rules of HIAG Immobilien Holding AG](#)

4.13 Information and supervisory mechanisms concerning the Executive Board

The President of the Board of Directors is in regular contact with the CEO regarding all important company policy questions and the members of the Executive Board are generally present at every ordinary meeting to ensure direct contact between the Board of Directors and the Executive Board and thus suitable control. The Board of Directors is informed on a quarterly basis of the operating and financial developments and important key figures of the group. The Executive Board also presents a comprehensive report on the development of business activities at the meetings of the Board of Directors.

The more comprehensive Half-Year Report also contains the expectations of the operational management concerning the development of results until the end of the financial year and information on personnel development, liquidity, investments made, the composition of the shareholder base and market expectations in terms of the company's development.

4.14 Risk management

The Board of Directors re-evaluates risks at least once a year and receives a report on the functionality and effectiveness of the internal control system from the Executive Board. HIAG Immobilien Holding AG has a standard risk management system. The Board of Directors assesses the identified risks according to their probability of occurrence and their scope. When assessing the scope, financial impacts and both operational and reputational consequences are taken into account. When necessary, the Board of Directors decides on measures intended to prevent or reduce identified risks or their consequences. Where this is not possible, these risks are shifted to third parties, e.g. insurance companies, as much as

possible. There is currently no internal auditing department. Internal control is carried out by the Finance Division and risk management by the CEO. The Board of Directors and its Audit Committee are in direct contact with the external auditor and can request that special audit activities be carried out as needed.

HIAG seeks to set ethical and professional standards as a sustainable real estate company. A corporate culture that promotes the careful handling of risks should support this objective. HIAG has implemented and communicated a Code of Conduct for employees and business partners and their subcontractors.

[→ More on the sustainability guidelines and codes of conduct](#)

HIAG has also implemented data protection regulations and notified all employees.

5 Executive Board

The Executive Board is responsible for the operational management of the HIAG Group. The tasks and competencies of the Executive Board are determined in HIAG Immobilien Holding AG's Organisational Rules (paragraph VI), which can be accessed by clicking on the following link:

[→ Organisational Rules of HIAG Immobilien Holding AG](#)

5.1 Members of the Executive Board

In the reporting year, the Executive Board consisted of the CEO, the CFO, the General Counsel, the Head of Development and Realisation, and the Head of Portfolio and Transactions. The CEO is responsible for the management of the HIAG Group. The CEO may delegate their powers to subordinate bodies, in particular to members of the Executive Board. Members of the Executive Board are appointed by the Board of Directors. The following table shows the composition of the Executive Board as at 31 December 2023.

| Name | Nationality | Born | Position | Appointed |
|------------------|-------------|------|-------------------------------------|--------------|
| Marco Feusi | Switzerland | 1972 | CEO | January 2020 |
| Stefan Hilber | Switzerland | 1981 | CFO | March 2023 |
| Dr. Jvo Grundler | Switzerland | 1966 | General Counsel | May 2017 |
| Michele Muccioli | Italy | 1978 | Head of Development and Realisation | January 2023 |
| Béatrice Gollong | Germany | 1975 | Head of Portfolio and Transactions | January 2023 |



Marco Feusi
CEO

Education

Dipl. Architekt HTL, Brugg-Windisch, Master of Advanced Studies in Management, Technology and Economics

Professional background

2020 to today HIAG CEO
 2003 to 2019 Partner and co-owner Wüest Partner AG, including as a member of the Board of Directors 2003 to 2006 and 2013 to 2017 and as President of the Executive Board 2017 to 2019
 2000 to 2003 Scientific Associate/Senior Consultant at Wüest & Partner AG
 1999 to 2000 Escrow agent and broker at ITERA Immobilien AG
 1998 to 1999 Independent architect
 1993 to 1997 Employed in various architectural firms

Previous activities for the HIAG Holding Group

2007 to 2008 Member of the HIAG Immobilien Schweiz AG Board of Directors



Stefan Hilber
CFO

Education

Lic. oec. publ., University of Zurich, Swiss certified public accountant

Professional background

2023 to today HIAG CFO
 2020 to 2022 CFO of Mobimo Holding AG
 2015 to 2020 CFO and member of the Executive Board of Warteck Invest AG
 2013 to 2015 Head of Finance and HR Administration at Warteck Invest AG
 2010 to 2013 Senior Financial Advisor in the Investment Management division at Peach Property Group Ltd
 2005 to 2010 Various positions in the Audit Services division at KPMG



Dr. Jvo Grundler
Executive Member of the Board of Directors and General Counsel

Education

Dr. iur., University of St. Gallen, Attorney at Law, LLM University of Cambridge, UK

Professional background

2017 to today General Counsel at HIAG Immobilien Holding AG
 2017 to today Partner at a Zurich-based corporate law firm
 2002 to 2017 Legal Counsel and Partner at Ernst & Young, inter alia, Head of Legal Consulting and General Counsel
 2000 to 2002 Legal Counsel at Andersen Legal
 1993 to 2000 Zurich-based corporate law firm



Michele Muccioli
Head of Development and Realisation

Education

Architect FH, ZHAW Winterthur, specialisation in urban planning / Master of Advanced Studies in Real Estate (CUREM), University of Zurich

Professional background

2023 to today Member of the Executive Board, Head of Development and Realisation
 2012 to 2022 Site developer at HIAG
 2008 to 2012 Senior Consultant, Real Estate Consultant and Service Developer at Wüest Partner AG
 2003 to 2007 Architect/Project Manager at Hauenstein LaRoche Schedler Architects



Béatrice Gollong
Head of Portfolio and Transactions

Education

Civil Engineer Dipl. Ing (FH), MBA in International Property Management

Professional background

2023 to today Member of the Executive Board, Head of Portfolio and Transactions
 2020 to 2022 Head of Transactions and Commercial Space Marketing at HIAG
 2013 to 2020 Head of Investment and Consulting / Deputy CEO / Member of the Executive Board at SPG Intercity Zurich AG
 2011 to 2013 Transaction Manager at UBS Fund Management (Switzerland) AG
 2005 to 2011 Senior Consultant at Wüest Partner AG
 2002 to 2004 Construction Manager at W. Markgraf GmbH & Co. KG (Munich/D)
 1999 to 2002 Junior Construction Manager at Walter Bau AG (Munich/D)

5.2 Other activities and vested interests

Information on activities and vested interests of the members of the Executive Board in the highest management or administrative bodies of other companies (Art. 626 para. 2 item 1 OR and Art. 25 Articles of Incorporation) can be found in the Compensation Report under the heading “Activities with other companies”, starting on page 48 of this Annual Report.

5.3 Statutory rules on other activities and interests

The members of the Executive Board may not exercise more than two additional mandates in the executive or supervisory bodies of listed companies and no more than ten additional mandates in the executive or supervisory bodies of non-listed legal entities, which must be entered in the commercial register or any comparable register in another country, and which do not control and are not controlled by the company. They may not hold a total of more than ten additional mandates. Not subject to these restrictions are mandates held in group subsidiaries or those exercised by a member of the Board of Directors or the Executive Board on behalf of the company (joint ventures, pension schemes of this legal entity, companies in which this legal entity holds a significant equity share, etc.). Mandates held in legal entities that are not obliged to be entered into a commercial register or comparable register in another country, as well as honorary offices at charitable organisations as recognised under tax law, are also not subject to restriction. The details of the rules concerning external mandates, in particular the definition of the term “mandate”, are stipulated in Art. 25 of the Articles of Incorporation. No members of the Executive Board have exceeded the established thresholds for mandates. The Executive Board is made aware of the way in which interests should be handled during an annual in-house training session on stock exchange law.

5.4 Management agreements

As at 31 December 2023, there were no management agreements with companies outside the HIAG Group.

6 Compensation, participations and loans

All information on the compensation of the Board of Directors and the Executive Board of HIAG Immobilien Holding AG is given in the Compensation Report of this Annual Report on page 42.

7 Shareholders' participation rights

7.1 Restrictions on voting rights and proxies

Each registered share entitles the holder to a vote at the General Meeting (Art 10 Articles of Incorporation). However, voting rights can be exercised only by shareholders registered in the shareholder register (Art. 5 Articles of Incorporation). Information on the registration of registered shares can be found on page 27 of this Annual Report in section “Transferability of registered shares and nominee registrations” (Art. 5 Articles of Incorporation).

Any shareholder entitled to vote may have their shares represented by the independent proxy or by a person authorised by them, who need not be a shareholder. Shareholders may be represented by proxy provided that a written power of attorney is submitted, the recognition of which shall be decided on by the Chairman of the General Meeting (Art. 11 Articles of Incorporation). Furthermore, shareholders may also issue powers of attorney and instructions to the independent proxy electronically. Shareholders who have given their proxy can issue instructions on any item to be discussed and any unannounced agenda items and proposals and state whether they are voting for or against a proposal or whether they are abstaining from voting. The independent proxy holder is required to exercise the voting rights assigned to them by the shareholders as per their instructions. If they do not receive any instructions, they abstain from voting (Art. 14 Articles of Incorporation). In the invitation to the General Meeting, the Board of Directors shall announce the details of the powers of attorney and instructions issued in writing and electronically.

The General Meeting elects an independent proxy and their deputy. Natural persons, legal entities and partnerships are eligible for election. The term of office of the independent proxy and their deputy shall expire at the end of the next Ordinary General Meeting. Re-election is permitted. The General Meeting may dismiss the independent proxy at the end of the General Meeting. Mr Oscar Battegay and his deputy Mr Andreas Dürr (Battegay Dürr AG, Basel) have been elected as independent proxy holders until the end of the Ordinary General Meeting 2023.

7.2 Statutory quora

The General Meeting takes decisions and carries out its elections with the absolute majority of votes cast by shareholders. Deviating provisions of the Articles of Incorporation or mandatory legal regulations remain reserved. If the election is not conclusive with the first ballot, a second ballot will be cast in which the relative majority decides. The Articles of Incorporation of HIAG Immobilien Holding AG do not provide for any quora that go beyond the stipulations of legal provisions relating to shares (Art. 13 Articles of Incorporation).

7.3 Calling the General Meeting and shareholders' right to request the inclusion of items on the agenda

The General Meeting is called by the Board of Directors at least 20 calendar days before the date of the meeting by announcement in the Swiss Official Gazette of Commerce (SHAB) (Art. 34 Articles of Incorporation). The convocation can also be sent by letter to all shareholders registered in the share register. The invitation must contain the agenda items and the proposals of the Board of Directors and shareholders who requested the convocation or the placement of specific items on the agenda.

Shareholders representing at least 0.5% of the share capital may request that items be included on the agenda (Art. 699b para. 1 item 1 OR). This must be done in writing at least 45 days before the General Meeting, and the agenda items and the proposals must be specified (Art. 8 Articles of Incorporation).

Furthermore, one or more shareholders who represent at least 5% of the share capital can request in writing that an Extraordinary General Meeting be called, stating the subject to be discussed and the proposal (Art. 699 para. 3 item 1 OR).

7.4 Registration in the share register

All shareholders who are entered in the share register as shareholders with voting rights by the date of the Ordinary General Meeting are entitled to participate in the General Meeting (see also section “Transferability restrictions and nominee registrations” on page 27 of this Annual Report). The shareholder register is closed for about 14 days before the date of the General Meeting until payment of the dividend approximately one week after the date of the General Meeting. During this period, no entries in the shareholder register are made. The exact dates and deadlines are announced in the invitation to the General Meeting.

8 Change of control and defensive measures

8.1 Obligation to make an offer

The Articles of Incorporation of HIAG Immobilien Holding AG contain neither an opting-up nor an opting-out clause. Anyone who purchases one third (33.33%) of the voting rights of HIAG Immobilien Holding AG is required to submit a public bid for all the remaining shares as per the Swiss Financial Market Infrastructure Act (Art. 135 para. 1 FinfraG).

8.2 Change of control clause

There are no change of control clauses.

9 Statutory auditor

9.1 Duration of the auditing mandate and term in office of the lead auditor

The auditor is chosen annually at the General Meeting at the request of the Board of Directors. Re-election is permitted. Ernst & Young AG, Basel, has been mandated since financial year 2001.

Fabian Meier, the lead engagement partner responsible for the auditing mandate, has been in office since financial year 2018; the term of this office is limited by law to seven years.

9.2 Auditing fee

The fees paid to Ernst & Young AG as auditor for financial year 2023 amount to TCHF 273 (previous year: TCHF 212).

9.3 Additional fees

In the reporting year, no fees were paid to Ernst & Young AG for additional audit-related services (previous year: TCHF 16.4) or for other services (previous year: TCHF 3.8).

9.4 Supervisory and control mechanisms pertaining to the audit

The Audit Committee assesses the performance, fees and independence of the auditor on a yearly basis and reports to the Board of Directors. The Board of Directors submits a motion for the election of the auditor to the General Meeting and ensures compliance with the rotation of the lead auditor. The external auditor submits a comprehensive report to the Board of Directors that is prepared after the Financial Statements and the Auditor's Report.

The Audit Committee, together with the Executive Board, reviews the extent of the external audit, and the terms and conditions of any additional contracts, and discusses the audit results with the external auditor on an annual basis.

Two meetings between the Audit Committee and the external auditors took place in financial year 2023.

10 Blackout periods

General blackout periods

As a rule, the general blackout period begins 35 to 40 days before and ends one business day after publication of the corresponding ad hoc announcement (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules) in connection with the Annual Report or the Half-Year Report.

The general blackout period applies to the following individuals:

- Members of the HIAG Immobilien Holding AG Board of Directors;
- Members of the HIAG Group Executive Board;
- Members of all management levels;
- Employees in the finance and control departments;
- Employees in the company communication department;
- HIAG employees involved in projects that contain price-sensitive information (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules);
- External consultants involved in projects that contain price-sensitive information (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules).

The General Counsel keeps an email list of all individuals concerned.

Special blackout periods

Additional blackout periods can be determined at any time, during which the trading of shares by persons who are subject to this type of blackout is forbidden, regardless of whether said person is in possession of price-sensitive information (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules).

Decisions on the beginning and end of special blackouts are taken by the Executive Board. Blackouts can be decided at any time if the circumstances require this type of decision. Persons subject to a special blackout are informed by the Executive Board of this decision immediately. The General Counsel manages a list of individuals to whom a special blackout applies. No exceptions were granted in the reporting year.

Effects of blackouts

During a general blackout period, affected persons, and during a special blackout period, all persons subject to the respective special blackout period, may not trade HIAG shares for the account of an investment fund or similar investment vehicle in which they have a personal financial interest or of which they are a director or manager, on their own account or on the account of a person associated with them (e.g. spouse, people living in the same household, relatives, etc.). This applies regardless of whether they are in the possession of price-sensitive information (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules). Furthermore, affected persons and all other persons who are subject to a special blackout or who are in possession of price-sensitive information (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules) may not exercise any options to purchase or sell HIAG shares during the blackout. Affected individuals and persons subject to a special blackout period must treat price-sensitive information as strictly confidential (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules) and may not pass it on to third parties. In particular, during the blackout periods, they may not have any discussions with financial circles, the media or analysts in order to avoid passing on price-sensitive information (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules) until this information is published by the company in accordance with the applicable laws and provisions, and particularly the SIX Swiss Exchange Listing Rules (ad hoc publicity pursuant to Art. 53 SIX Swiss Exchange Listing Rules).

11 Information policy

HIAG pursues an open and active information policy with regard to shareholders, the public and the capital markets. Announcements and notifications to shareholders are made in the Swiss Official Gazette of Commerce (SHAB) as per Art. 34 of the Articles of Incorporation. Financial reporting is done via the Half-Year Report and Annual Report with a Status Report, a Corporate Governance Report and a Compensation Report, as well as the Consolidated Annual Financial Statements and the Annual Financial Statements of HIAG Immobilien Holding AG. These are drawn up in accordance with Swiss GAAP FER and comply with Swiss law and the listing rules of SIX Swiss Exchange. HIAG also publishes an annual Sustainability Report in accordance with the GRI standards. The Half-Year Report, the Annual Report with the Annual Financial Statements and the Sustainability Report can be downloaded on HIAG's website via the following link:

→ Reporting Centre

Over the course of the year, HIAG meets regularly with investors (taking the ad hoc regulations of SIX Swiss Exchange into consideration), presents its financial results at analyst meetings and roadshows, participates in specific conferences for financial analysts and investors, and informs its shareholders and other interested parties about the course of business with ad hoc announcements pursuant to Art. 53 SIX Swiss Exchange Listing Rules (KR). These are available on HIAG's website at the following link:

→ Ad hoc announcements

Shareholders have the option of subscribing to an email distribution list to receive ad hoc announcements pursuant to Art. 53 KR and/or media releases from HIAG Immobilien Holding AG free of charge. This service is offered on HIAG's website at the following link:

→ Subscription service

Shareholders and interested parties can also access a media centre with offering additional services on HIAG's website. The media centre can be accessed via the following link:

→ Media Information

The CEO, Marco Feusi and CFO, Stefan Hilber, are in charge of communication with shareholders, the capital markets and the public.

Contact can be made via the following mail: investor.relations@hiag.com.



Company calendar

| | |
|-------------------|------------------------------------|
| 18 April 2024 | Annual general meeting fiscal 2023 |
| 26 August 2024 | Publication half year report 2024 |
| 24 September 2024 | Capital Market Day 2024 |
| 3 March 2025 | Publication annual report 2024 |
| 17 April 2025 | Annual general meeting fiscal 2024 |

The detailed company schedule is published on HIAG's website at the following link and is updated regularly:

[→ Company calendar](#)

Contact details for investors

HIAG Immobilien Holding AG
Aeschenplatz 7, 4052 Basel
investor.relations@hiag.com

Current information and all publications are available on the HIAG website:

[→ www.hiag.com](http://www.hiag.com)

The publications can also be sent by mail; simply send a request to the above Investor Relations address.

Compensation Report

1 Introductory remarks

The Compensation Report of HIAG Immobilien Holding AG offers an overview of the HIAG Group's compensation principles and system for financial year 2023. It describes how the compensation of the members of the Board of Directors and the Executive Board is determined and provides information about the effective compensation granted. The Compensation Report meets the requirements of Art. 734 et seq. of the Swiss Code of Obligations (SCO), and is based on the Directive on Information Relating to Corporate Governance (Corporate Governance Directive) issued by SIX Swiss Exchange and HIAG Immobilien Holding AG's Articles of Incorporation.

The complete statutory rules governing voting on compensation by the General Meeting (Art. 22), the applicable additional amount of compensation for additional members of the Executive Board if an approved total amount is insufficient (Art. 23), the performance-based compensation and the distribution of shares, conversion rights and option privileges (Art. 21), loans and credits (Art. 24) and HIAG Immobilien Holding AG's Organisational Rules can be consulted on the company website using the following link:

[→ Articles of Incorporation of HIAG Immobilien Holding AG](#)

Paid compensation is disclosed according to the accrual principle of the accounting standards (independent of cash flows), meaning all compensation is listed in the period in which it is included in the financial statements.

2 Compensation policy

HIAG's compensation policy is consistent with the HIAG Group's corporate strategy, goals and values, and is based on the following principles:

2.1 Risk adjustment and sustainability

Compensation practices must contribute to long-term operational development. They must support risk management and the objective of sustainable increases in the company's values, as well as long-term client and employee retention. The compensation policy has to set incentives that guarantee appropriate risk behaviour from individuals in order to counteract conflicts of interest.

Anchoring sustainability at all levels within the company is at the heart of HIAG's corporate strategy. Since the 2022 financial year, parts of the Executive Board's variable bonuses have been linked to the achievement of sustainability targets.

2.2 Trust

The compensation rules and processes are designed based on mutual trust between the employer and employees. This is necessary because there is a certain time lapse between the provision of the service and the assumption of responsibility on the one hand and the corresponding compensation on the other, and a performance evaluation has subjective components.

2.3 A focus on performance and success

Compensation must reward the performance of individuals as well as that of the company as a whole. The individual elements of compensation are intended to create financial incentives to achieve the company's goals, and thus to increase HIAG's value creation for all stakeholders. The variable elements are also suitable for allowing employees and managers to participate in HIAG's economic success, and promoting loyalty to the company.

2.4 Clear and understandable

The compensation rules and models are worded in a clear and understandable manner so that the basis for the compensation is easy to understand.

2.5 Requirements and management levels taken into account

In addition to the degree of responsibility of the various jobs, the compensation calculation must also take into account the difficulties they entail, and clearly and fairly reflect the different requirements of the management levels. The comparatively high complexity of HIAG's business model and the resulting high demands with regard to the education, experience and network of contacts of the Board of Directors and the Executive Board should be reflected appropriately in the compensation.

2.6 Zero discrimination

Decisions concerning the employment relationship, including compensation decisions, are based solely on the individual's qualifications, performance and professional conduct, and other objective legitimate business considerations.

3 Principles and components, responsibilities and determination of compensation

3.1 Responsibilities and determination of compensation

The Board of Directors holds ultimate responsibility for regulating the compensation. It determines the amount of compensation paid to the Board of Directors and the Executive Board within the framework of the maximum total amounts approved by the General Meeting. The Board of Directors is supported in this by the Compensation Committee. No members of the Executive Board are present during discussions and the adoption of resolutions by the Board of Directors regarding the compensation of the Executive Board. Each member of the Board of Directors has a say in the determination of the compensation of the Board of Directors.

With the exception of the President of the Board of Directors and the General Counsel, all members of the Board of Directors receive the same fixed compensation. With the exception of the President of the Board of Directors and the General Counsel, the members of the Board of Directors therefore do not abstain from deciding on their compensation.

3.2 Compensation Committee

The General Meeting elects each member of the Compensation Committee for a term of office of one year until the conclusion of the next ordinary General Meeting. Re-election is permitted. The Compensation Committee is composed of at least two members; only members of the Board of Directors are eligible.

The Compensation Committee informs the Board of Directors periodically about the course of meetings and other compensation-related subjects. In particular, the Compensation Committee assists the Board of Directors in the determination and review of the compensation models and prepares the proposals to be made at the General Meeting concerning the compensation of the Board of Directors and Executive Board. The Board of Directors may also assign additional responsibilities to the Compensation Committee. As per the Organisational Rules of the company, the scope of the Compensation Committee's tasks includes the following points:

Compensation policy and principles

- Periodic review of the goals and basic principles of the compensation policy for the attention of the Board of Directors with the objective of encouraging and retaining employees in order to ensure the competitiveness and long-term success of the company and the Group companies;
- Acknowledgement and evaluation of implementation of compensation-related principles (including related concepts concerning salaries and incentives) by the Executive Board;
- Evaluation and preparation of compensation guidelines and programmes as well as applicable compensation performance criteria, and related proposals to the Board of Directors. These include, in addition to the base salary, variable cash compensation, compensation in the form of options, shares and/or similar financial instruments in accordance with the applicable employee stock option

programmes, occupational pension funds and/or additional benefits within the scope of overall compensation;

- Review of the impact, attractiveness and competitiveness of this programme at least every three years.

Compensation of the Board of Directors and Executive Board

- Drafting of proposals and submission of requests to the Board of Directors regarding compensation of individual members of the Board of Directors (subject in each case to the maximum total amounts approved or to be approved by the General Meeting according to the provisions of the Articles of Incorporation);
- Drafting of proposals and submission of requests to the Board of Directors with regard to compensation of individual members of the Executive Board (subject to the maximum total amounts approved or to be approved by the General Meeting according to the provisions of the Articles of Incorporation);
- Drafting of proposals for the attention of the Board of Directors with regard to total amounts of compensation to be approved by the General Meeting for the Board of Directors and Executive Board according to the provisions of the Articles of Incorporation;
- If necessary, drafting of proposals for the attention of the Board of Directors with regard to the additional amount of compensation to be approved by the General Meeting for new members of the Executive Board according to the provisions of the Articles of Incorporation.
- Elaboration of participation programmes for employees of the company and the group companies.
- Preparation of compensation reports and corresponding submission to the Board of Directors.

The CEO, CFO and General Counsel generally take part in the sessions of the Compensation Committee, except if their own performance is under evaluation or their compensation fixed. Other members of the Board of Directors or other internal or external experts may also be invited to participate in these meetings.

As at 31 December 2023, the Compensation Committee was composed as follows:

| | Elected until |
|------------------------------------|-------------------------------|
| Salome Grisard Varnholt, President | Ordinary General Meeting 2024 |
| Balz Halter | Ordinary General Meeting 2024 |
| Anja Meyer (from 27 April 2023) | Ordinary General Meeting 2024 |

Anja Meyer was newly elected to the Compensation Committee by the Annual General Meeting on 27 April 2023.

The Compensation Committee holds meetings as often as business requires, but at least twice per year. During 2023, the Compensation Committee met three times: on 24 January, on 30 May and on

26 October, for between 90 and 120 minutes each time. The members of the Compensation Committee attended all of the meetings. The following agenda points were discussed:

- Approval of the total compensation of the Executive Board for 2022;
- Approval of the individual bonuses of the management for 2022;
- Approval of the compensation of the Board of Directors for 2022;
- Proposal to the General Meeting regarding the compensation of the Executive Board 2023 and the Board of Directors 2023;
- Discussion and evaluation of a new long-term incentive plan (LTIP) from 2025
- Revision of the Compensation Report

3.3 Compensation components: Board of Directors

The members of the Board of Directors receive fixed compensation in cash for their activity as per the statutory rules. This fixed compensation also includes compensation for activities on the Audit Committee and the Compensation Committee, as well as on the boards of directors of subsidiaries. An additional attendance fee is paid for participation in the meetings of the Investment Committee, which amounts to a flat rate of CHF 750 (physical meetings) or CHF 500 (digital meetings) per person and meeting. Reimbursement of expenses is not considered compensation. The company or a Group company may reimburse members of the Board of Directors for expenses in the form and amount of tax-recognised flat-rate allowances. Additional activities of Boards of Directors for HIAG are compensated at cost and at the hourly rates customary in the market.

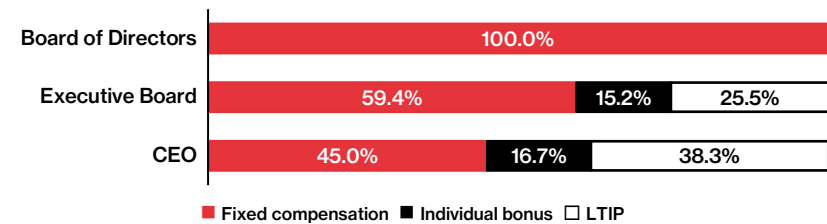
The total compensation paid to the General Counsel, who is a member of both the Board of Directors and the Executive Board, is reported in full as part of the compensation paid to the Board of Directors. This compensation is composed of fixed cash compensation and fixed annual share-based compensation. The same rules apply to flat-rate allowances and expenses as for the Executive Board.

3.4 Compensation components: Executive Board

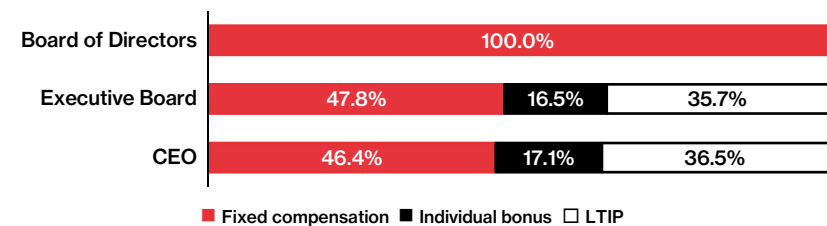
The compensation of members of the Executive Board is composed of fixed and variable compensation. Reimbursement of expenses is not considered compensation. Members of the Executive Board may be reimbursed for expenses in the form and amount of tax-recognised lump-sum expenses.

| Instruments | Compensation | | |
|---------------------|-------------------------------------|--|--|
| | Fixed compensation | Variable compensation | |
| Base salary | Pension plan Additional benefits | Individual bonus Payable in cash | LTIP 50% in blocked shares (annual allocation in the following year) 50% in cash (payment in year following the end of the LTIP) |
| Influencing factors | | Achievement of individual annual performance targets | Long-term corporate development, return on shareholders' equity |
| Purpose | | Employee recruitment, employee retention | Focus on annual targets and corporate success |

Weighting of fixed and variable compensation components as a % of total compensation 2023:



Weighting of fixed and variable compensation components as a % of total compensation 2022:



Fixed compensation of the Executive Board

The fixed compensation is made up of a base cash salary and other possible compensation components that are not dependent on performance (e.g. child allowances or training allowances). Lump-sum expenses that are accepted for tax purposes are also paid.

Variable compensation of the Executive Board

As per the Articles of Incorporation, the variable compensation is made up of two components: an individual annual cash bonus and a Long Term Incentive Plan (LTIP). The individual annual bonus is based on clearly defined individual targets for the area of activity of each member of the Executive Board. The LTIP targets are identical for all members of the Executive Board and are based on the long-term development of the company.

Individual bonus

The individual annual bonus for the current financial year is determined each year on the basis of the annual performance of the Executive Board member in question. To this end, several specific and measurable performance targets are set according to an Executive Board member's function and influence, and weighted according to their importance. The assessment of target achievement and the corresponding amount of the individual bonus takes place in the following year. The individual bonus of the CEO is determined by the Compensation Committee. The individual bonuses of the remaining Executive Board members are set by the CEO and submitted to the Compensation Committee for approval.

The individual targets focus on the general implementation of the company's strategy, on progress in the area of sustainability, and on individual operational targets. Examples of this include:

| Area | Goals | Weighting | |
|---|---|-----------|-----------------|
| | | CEO | EB ¹ |
| General company development | <ul style="list-style-type: none"> – Development of income received – Development of the vacancy rate – Net profit according to budget – Compliance with the investment budget – Changes in value due to development work – Capital procurement | 50% | 35% |
| Sustainability | <ul style="list-style-type: none"> – Establishment of green financing – Publication of a Sustainability Report in accordance with the GRI Standard – Achievement of targets as part of the GRESB rating – Expansion of HIAG Solar – Implementation of measures as part of the CO₂ reduction pathway – Carrying out customer and employee surveys | 15% | 15% |
| Individual operational goals | <ul style="list-style-type: none"> – Divestment/acquisition targets – Digitisation steps – Further development of the organisation – Optimisation of controlling/risk management processes – Up-to-date reporting in accordance with legal and regulatory requirements | 35% | 50% |
| Maximum possible individual bonus 2023 (with 100% employment level) in TCHF | | 285 | 220 |
| Maximum possible individual bonus 2022 (with 100% employment level) in TCHF | | 300 | 80 |

¹ Members of the Executive Board excl. CEO

In the year under review, the CEO achieved 93% of his individual targets (2022: 92%) and the rest of the Executive Board achieved 94% of their targets on average (2022: 100%). Please refer to section 4 of this report for the individual bonuses actually paid.

LTIP

The LTIP is based on the long-term value creation goals of the HIAG Group, and thus provides a financial incentive for management to make their activities sustainable in the long term.

The current LTIP is defined as a fixed plan for the years 2020 to 2024. A new plan is scheduled to be introduced from 2025.

The current LTIP is based on the return on equity (ROE) according to the consolidated financial statements in accordance with Swiss GAAP FER, whereby the LTIP allows the Executive Board to share in

an excess return above a certain ROE threshold. In the first planning year (2020) the ROE threshold was 4.0%, and for the remaining planning years it is 5.5%. In order to counteract excessively risky behaviour, the LTIP provides for ROE caps. The cap amounts to 5.0% in the first year of the plan and 6.5% for the following four years. If the cap is not reached in one plan year but is exceeded in another plan year, the ROE in excess of the cap in the plan year in which the cap is exceeded is offset against the ROE of the plan year in which the cap is not reached until the cap applicable to the plan year in question is reached. For the current LTIP, the annual break-even points for all five plan years were predefined at the start of the plan. The actual profits achieved are compared with the planned profits each year, and the annual variable LTIP compensation is calculated on this basis.

The Executive Board's share of the excess annual return is a fixed percentage, depending on each member's respective function. The corresponding amounts are shown in section 4 of this report.

50% of the LTIP compensation is distributed as a fixed and irrevocable payment in the form of HIAG shares that are blocked for five years. The closing price on the day of distribution is definitive with respect to the number of shares. Shares are allocated to plan participants with a discount of 25.274%.

The other half of the annual LTIP compensation consists of a cash payment that is deferred until the end of the current LTIP plan. The sum of all deferred cash payments is paid out in full only if the plan participant is still in regular employment on 31 March 2025.

The final settlement of the current LTIP will take place in the first half of 2025.

Additional benefits

Additional benefits are primarily social and pension plans, which provide a suitable pension contribution and appropriate coverage for risks in case of death or other cause of invalidity. The plan benefits do not go beyond the accepted scope as per the provisions of the Swiss Occupational Pensions Act (BVG) and correspond to usual market practice. The pension plan is composed of a BVG plan, a basic plan and a management plan. Under the BVG plan and the basic plan, the employer pays the same contribution as the employee. The employer pays a higher contribution than the employee under the management plan. Executive Board members receive no particular additional benefits. They receive flat-rate compensation for business and representational expenses in accordance with the expense regulations approved by the responsible cantonal tax authorities.

3.5 Benchmarking

The total compensation of the Board of Directors and the Executive Board is based on the approaches followed by Swiss real estate companies listed on the SIX Swiss Exchange and comparable positions within large consulting firms in the real estate sector, as well as senior management positions within the asset management divisions of banks and insurance companies (excerpt):

| | | | |
|-----------------------|-------------------------|--------------------------|------------------------------|
| Allreal Holding AG | Investis Holding SA | Plazza AG | Warteck Invest AG |
| Espace Real Estate AG | Mobimo Holding AG | PSP Swiss Property AG | Züblin Immobilien Holding AG |
| Intershop Holding AG | Peach Property Group AG | Swiss Prime Site AG | Zug Estates Holding AG |
| EPIC Suisse AG | Ernst & Young AG | PwC Schweiz | KPMG AG |
| Wüest Partner AG | CBRE Schweiz | Jones Lang LaSalle (JLL) | UBS Switzerland AG |
| Zürcher Kantonalbank | Swiss Life | Fond companies | |

The Board of Directors periodically reviews the level of compensation and the compensation models of the Board of Directors and the Executive Board with regard to their market conformity, most recently in mid-2022. The Board of Directors also takes information from its members from functions in other companies into account. The fixed and the variable compensation components are both subject to this benchmarking. To date, an external consultant has not been called in for benchmarking.

3.6 Further information concerning employment of the Executive Board

Employment contracts of Executive Board members

The employment contracts of the Executive Board are open-ended and include notice periods of six months. They do not contain any provisions that are unusual in comparison to the market. In particular, there is no severance pay and there are no specific clauses in the event of a change in control of the company. A non-competition agreement for the period after the end of the employment contract is not permitted, as per the Articles of Incorporation.

Summary of Executive Board pension plans

Members of the Executive Board are subject to the pension plans of the employing Group company in each case. Provisions for members of the Executive Board do not deviate from the rules applicable to all other employees.

4 Compensation, loans and credits to the Board of Directors, the Executive Board and related persons (audited)

The following tables provide a gross presentation of compensation; i.e. including employer contributions.

4.1 Compensation of the Board of Directors

Financial year 2023

| 2023 in TCHF | Fixed compensation | Attendance fees Investment Committee | Share-based compensation | Social security contributions | Gross compensation | Flat-rate expense allowance |
|---|--------------------|--------------------------------------|--------------------------|-------------------------------|--------------------|-----------------------------|
| Dr. Felix Grisard, President Investment and Audit Committee | 300 | – | – | 52 | 352 | 12 |
| Balz Halter, Vice President Compensation and Investment Committee | 70 | 4 | – | 5 | 79 | – |
| Salome Grisard Varnholt Compensation and Investment Committee | 70 | 4 | – | 5 | 79 | – |
| Dr. Jvo Grundler General Counsel | 400 | – | 125 ² | 67 | 592 ¹ | 6 |
| Anja Meyer Compensation and Investment Committee | 70 | 4 | – | 5 | 79 | – |
| Micha Blattmann Audit Committee | 70 | – | – | – | 70 | – |
| Dr. Christian Wiesendanger Audit Committee | 75 ³ | – | – | 5 | 80 | 2 |
| Total compensation of the Board of Directors | 1,055 | 12 | 125 | 139 | 1,331 | 20 |

¹ The fixed compensation applies to the Board of Directors role and the General Counsel role.

² This item includes share-based compensation based on the employment contract. Shares that were distributed as part of share-based compensation and shares that were acquired outside share-based compensation are allocated to employees according to the proportional compensation or payment programme with a five-year retention period and a discount of 25.274% (discounted taxable value).

³ Including compensation as interim Head of Finance from 1 January 2023 to 28 February 2023.

No compensation other than that shown here was paid in 2023.

In financial year 2023, the gross compensation of the Board of Directors rose by TCHF 11 (0.8%) compared to the previous year (TCHF 1,331, previous year: TCHF 1,320).

Financial year 2022

| 2022 in TCHF | Fixed compensation | Attendance fees Investment Committee | Attendance fees Finance Committee | Share-based compensation | Social security contributions | Gross compensation | Flat-rate expense allowance |
|--|--------------------|--------------------------------------|-----------------------------------|--------------------------|-------------------------------|--------------------|-----------------------------|
| Dr. Felix Grisard, President Investment, Audit and Finance Committee | 300 | – | – | – | 23 | 323 | 12 |
| Balz Halter, Vice President Compensation and Investment Committee | 70 | 5 | – | – | 5 | 80 | – |
| Salome Grisard Varnholt Compensation and Investment Committee | 70 | 5 | – | – | 5 | 80 | – |
| Dr. Jvo Grundler General Counsel | 400 | – | – | 125 ² | 65 | 590 ¹ | 6 |
| Dr. Christian Wiesendanger Audit and Finance Committee | 145 ³ | – | 5 | – | 19 | 169 | 3 |
| Anja Meyer Compensation and Investment Committee | 70 | 5 | – | – | 5 | 80 | – |
| Total compensation of the Board of Directors | 1,055 | 14 | 5 | 125 | 121 | 1,320 | 21 |

¹ The fixed compensation applies to the Board of Directors role and the General Counsel role.

² This item includes share-based compensation based on the employment contract. Shares that were distributed as part of share-based compensation and shares that were acquired outside share-based compensation are allocated to employees according to the proportional compensation or payment programme with a five-year retention period and a discount of 25.274% (discounted taxable value).

³ The fixed compensation applies to the Board of Directors role and to the additional function as Head of Finance a.i. (three months, 1 October 2022 to 31 December 2022).

No compensation other than that shown here was paid in 2022.

4.2 Compensation of the Executive Board

In the year under review, HIAG's Executive Board consisted of the CEO, the CFO, the General Counsel, the Head of Portfolio/Transactions and the Head of Development/Realisation. The General Counsel is both a member of the Board of Directors and a member of the Executive Board. His total compensation is reported entirely under the compensation of the Board of Directors.

The base salary and the maximum possible individual bonus for the CEO for the 2023 financial year decreased by TCHF 98 (-12.0%) and TCHF 15 (-5.0%) compared to the 2022 financial year.

| in TCHF | Executive Board Total | | Thereof Marco Feusi (CEO) | |
|--|-----------------------|---------------------|---------------------------|--------------|
| | 2023 | 2022 ^{1/2} | 2023 | 2022 |
| Business year | 2023 | 2022 ^{1/2} | 2023 | 2022 |
| Base salary in cash (net) | 1,498 | 1,105 | 715 | 813 |
| Variable compensation in cash (individual bonus, net) | 465 | 380 | 265 | 300 |
| LTIP for 2023 (payable in cash in 2025, net) | 472 | 382 | 304 | 320 |
| LTIP for 2023 (share-based compensation, net) | 472 | 443 | 304 | 320 |
| Other compensation components ³ | 19 | 7 | 8 | 7 |
| Pension benefits | 59 | 45 | 29 | 33 |
| Other social benefits ⁴ | 291 | 231 | 159 | 175 |
| Total compensation of the Executive Board (gross) | 3,276 | 2,592 | 1,784 | 1,968 |
| Flat-rate expense allowance | 47 | 24 | 12 | 12 |

¹ The compensation paid to the Executive Board in financial year 2022 includes the amounts paid to the CEO, Marco Feusi, and the CFO, Rico Müller (who left the Executive Board on 31 October 2022 but was paid compensation up to 31 December 2022).

² The total compensation of the Executive Board for financial year 2022 year includes the CFO with 12 months' base salary, variable compensation, and the LTIP in accordance with the termination agreement.

³ Child allowances and training allowances.

⁴ AHV, ALV, BU, NBU, FAK, UVG

Change in the Executive Board during the reporting year:

The compensation of the Executive Board in financial year 2023 (TCHF 3,276) was 26.4% (TCHF 684) higher than in the previous year (TCHF 2,592). The increase in compensation is due to the expansion of the Executive Board, with Michele Muccioli as Head of Development and Realisation and Beatrice Golong as Head of Portfolio and Transactions as of 1 January 2023.

No loans or credits were granted in 2023 to existing or former members of the Board of Directors and Executive Board, nor were any such amounts outstanding as at 31 December 2023.

4.3 Compensation, loans and credits to related persons

In 2023, no compensation that was unusual for the market, loans or credits were paid or granted to related persons, and no such compensation or credits were still outstanding as at 31 December 2023.

5 Comparison of the compensation paid with the compensation approved

Board of Directors

| in TCHF | Approved compensation General Meeting 27 April 2023 | Compensation 2023 according to paragraph 4 |
|---|---|--|
| Fixed compensation and attendance fees in cash (net) | 1,050 | 1,055 |
| Attendance fees for committees | 50 | 12 |
| Share-based compensation | 150 | 125 |
| Compensation for additional services | 50 | – |
| Employer social security contributions and pension benefits | 200 | 139 |
| Total compensation of the Board of Directors (gross) | 1,500 | 1,331 |

At TCHF 1,331, the total compensation of the Board of Directors is less than the TCHF 1,500 of compensation approved at the General Meeting.

Executive Board

| in TCHF | Approved compensation General Meeting 27 April 2023 | Compensation 2023 according to paragraph 4 |
|--|---|--|
| Base salary in cash (net) | 1,500 | 1,498 |
| Variable compensation in cash (individual bonus, net) | 550 | 465 |
| LTIP for 2023 | 1,500 | 944 |
| Other compensation components, employer social security contributions and pension benefits | 450 | 369 |
| Total compensation of the Executive Board (gross) | 4,000 | 3,276 |

At TCHF 3,276, the total compensation of the Executive Board is less than the TCHF 4,000 of compensation approved at the General Meeting.

6 Activities for other companies (audited)

Positions held by the members of the Board of Directors and the Executive Board at other companies in accordance with Art. 626 para. 2 item 1 and Art. 734e SCO as well as item 3.2 of the Directive on Information Relating to Corporate Governance (RLCG) of the Swiss stock exchange (SIX Swiss Exchange).

6.1 Board of Directors

Dr Felix Grisard

- President of the Board of Directors of HIAG Beteiligung Holding AG, Basel
- President of the Board of Directors of SFAG Holding AG, Basel
- Member of the Board of Directors of Ultra-Brag AG, Basel
- President of the Board of Directors of MTIP AG, Basel
- Member of the Board of Directors/Supervisory Board of botiss medical AG, Berlin, and member of the Board of Directors of biotrics bioimplants AG, a subsidiary of botiss medical AG
- International member of the Advisory Board of the University of St. Gallen

Balz Halter

- President of the Board of Directors of Halter Unternehmungen AG, Schlieren, and President of the Board of Directors of five subsidiaries of Halter Unternehmungen AG
- President of the Board of Directors of Halter Digital Services AG, Schlieren
- President of the Board of Directors of Casacom Solutions AG, Schlieren
- President of the Board of Directors of Limmatstadt AG, Schlieren
- Member of the Board of Directors of WirKaufenHier Limmatstadt AG, Zurich
- Shareholder of BFG Halter KLG, Schlieren

Salome Grisard Varnholt

- Member of the Board of Directors of BraChE Holding AG, Zurich, and member of the Board of Directors of a subsidiary of BraChE Holding AG
- Member of the Board of Directors and Managing Director of Grisard Architektur AG, Zurich
- President of the Board of Directors of Senft AG, Zurich
- Member of the Board of Directors SCHAUSPIELHAUS ZÜRICH AG, Zurich
- Vice President of the Foundation Board of the Swiss Museum of Architecture, Basel
- President of the Senft AG Financial Foundation, Engelberg

Dr Jvo Grundler

- Vice President of Datacolor AG, Rotkreuz, as well as Vice President of the Board of Directors of Datacolor AG Europe, Rotkreuz, and member of the Board of Directors of Datacolor Holding AG, Rotkreuz, two subsidiaries of Datacolor AG
- Member of the Board of Directors of HIAG Beteiligung Holding AG, Basel
- President of the Board of Directors of the HIAG Pension Fund, Basel
- Member of the Board of Directors of Lifortis AG, St. Gallen
- Member of the Board of Directors of Neutra Treuhand AG, Basel
- Member of the Board of Directors of SERTO HOLDING AG, Frauenfeld, and member of the Board of Directors of SERTO AG, Frauenfeld, a subsidiary of SERTO HOLDING AG
- Member of the Board of Directors of SHL Business Areas AG, Lucerne
- Member of the Board of Directors of Star-Ciné AG, Wil
- Member of the Board of Directors of Transitgas AG, Zurich
- Vice President of the Board of Directors of Villiger Söhne Holding AG, Pfeffikon, and Vice President of Villiger Söhne AG, a subsidiary of Villiger Söhne Holding AG

Anja Meyer

- President of the Board of Directors of smeyers Holding AG, Lucerne
- President of the Board of Directors of smeyers Immobilien AG, a subsidiary of smeyers Holding AG
- President of the Board of Directors of smeyers AG, a subsidiary of smeyers Holding AG
- Member of the Board of Directors of Deal Estate AG, a holding of smeyers Holding AG
- Member of the Board of Directors of Grund + Lage AG, a holding of smeyers Holding AG
- President of the Lucerne Theatre Board of Trustees, Lucerne
- Member of the Board of Directors and Managing Director of Soluma AG, Emmen
- Managing Director of JML Liegenschaften AG, Emmen
- Managing Director of Invest d'Or AG, Emmen

Micha Blattmann

- Member of the Board of Directors of Vicenda Group AG, Baar and Managing Director of Vicenda Advisory GmbH, Zurich (a subsidiary of Vicenda Group AG)
- Member of the Board of Directors of Vicenda Beteiligungen AG, Baar
- Member of the Board of Directors of Blattmann Rechtsanwälte AG, Cham
- Member of the Board of Directors of Alphidem AG, Baar
- Member of the Board of Directors of ET5 Trust Services AG, Baar
- Chairperson of the Executive Board of Alphagen Investors (Switzerland) GmbH, Baar
- Member of the Board of Directors of 14Peaks Capital AG, Cham

6.2 Executive Board

Marco Feusi

- Member of the Royal Institution of Chartered Surveyors (MRICS), Chapter Switzerland
- Assessor for Members of the Royal Institution of Chartered Surveyors
- Member of the Board of Directors of Suter Gruppe AG, Lupfig.

Dr Jvo Grundler

- Member of both the Board of Directors and the Executive Board. Activities for other companies are listed in the section on the members of the Board of Directors.

Stefan Hilber

- None

Michele Muccioli

- Member of the Management Board of the Swiss Lean Construction Institute (SLCI)

Beatrice Gollong

- Member of the Royal Institution of Chartered Surveyors (MRICS), Chapter Switzerland
- Assessor for Members of the Royal Institution of Chartered Surveyors

7 Participations of the Executive Board and the Board of Directors, including their related parties (audited)

| Number of shares | 31/12/2023 | 31/12/2022 |
|--|------------------|------------------|
| SFAG Holding AG ¹ | 2,026,471 | 2,026,471 |
| BraCHe Beteiligungs AG ² | 1,699,796 | 1,699,796 |
| Balz Halter, Member of the Board of Directors | 8,418 | 8,418 |
| Dr. Jvo Grundler, Member of the Board of Directors and Executive Board | 38,644 | 47,845 |
| Marco Feusi, CEO | 28,931 | 23,719 |
| Rico Müller, CFO ³ | n/a | 876 |
| Michele Muccioli, Head of Development and Realisation ⁴ | 7,888 | n/a |
| Béatrice Gollong, Head of Portfolio and Transactions ⁴ | 799 | n/a |
| Total | 3,810,947 | 3,807,125 |

¹ SFAG Holding AG is controlled by Dr Felix Grisard.

² BraCHe Beteiligungs AG is controlled by Salome Grisard Varnholt.

³ Retired from the Executive Board as of 31 October 2022.

⁴ Joined the Executive Board on 1 January 2023

Stefan Hilber, CFO, does not hold any shares in HIAG Immobilien Holding AG as at the reporting date.

Report of the Statutory Auditor on the Compensation Report



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To the General Meeting of
HIAG Immobilien Holding AG, Basle

Basle, 1 March 2024

Report of the statutory auditor on the audit of the compensation report



Opinion

We have audited the compensation report of HIAG Immobilien Holding AG (the Company) for the year ended 31 December 2023. The audit was limited to the information pursuant to Art. 734a-734f of the Swiss Code of Obligations (CO) in the tables marked "audited" on pages 46 to 50 of the compensation report.

In our opinion, the information pursuant to Art. 734a-734f CO in the compensation report complies with Swiss law and the Company's articles of incorporation.



Basis for opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the "Auditor's responsibilities for the audit of the compensation report" section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the tables marked "audited" in the compensation report, the consolidated financial statements, the stand-alone financial statements and our auditor's reports thereon.

Our opinion on the compensation report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the compensation report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the audited financial information in the compensation report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Board of Directors' responsibilities for the compensation report

The Board of Directors is responsible for the preparation of a compensation report in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the Board of Directors determines is necessary to enable the



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preparation of a compensation report that is free from material misstatement, whether due to fraud or error. It is also responsible for designing the compensation system and defining individual compensation packages.



Auditor's responsibilities for the audit of the compensation report

Our objectives are to obtain reasonable assurance about whether the information pursuant to Art. 734a-734f CO is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this compensation report.

As part of an audit in accordance with Swiss law and SA-CH, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- ▶ Identify and assess the risks of material misstatement in the compensation report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ▶ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made.

We communicate with the Board of Directors or its relevant committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors or its relevant committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

Ernst & Young Ltd

Fabian Meier
Licensed audit expert
(Auditor in charge)

Daniel Zaugg
Licensed audit expert



Financial Statements

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Consolidated Financial Statements

Consolidated Balance Sheet

| in TCHF | | 31/12/2023 | 31/12/2022 |
|---------------------------------------|----|------------------|------------------|
| Cash and cash equivalents | | 25,300 | 32,924 |
| Trade receivables | 1 | 3,445 | 2,151 |
| Contract assets | 2 | 41,274 | 8,740 |
| Other current receivables | 3 | 12,745 | 4,077 |
| Inventory | | 237 | 593 |
| Other current financial assets | | 62 | 829 |
| Properties for sale | 4 | 19,609 | 30,383 |
| Prepayments and accrued income | 5 | 6,724 | 6,767 |
| Current assets | | 109,394 | 86,463 |
| Other non-current receivables | 6 | 4,330 | 5,683 |
| Investment properties | 7 | 1,878,073 | 1,895,997 |
| Intangible assets | | 907 | 971 |
| Other property, plant and equipment | | 598 | 1,170 |
| Financial assets | 8 | 6,993 | 6,927 |
| Financial assets associated companies | | 1,568 | 1,568 |
| Shares in associated companies | 9 | 624 | 583 |
| Other non-current assets | 10 | 1,789 | - |
| Non-current assets | | 1,894,882 | 1,912,900 |
| Total assets | | 2,004,276 | 1,999,363 |

| in TCHF | | 31/12/2023 | 31/12/2022 |
|---|----|------------------|------------------|
| Current financial liabilities | 11 | 150,000 | 171,954 |
| Trade payables | | 16,977 | 2,183 |
| Other current liabilities | 12 | 11,474 | 8,241 |
| Current provisions | 13 | 1,782 | 2,326 |
| Tax liabilities | | 12,701 | 2,550 |
| Accrued expenses and deferred income | 14 | 13,530 | 13,016 |
| Current liabilities | | 206,463 | 200,271 |
| Non-current financial liabilities | 11 | 630,000 | 648,295 |
| Other non-current liabilities | | 616 | 727 |
| Non-current provisions | 13 | 3,173 | 2,477 |
| Deferred taxes | 24 | 82,885 | 85,311 |
| Non-current liabilities | | 716,674 | 736,811 |
| Total liabilities | | 923,137 | 937,081 |
| Share capital | 25 | 10,120 | 10,120 |
| Capital reserves | | 147,312 | 170,419 |
| Treasury shares | 26 | -1,311 | -2,801 |
| Retained earnings | | 925,019 | 884,544 |
| Shareholders' equity | | 1,081,139 | 1,062,282 |
| Total liabilities and shareholders' equity | | 2,004,276 | 1,999,363 |

Consolidated Income Statement

| in TCHF | | 2023 | 2022 |
|--|------------|----------------|----------------|
| Property income | 15 | 70,309 | 67,671 |
| Revaluation of investment properties | 7.1 | -1,919 | 64,306 |
| Income from sale of properties | 16 | 40,876 | 13,764 |
| Profit from sale of investment properties | 16 | 16,708 | 6,039 |
| Other operating income | 17 | 8,819 | 10,134 |
| Total operating income | | 134,792 | 161,914 |
| Direct expenses from sales of properties | 16 | -27,290 | -9,115 |
| Cost of materials | | -4,128 | -4,996 |
| Personnel expenses | 18, 19, 20 | -15,021 | -15,002 |
| Maintenance and repairs | 21 | -5,946 | -5,126 |
| Insurance and fees | | -1,202 | -1,203 |
| Energy costs and building maintenance | | -1,722 | -1,829 |
| General operating expenses | | -494 | -246 |
| Office, administrative and development expenses | | -5,610 | -6,057 |
| Marketing and selling expenses | | -754 | -656 |
| Rent and leases | 22 | -1,697 | -1,942 |
| Total operating expenses | | -63,863 | -46,172 |
| Earnings before interest, taxes, depreciation and amortisation (EBITDA) | | 70,929 | 115,742 |
| Depreciation and amortisation | | -550 | -521 |
| Earnings before interest and taxes (EBIT) | | 70,379 | 115,222 |
| Financial income | 23 | 1,873 | 596 |
| Financial expenses | 23 | -14,188 | -8,738 |
| Share of results from associated companies | | 40 | 98 |
| Earnings before taxes (EBT) | | 58,105 | 107,177 |
| Taxes | 24 | -11,137 | -7,771 |
| Net income for the period | | 46,968 | 99,406 |
| Undiluted earnings per share (in CHF) | 25 | 4.65 | 9.85 |
| Diluted earnings per share (in CHF) | 25 | 4.65 | 9.85 |

Consolidated Cash Flow Statement

| in TCHF | | 2023 | 2022 |
|---|--|---------------|----------------|
| Net income for the period | | 46,968 | 99,406 |
| Change in value from revaluation of investment properties | | 1,919 | -64,306 |
| Depreciation and amortisation | | 550 | 521 |
| Impairment of financial assets | | - | 36 |
| Income from sale of other assets | | - | -77 |
| Profit from sale of investment properties | | -16,708 | -6,039 |
| Profit from sale of properties | | -13,586 | -4,649 |
| Share-based payments | | 930 | 761 |
| Change in financial liabilities from interest rate swaps | | -39 | -753 |
| Capitalisation of personnel costs | | - | -250 |
| Share of profit/loss in associated companies | | -40 | -98 |
| Change in trade receivables | | -1,344 | 2,029 |
| Change in trade payables | | 2,058 | -961 |
| Change in other current receivables & accrued income | | -6,833 | -1,519 |
| Investments in properties for sale | | -16,516 | -7,386 |
| Advanced payments contract assets | | 8,342 | 5,024 |
| Change in inventory | | 356 | -1 |
| Change in other non-current receivables | | - | 498 |
| Change in other non-current assets | | -1,789 | - |
| Change in financial assets | | -66 | 253 |
| Change in other current liabilities | | 13,355 | -4,181 |
| Change in other non-current liabilities | | -111 | 727 |
| Change in non-current provisions | | 696 | 250 |
| Change in deferred taxes & capitalised tax losses carried forward | | -2,426 | 4,228 |
| Result from currency effects | | 126 | 63 |
| Cash flow from operating activities | | 15,842 | 23,576 |
| Investment in investment properties | | -77,779 | -94,796 |
| Purchase of intangible assets | | -152 | -716 |
| Investments in financial assets | | -8 | -1,421 |
| Purchase of other property, plant and equipment | | -204 | -482 |
| Proceeds from disposal of investment properties | | 123,225 | 16,477 |
| Proceeds from disposal of other property, plant and equipment | | - | 77 |
| Proceeds from divestment of financial assets | | 829 | 1,693 |
| Cash flow from investment activities | | 45,911 | -79,168 |



Consolidated Cash Flow Statement

| in TCHF | 2023 | 2022 |
|--|----------------|----------------|
| Proceeds of financial liabilities | 150,000 | 154,980 |
| Amortisation and repayment of financial liabilities | -175,210 | -1,865 |
| Bond issuance | 100,000 | 150,000 |
| Amortisation and repayment of bond | -115,000 | -275,000 |
| Disposal of treasury shares | 237 | 347 |
| Payout from capital reserves/retained earnings to shareholders | -29,278 | -27,232 |
| Cash flow from financing activities | -69,251 | 1,230 |
| Effects from foreign exchange | -126 | -63 |
| Change in cash and cash equivalents | -7,624 | -54,425 |
| Cash and cash equivalents at 1 January | 32,924 | 87,350 |
| Change in cash and cash equivalents | -7,624 | -54,425 |
| Cash and cash equivalents at 31 December | 25,300 | 32,924 |

Consolidated Statement of Shareholders' Equity

| in TCHF | Share capital ¹ | Treasury shares | Capital reserves | Retained earnings | Total |
|---|----------------------------|-----------------|------------------|-------------------|------------------|
| Shareholders' equity at 01/01/2022 | 10,120 | 184,360 | -4,069 | 798,588 | 988,999 |
| Dividend payment | - | -13,616 | - | -13,616 | -27,232 |
| Allocation of treasury shares | - | -325 | 1,268 | -595 | 348 |
| Share-based compensation | - | - | - | 761 | 761 |
| Net income for the period | - | - | - | 99,406 | 99,406 |
| Shareholders' equity at 31/12/2022 | 10,120 | 170,419 | -2,801 | 884,544 | 1,062,282 |
| Shareholders' equity at 01/01/2023 | 10,120 | 170,419 | -2,801 | 884,544 | 1,062,282 |
| Dividend payment | - | -22,615 | - | -6,663 | -29,278 |
| Allocation of treasury shares | - | -492 | 1,490 | -761 | 237 |
| Share-based compensation | - | - | - | 930 | 930 |
| Net income for the period | - | - | - | 46,968 | 46,968 |
| Shareholders' equity at 31/12/2023 | 10,120 | 147,312 | -1,311 | 925,019 | 1,081,139 |

¹ On 31 December 2023, the share capital consisted of 10,119,600 registered shares with a nominal value CHF 1.00 per share (previous year: 10,119,600).

Notes to the Consolidated Financial Statements

Segment reporting

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

The "Others" segment includes expenses connected with central functions and activities in the metal recycling business as a result of the acquisition of Jaeger et Bosshard SA in financial year 2019.

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

Segments 1 January 2023 to 31 December 2023

| in TCHF | Yielding portfolio | Development portfolio | Transaction | Others | Group |
|---|--------------------|-----------------------|---------------|----------------|----------------|
| Property income | 58,638 | 11,671 | - | - | 70,309 |
| Revaluation of investment properties | -27,361 | 25,442 | - | - | -1,919 |
| Income from sale of properties | - | 40,876 | - | - | 40,876 |
| Profit from sale of investment properties | - | - | 16,708 | - | 16,708 |
| Other operating income | 850 | 640 | - | 7,329 | 8,819 |
| Total operating income | 32,127 | 78,628 | 16,708 | 7,329 | 134,792 |
| Direct expenses from sales of properties | - | -27,290 | - | - | -27,290 |
| Cost of materials | - | - | - | -4,128 | -4,128 |
| Personnel expenses | -5,403 | -4,267 | -1,411 | -3,939 | -15,021 |
| Maintenance and repairs | -3,672 | -1,697 | - | -577 | -5,946 |
| Insurance and fees | -667 | -376 | - | -159 | -1,202 |
| Energy costs and building maintenance | -700 | -971 | - | -51 | -1,722 |
| General operating expenses | -225 | -124 | - | -144 | -494 |
| Office, administrative and development expenses | -2,159 | -1,020 | -73 | -2,358 | -5,610 |
| Marketing expenses | -422 | -187 | -14 | -132 | -754 |
| Rent and leases | -1,353 | -173 | - | -171 | -1,697 |
| Total operating expenses | -14,602 | -36,105 | -1,498 | -11,658 | -63,863 |
| EBITDA | 17,525 | 42,523 | 15,210 | -4,329 | 70,929 |
| EBITDA before revaluation | 44,885 | 17,082 | 15,210 | -4,329 | 72,848 |
| Depreciation and amortisation | | | | | -550 |
| Financial result | | | | | -12,274 |
| Taxes | | | | | -11,137 |
| Net income for the period | | | | | 46,968 |

Segments 1 January 2022 to 31 December 2022

| in TCHF | Yielding portfolio | Development portfolio | Transaction | Others | Group |
|---|--------------------|-----------------------|---------------|----------------|----------------|
| Property income | 55,950 | 11,722 | – | – | 67,671 |
| Revaluation of investment properties | 15,741 | 46,672 | 1,893 | – | 64,306 |
| Income from sale of properties | – | 13,764 | – | – | 13,764 |
| Profit from sale of investment properties | – | – | 6,039 | – | 6,039 |
| Other operating income | 547 | 234 | – | 9,353 | 10,134 |
| Total operating income | 72,238 | 72,391 | 7,932 | 9,353 | 161,914 |
| Direct expenses from sales of properties | – | –9,115 | – | – | –9,115 |
| Cost of materials | – | – | – | –4,996 | –4,996 |
| Personnel expenses | –4,878 | –5,031 | –1,137 | –3,956 | –15,002 |
| Maintenance and repairs | –3,349 | –1,435 | – | –342 | –5,126 |
| Insurance and fees | –758 | –311 | – | –135 | –1,203 |
| Energy costs and building maintenance | –1,349 | –435 | – | –45 | –1,829 |
| General operating expenses | 30 | 41 | – | –317 | –246 |
| Office, administrative and development expenses | –1,789 | –1,070 | –443 | –2,755 | –6,057 |
| Marketing expenses | –416 | –31 | – | –209 | –656 |
| Rent and leases | –1,120 | –402 | – | –419 | –1,942 |
| Total operating expenses | –13,630 | –17,788 | –1,579 | –13,174 | –46,172 |
| EBITDA | 59,133 | 54,603 | 6,353 | –4,347 | 115,742 |
| EBITDA before revaluation | 43,392 | 7,931 | 4,460 | –4,347 | 51,437 |
| Depreciation and amortisation | | | | | –521 |
| Financial result | | | | | –8,044 |
| Taxes | | | | | –7,771 |
| Net income for the period | | | | | 99,406 |

Discontinued operations

The metal recycling business of Jaeger et Bosshard SA is to be transferred to the Thommen Group according to the planned takeover agreement as of 1 January 2024. In accordance with the planned takeover agreement with the Thommen Group, all assets and liabilities relevant to the business as well as the entire workforce (as at 31 December 2023: 12 people, as at 31 December 2022: 11) will be transferred at the beginning of 2024. The underlying land in question and the company Jaeger et Bosshard SA itself remain the property of HIAG.

Significant contributions of the metal recycling business to the Others segment

| in TCHF | 2023 | 2022 |
|---------------------------------|---------------|---------------|
| Other operating income | 7,321 | 9,028 |
| Total operating income | 7,321 | 9,028 |
| Cost of materials | –4,128 | –4,996 |
| Personnel expenses | –1,293 | –1,291 |
| Other operating expenses | –1,444 | –1,229 |
| Total operating expenses | –6,865 | –7,516 |
| EBITDA contribution | 456 | 1,512 |

As part of the acquisition of Jaeger et Bosshard SA in 2019, the sellers guaranteed a minimum average profit in connection with the metal recycling business over five years by means of a subsequent purchase price adjustment.

Accounting principles

The Consolidated Financial Statements of HIAG Immobilien Holding AG were prepared in accordance with the Swiss Accounting and Reporting Recommendations (Swiss GAAP FER) and the special provisions for real estate companies stipulated under Article 17 of the SIX Swiss Exchange's Directive on Financial Reporting, and present a true and fair view of its net assets, financial position and results of operations.

The Consolidated Financial Statements are based on the individual financial statements of the HIAG Group companies. The relevant accounting standards are explained below.

The Consolidated Financial Statements are presented in Swiss francs (CHF). All figures are presented in thousands of Swiss francs (TCHF) unless indicated otherwise. Rounding to thousands of CHF may result in rounding differences.

The Consolidated Annual Financial Statements are available in German and English. The German version is authoritative.

Scope of consolidation

The Consolidated 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. 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 inter-company items are eliminated. Minority interests in equity and net income 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 the voting rights or share capital are consolidated in accordance with the equity method.

Participations below 20% are included in the Consolidated Balance Sheet under Financial assets at acquisition cost minus any operationally necessary impairment.

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

¹ Voting rights and share capital

Jaeger et Bosshard SA specialises in metal recycling. In addition, the company also has a stake in the "Porte Sud" site in Lancy (Geneva) with building rights. The metal recycling business was operated by the previous owners of the company on behalf of HIAG until 31 December 2023, is planned to be handed over to the previous owners on 1 January 2024 (please refer to the information in the segment reporting).

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

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

Consolidation method

Capital consolidation is based on the purchase method, in which the acquisition costs of an acquired company are offset against the net assets that were newly measured at the time of acquisition in accordance with group-wide accounting standards. The difference between the purchase price and the

newly valued net assets of the acquired company is termed goodwill or 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 to the scope of consolidation in the reporting year or in the previous year.

Translation of foreign currencies

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

Significant accounting and valuation policies

Cash and cash equivalents

"Cash and cash equivalents" comprises cash in hand, postal check account deposits and demand deposits with banks and money market instruments with a term of less than three months. They are stated at their nominal value. Cash and cash equivalents held in a foreign currency are translated at the year-end conversion rate.

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 specific valuation allowances.

Properties for sale

"Properties for sale" include sold investment properties with transfer of ownership after the balance sheet date and projects developed and marketed in condominium ownership. "Sold investment properties with transfer of ownership after the balance sheet date" are valued at the last available market value before reclassification or, should this be lower, at the selling price. "Projects developed and marketed in condominium ownership" are stated at acquisition or production cost, or the net market value if this is lower. If the expected sale price is lower than the acquisition or production cost, an impairment is made. In addition, the accounting and valuation guidelines for contract assets and income from the sale of properties must be observed (revenue recognised over the period in accordance with the percentage of completion method (POC)).

Contract assets

Claims resulting from the recognition of revenue over the period according to the percentage of completion (POC) are recognised on a net basis. For each project, the corresponding claims are offset against the advance payments already due. The net positions are recognised in the "Contract assets" balance sheet item.

Investment properties

General

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

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

Properties

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

Properties currently under development

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

Derivative financial instruments

In accordance with Swiss GAAP FER, derivative financial instruments used to hedge contractually agreed future cash flows are either recorded in the balance sheet with no effect on income or treated as off-balance sheet items, i.e. they are disclosed in the notes. HIAG uses derivative financial instruments (interest rate swaps) to hedge interest rate risks. The value differences between the hedging transaction and the underlying transaction are recorded 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 assets

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

The amortisation or depreciation is recorded on a linear basis as follows:

| Category | Amortisation/depreciation period |
|---|----------------------------------|
| Office equipment | 3 to 5 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.

Financial assets, financial assets from shareholders

Financial assets are recorded in the balance sheet at nominal value.

Impairment of assets

If there is any indication that an asset's value is impaired, an impairment test is conducted. If the examination shows that the carrying amount exceeds the recoverable amount (the higher of either its value in use or fair value), an impairment is made to the recoverable value through profit or loss.

Trade payables and other current and non-current liabilities

Current liabilities include liabilities that are due within 12 months. Liabilities that fall due after more than one year are reported under "Non-current liabilities". These items are stated at their nominal value.

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 instead renewed are reported under "Non-current financial liabilities" to reflect the economic reality. Transaction costs for bonds and the syndicated loan, 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".

Leasing

When referring to leases, a distinction is made between a finance lease and an operating lease. A lease is a finance lease if all the risks and opportunities associated with an asset are transferred on transfer of possession of the asset. If the lease is a finance lease, the assets as well as current and non-current lease liabilities are reported in the balance sheet. The lease payments are divided into interest and repayment components. The interest component is recorded under "Finance expenses" through profit or loss, and the amortisation component is booked as a reduction of the lease liability.

Operating leases are recorded as an expense in the income statement.

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.

Pension benefit obligations in accordance with Swiss GAAP FER 16

All HIAG Group companies are affiliated with a joint institution, the HIAG Pension Fund or the collective foundation Basler Leben (employees of Jaeger et Bossard SA). Any excess funding or shortfall is determined on the basis of the pension fund's annual financial statements prepared in accordance with Swiss GAAP FER 26. There is no plan to capitalise any economic benefit (arising from excess funding of the pension fund), nor have the conditions for doing so been met. An economic obligation is classified as a liability if the conditions for forming a provision have been met. An economic benefit resulting from employer contribution reserves is recognised as an asset. Changes to employer contribution reserves and any economic effects resulting from excess funding or shortfalls in the pension fund are recorded under "Personnel expenses".

Property income

Property income includes rental income after the deduction of vacancy losses, proceeds from the sale of electricity from owned power stations and losses in earnings, such as rental income losses. Rental income is recorded in the income statement when the rent is due. If tenants are granted rent-free periods, the equivalent value of the incentive is recorded on a 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.

Income from the sale of properties

The revenue recognition and performance obligation in the case of condominium ownership usually starts from the time a notarised contract for a property for sale is in place. From that point on, the transfer of ownership is valid and the revenue is realised on a prorated basis according to the status of sale and percentage of completion (POC) of the overall project. The percentage of completion is calculated as the ratio between the costs incurred and the planned total cost of completion. The gross income from the sale of properties, before taxes and after deduction of the associated transaction costs, is recognised. The associated expense is recorded in the item "Direct expenses from the sale of properties".

Profit from the sale of investment properties

The profit from the sale of properties that are valued at market value is recorded in the item "Profit from sale of investment properties".

Other operating income

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

Inventory and costs of material

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

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 financial assets, and other financial expenses and income.

Income tax

This item covers deferred taxes and current taxes on income.

Deferred taxes are calculated primarily on the basis of the temporary differences between the established market values and the tax values. The tax rate that applies or is expected to apply as at the balance sheet date is used for the calculation. A residual holding period is estimated for each property in order to calculate deferred taxes on investment properties. If new information makes a detailed calculation of the deferred income and property gains taxes possible, this is taken into account as part of the calculation. The provisions for deferred taxes are discounted. As at 31 December 2023, a discount rate of 2.00% was applied (previous year: 2.00%).

Deferred income taxes are calculated on the taxable result. Other taxes, duties and property taxes are recorded under the item "General operating expenses".

Deferred taxes from loss carryforwards are capitalised only if it appears sufficiently certain that they can be used. They are listed under "Financial assets" as per Swiss GAAP FER 11.

Transactions with shareholders and related parties

Significant transactions with related natural persons and legal entities are disclosed separately as transactions with related parties in the note on "Financial assets, shareholder financial assets, other current financial assets and shareholder current financial assets".

Share-based compensation

Share-based compensation is recognised as personnel expenses. Shareholders' equity constitutes the corresponding opposite item for share-based compensation, and liabilities (provisions) for cash-based compensation.

Off-balance sheet items

Contingent liabilities and other off-balance sheet liabilities are valued and disclosed as at the balance sheet reporting date. Provisions are set aside if contingent liabilities and other off-balance sheet liabilities result in a cash outflow devoid of beneficial cash inflow, and the cash outflow is probable and foreseeable.

Estimates

Preparation of the financial statements requires a number of estimates and assumptions to be made. These relate to the reported assets, liabilities and contingent liabilities at the time when the balance sheet is prepared, and to income and expenses during the period under review. Should the estimates and assumptions made to the best of the company's knowledge on the balance sheet date deviate from actual circumstances, adjustments to the original estimates and assumptions are then carried out in the reporting year in which the circumstances change.

1 Trade receivables

| in TCHF | 31/12/2023 | 31/12/2022 |
|--------------------------------------|--------------|--------------|
| Trade receivables from third parties | 3,599 | 2,462 |
| Trade receivables from associates | – | 50 |
| Provision for bad debts | –155 | –361 |
| Total | 3,445 | 2,151 |

2 Contract assets

| in TCHF | Revenue recognised as a result of project progress | Advance payments received | Total |
|---------------------------------|--|---------------------------|---------------|
| Book value at 01/01/2022 | – | – | – |
| Revenue recognised | 13,764 | – | 13,764 |
| Use due to payments received | – | –5,024 | –5,024 |
| Book value at 31/12/2022 | 13,764 | –5,024 | 8,740 |
| Book value at 01/01/2023 | 13,764 | –5,024 | 8,740 |
| Revenue recognised | 40,876 | – | 40,876 |
| Use due to payments received | – | –8,342 | –8,342 |
| Book value at 31/12/2023 | 54,640 | –13,366 | 41,274 |

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

3 Other current receivables

| in TCHF | 31/12/2023 | 31/12/2022 |
|-------------------------------------|---------------|--------------|
| Value-added tax receivables | 292 | - |
| Heating and ancillary costs | 8,375 | 3,151 |
| Current accounts condominium owners | 446 | 410 |
| Other current receivables | 3,632 | 516 |
| Total | 12,745 | 4,077 |

As part of the acquisition of Jaeger et Bosshard SA, a purchase price adjustment agreement was concluded with the former owner stipulating that the actual cumulative results generated for 2019 to 2023 would come to an amount defined in advance. Current estimates show that the defined amount will not be reached for the entire period. As a result, receivables increased by TCHF 1,170 in the reporting period and now amount to TCHF 2,470 (previous year: TCHF 1,300). On account of the due date, the amount was reclassified from non-current receivables to the item "Other current receivables".

4 Properties for sale

| in TCHF | Condominium project "CHAMA stage 1" |
|-------------------------------|--|
| Balance at 01/01/2022 | 32,111 |
| Investments | 7,387 |
| Disposals from POC accounting | -9,115 |
| Balance at 31/12/2022 | 30,383 |
| Balance at 01/01/2023 | 30,383 |
| Investments | 16,516 |
| Disposals from POC accounting | -27,290 |
| Balance at 31/12/2023 | 19,609 |

Status as at 31 December 2023

| Project | Acquisition/ Project start | Estimated investment volume in TCHF | Project status | Expected completion | Completion status in % | Sales status in % |
|--|-------------------------------|--|-----------------------|------------------------|---------------------------|----------------------|
| Condominium project "CHAMA stage 1" | 2020 | 66,480 | under construction | 2024 | 84% | 65% |

Status as at 31 December 2022

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

In reporting years 2023 and 2022, this related to the "CHAMA stage 1" condominium project. The second stage of the CHAMA project is currently recognised at market value under investment properties.

5 Prepayments and accrued income

| in TCHF | 31/12/2023 | 31/12/2022 |
|---|--------------|--------------|
| Financing costs | 1,205 | 822 |
| Insurance benefits and premiums | 209 | 799 |
| Accrued income (rents, electricity, etc.) | 5,153 | 4,430 |
| Other | 157 | 715 |
| Total | 6,724 | 6,767 |

6 Other non-current receivables

| in TCHF | 31/12/2023 | 31/12/2022 |
|-------------------------------|--------------|--------------|
| Other non-current receivables | 2,982 | 4,335 |
| Escrow non-current | 1,348 | 1,348 |
| Total | 4,330 | 5,683 |

The item "Other non-current receivables" includes a receivable for TCHF 2,554 (previous year: TCHF 2,554) that was incurred as a result of the use of space beyond the ordinary rental period. An agreement to transfer first-priority mortgage notes for an industrial site was signed to secure this receivable.

The receivable from the purchase price adjustment in connection with the acquisition of Jaeger et Bosshard SA of TCHF 2,470 (previous year: TCHF 1,300) was reassigned to other current receivables in the reporting year.

In connection with the development of the site in Frauenfeld, HIAG was compensated by the former owners in 2016 for assuming the risks of contaminated sites with a contribution of TCHF 1,348. This contribution was transferred to an escrow account.

7 Investment properties

| in TCHF | Undeveloped land | Properties | Properties currently under development | Total investment properties |
|--------------------------------------|------------------|------------------|--|-----------------------------|
| Balance at 01/01/2022 | 187,561 | 1,461,509 | 103,250 | 1,752,318 |
| Reclassifications | -29,110 | - | 29,110 | - |
| Additions | 4,029 | 64,160 | 20,673 | 88,862 |
| Disposals | -3,709 | -5,779 | - | -9,488 |
| Revaluation of investment properties | 16,688 | 24,361 | 23,257 | 64,306 |
| Balance at 31/12/2022 | 175,457 | 1,544,251 | 176,290 | 1,895,997 |
| Balance at 01/01/2023 | 175,457 | 1,544,251 | 176,290 | 1,895,997 |
| Reclassifications | 1,176 | 35,790 | -36,966 | - |
| Additions | 4,307 | 22,945 | 63,261 | 90,512 |
| Disposals | - | -106,517 | - | -106,517 |
| Revaluation of investment properties | 5,283 | -33,738 | 26,536 | -1,919 |
| Balance at 31/12/2023 | 186,223 | 1,462,731 | 229,121 | 1,878,073 |

Investment properties are assets held at market value under "Fixed assets". During the reporting year, all investment properties were valued by Wüest Partner AG. As at the balance sheet date, the discount rates underlying the property valuations ranged from 2.50% to 5.30% (31 December 2022: 2.00% to 5.30%).

From now on, the costs for environmental risks and their changes are no longer deducted separately as a provision from the market values of the properties, but the presumed expenses included in the previous provisions are integrated directly into the valuations of the properties by the independent experts (cf. also explanations on the significant accounting and valuation principles). The adjusted discount rates had a positive effect of TCHF 5,625 on the revaluation result.

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

In 2023, the land of a property in Riehen previously held under building rights was consolidated in the amount of TCHF 3,050. The most significant investments were made in Cham, Lorzenparkstrasse 15-29 (TCHF 30,712), Biberist, Fabrikstrasse 119 (TCHF 10,708), Altstetten, Freihofstrasse 25 (TCHF 9,471), Dietikon, Riedstrasse 3 (TCHF 6,753) and Winterthur, Technoramastrasse 15 (TCHF 6,607).

The disposals totalling TCHF 106,517 relate to the sales in Cham, Lorzenparkstrasse 2-16 (TCHF 74,890), Meyrin, Chemin du Grand-Puits 28 (TCHF 15,144), Klingnau, Parkstrasse 7-13 (TCHF 10,570) and Winterthur, St. Gallerstrasse 172 (TCHF 5,913).

Market value of investment properties by use¹

| in TCHF | 31/12/2023 | | 31/12/2022 | |
|-----------------------------------|------------------|---------------|------------------|---------------|
| Industry / Commercial | 694,484 | 37.0% | 708,062 | 37.3% |
| Building land | 384,227 | 20.5% | 258,593 | 13.6% |
| Retail | 211,420 | 11.2% | 206,879 | 10.9% |
| Office | 208,715 | 11.1% | 167,534 | 8.8% |
| Residential | 192,994 | 10.3% | 234,487 | 12.4% |
| Distribution / Logistics | 114,337 | 6.1% | 204,038 | 10.8% |
| Residential / Commercial property | 43,203 | 2.3% | 104,079 | 5.5% |
| Miscellaneous | 28,693 | 1.5% | 12,325 | 0.7% |
| Total | 1,878,073 | 100.0% | 1,895,997 | 100.0% |

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

Market value of investment properties by canton

| in TCHF | 31/12/2023 | | 31/12/2022 | |
|------------------|------------------|---------------|------------------|---------------|
| Zurich | 584,275 | 31.1% | 557,426 | 29.4% |
| Aargau | 457,036 | 24.3% | 456,225 | 24.1% |
| Geneva | 231,024 | 12.3% | 265,251 | 14.0% |
| Zug | 156,390 | 8.3% | 176,875 | 9.3% |
| Solothurn | 145,699 | 7.8% | 132,779 | 7.0% |
| Basel-Landschaft | 122,217 | 6.5% | 120,639 | 6.4% |
| St. Gallen | 65,437 | 3.5% | 69,388 | 3.7% |
| Miscellaneous | 115,995 | 6.2% | 117,414 | 6.2% |
| Total | 1,878,073 | 100.0% | 1,895,997 | 100.0% |

The market values of investment properties shown in the above tables do not include properties held for sale (CHAMA, condominiums, recognised in "Current assets").

Pledges on mortgage loans as at 31. Dezember 2023

| in TCHF | 31.12.2023 | 31.12.2022 |
|----------------------------------|---------------|------------|
| Pledges to secure mortgage loans | 80,100 | 659,780 |

7.1 Revaluation of properties

| in TCHF | 2023 | 2022 |
|------------------------------------|----------------|---------------|
| Revaluation yielding properties | -27,361 | 15,741 |
| Revaluation development properties | 25,442 | 46,672 |
| Revaluation transactions | - | 1,893 |
| Total | -1,919 | 64,306 |

The largest revaluations were recorded for the following properties:

2023
Yielding portfolio in TCHF

| | |
|-----------------------------|--------|
| Dietikon, Riedstrasse 3 | 4,317 |
| Buchs, Oberholzstrasse 10 | -2,551 |
| Yverdon, Grandson | -2,951 |
| 1/2/3/4/5/6/7/8/10/12/13/14 | |
| Dietikon, Riedstrasse 5 | -3,540 |
| Goldach, Langrütistrasse 19 | -4,106 |

Development portfolio in TCHF

| | |
|------------------------------------|---------|
| Altstetten, Freihofstrasse 25 | 12,593 |
| Cham, Lorzenparkstrasse | 11,058 |
| 15/17/19/21/23/25/27/29 | |
| Cham, Parzelle 3165 CHAMA Etappe 2 | 9,615 |
| Hausen/Lupfig, Campus Reichhold | 8,554 |
| Lancy, Route des Jeunes 20/24/26 | -10,368 |

2022¹
Yielding portfolio in TCHF

| | |
|--|--------|
| Dietikon, Riedstrasse 7-9 | 6,462 |
| Cham, Lorzenparkstrasse 2-16 | 6,414 |
| Meyrin, Route du Nant d'Avril HIVE 8 (LEM) | 4,706 |
| Meyrin, Route du Nant d'Avril HIVE 2 | -4,555 |
| Goldach, Langrütistrasse 19 | -6,223 |

Development portfolio in TCHF

| | |
|---------------------------------------|--------|
| Cham, Parzelle 3165 CHAMA Etappe 2 | 12,235 |
| Cham, Lorzenparkstrasse | 12,090 |
| 15/17/19/21/23/25/27/29 | |
| Altstetten, Freihofstrasse 25 | 8,767 |
| Hausen/Lupfig, Hauptstrasse 96/98-100 | 2,848 |
| Niederhasli, Mandachstrasse | -2,800 |
| 50/52/54/56 | |

¹ The revaluations of properties are now recognised at property level (previous year: site level). The previous year was adjusted accordingly.

The weighted market discount rate (net, real) rose to 3.33% as at 31 December 2023 (31 December 2022: 3.22%).

8 Financial assets

| in TCHF | 31/12/2023 | 31/12/2022 |
|------------------------|--------------|--------------|
| Loans to third parties | 6,003 | 5,937 |
| Loans to shareholders | 990 | 990 |
| Total | 6,993 | 6,927 |

9 Shares in associated companies

HIAG Solar AG was founded with aventron as part of a joint venture. HIAG holds 49% (previous year: 49%) of HIAG Solar AG and determines the company's value using the equity method. The result of companies valued at equity is included in the item "Share of results from associated companies".

10 Other non-current assets

| in TCHF | 31/12/2023 | 31/12/2022 |
|--------------------------|--------------|------------|
| Other non-current assets | 1,789 | - |
| Total | 1,789 | - |

The item "Other non-current assets" includes the prorated one-off costs for the implementation of the syndicated loan. These are amortised on a straight-line basis over the term of the syndicated loan.

11 Financial liabilities

| in TCHF | 31/12/2023 | 31/12/2022 |
|---|----------------|----------------|
| Current liabilities to banks | - | 56,915 |
| Current bonds | 150,000 | 115,000 |
| Current financial liabilities from interest rate swap | - | 39 |
| Total current financial liabilities | 150,000 | 171,954 |
| Non-current liabilities to banks | 70,000 | 188,295 |
| Non-current liabilities from syndicated loan | 150,000 | - |
| Non-current bonds | 410,000 | 460,000 |
| Total non-current financial liabilities | 630,000 | 648,295 |
| Total | 780,000 | 820,249 |

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

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

As of 25 August 2023, HIAG established an unsecured, committed syndicated credit line of CHF 500 million, with a term of five years. CHF 150 million of this was utilised in the reporting year.

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

The gross loan-to-value ratio as at the balance sheet date was 41.1% (31 December 2022: 42.6%), and the net ratio was 39.8% (31 December 2022: 40.9%).

The average interest rate for financial liabilities was 1.6% during the reporting period (previous year: 1.0%).

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

Conditions of financial liabilities as at 31 December 2023

| Item | Book value in TCHF | Currency | Date due | Interest rate |
|----------------------|--------------------|----------|--|-------------------------|
| Liabilities to banks | 70,000 | CHF | See 'Maturities of liabilities to banks' | 2.6% |
| Syndicated loan | 150,000 | CHF | 25/08/2028 | Ø 2.38% |
| Bonds | 560,000 | CHF | See 'Conditions and maturities of bonds' | Between 0.75% and 3.13% |
| Total | 780,000 | | | |

Conditions of financial liabilities as at 31 December 2022

| Position | Book value in TCHF | Currency | Date due | Interest rate |
|---|--------------------|----------|--|-------------------------|
| Liabilities to banks | 245,210 | CHF | See 'Maturities of liabilities to banks' | Between 0.7% and 2.6% |
| Bonds | 575,000 | CHF | See 'Conditions and maturities of bonds' | Between 0.75% and 1.77% |
| financial liabilities from interest rate swap | 39 | CHF | 28/02/2023 | 2.75% |
| Total | 820,249 | | | |

Conditions and maturities of bonds as at 31 December 2023

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

Conditions and maturities of bonds as at 31 December 2022

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

Financial liabilities are recognised and measured at nominal value.

Conditions and maturities of the syndicated credit line as at 31 December 2023

| in TCHF | Date due | Interest rate (variable) |
|--------------------------------------|----------|--------------------------|
| Syndicated credit line | 500,000 | 26/08/2028 |
| – thereof used as at 31/12/2023 | 150,000 | Ø 2.38% |
| – thereof available as at 31/12/2023 | 350,000 | |

TCHF 150,000 of the drawn line is tied to interest rate swaps (see Note 34).

| in TCHF | Maturities of liabilities to banks | | Fixed interest rates | |
|--------------|-------------------------------------|----------------------|----------------------|----------------|
| | Due dates liabilities 31.12.2023 | 31.12.2022 | 31.12.2023 | 31.12.2022 |
| 2023 | - | 116,790 ¹ | - | 116,790 |
| 2024 | - | 18,100 | - | 18,100 |
| 2025 | - | 1,125 | 60,000 | 1,125 |
| 2026 | - | 2,195 | - | 2,195 |
| 2027 | 70,000 | 100,000 | 160,000 | 100,000 |
| 2028 | 150,000 | 7,000 | - | 7,000 |
| Total | 220,000 | 245,210 | 220,000 | 245,210 |

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

12 Other current liabilities

| in TCHF | 31/12/2023 | 31/12/2022 |
|-----------------------------|---------------|--------------|
| To third parties | 851 | 2,070 |
| Value-added tax liabilities | - | 275 |
| Heating and ancillary costs | 7,223 | 3,030 |
| Advance rent payments | 3,400 | 2,867 |
| Total | 11,474 | 8,241 |

13 Provisions

| in TCHF | Other provisions | Provision for de-construction and site remediation costs Pratteln | LTIP provisions | Total |
|---------------------------------|------------------|---|-----------------|--------------|
| Book value at 01/01/2022 | 1,941 | 2,638 | 1,077 | 5,656 |
| Formation | 605 | - | 703 | 1,308 |
| Use | -220 | -1,409 | -305 | -1,934 |
| Release | - | -79 | -148 | -227 |
| Book value at 31/12/2022 | 2,326 | 1,150 | 1,327 | 4,803 |
| - thereof current | 2,326 | - | - | 2,326 |
| - thereof non-current | - | 1,150 | 1,327 | 2,477 |
| Book value at 01/01/2023 | 2,326 | 1,150 | 1,327 | 4,803 |
| Formation | 600 | - | 696 | 1,296 |
| Use | -1,144 | - | - | -1,144 |
| Release | - | - | - | - |
| Book value at 31/12/2023 | 1,782 | 1,150 | 2,023 | 4,955 |
| - thereof current | 1,782 | - | - | 1,782 |
| - thereof non-current | - | 1,150 | 2,023 | 3,173 |

In connection with the bankruptcy of Rohner AG in Pratteln, HIAG assumed the costs of the demolition of the production infrastructure that the tenant was contractually obligated to pay. In particular, this includes efforts to ensure that the site is free of chemicals. This work and the corresponding costs have been completed, except for the clean-up of the floor slabs. The clean-up of contaminated sites will be carried out in 2025 at the earliest, which is why the provisions of TCHF 1,150 will continue to be recognised in non-current provisions in 2023.

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

The LTIP calculation led to an increase in the corresponding provision of TCHF 696 (previous year: TCHF 250).

14 Accrued expenses and deferred income

| in TCHF | 31/12/2023 | 31/12/2022 |
|----------------------------|---------------|---------------|
| Operating expenses | 3,753 | 4,460 |
| Financing costs | 6,176 | 3,049 |
| Accruals for investments | 2,000 | 2,002 |
| Personnel-related accruals | 1,285 | 2,516 |
| Other | 316 | 990 |
| Total | 13,530 | 13,016 |

15 Property income

| in TCHF | 2023 | 2022 |
|---|---------------|---------------|
| Property income | 69,009 | 67,538 |
| Proceeds from the sale of electricity generated by the Group's power plants | 1,149 | 595 |
| Change of bad debt allowances and losses | 150 | -462 |
| Total | 70,309 | 67,671 |

Most significant tenants

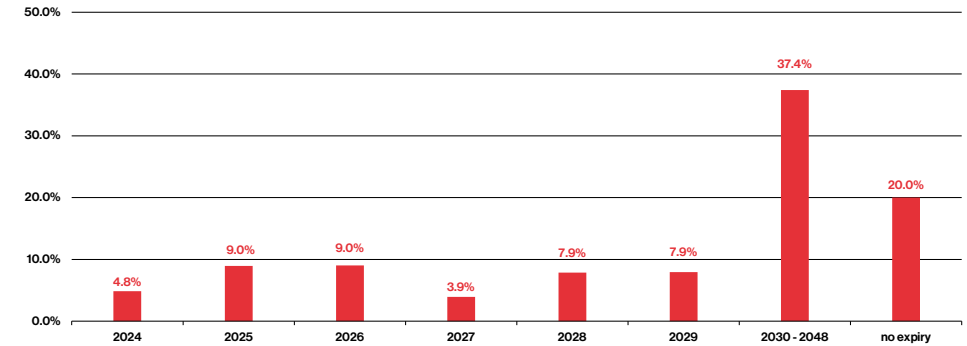
As of the balance sheet date, HIAG's five most significant tenants measured in terms of annualised property income are (in alphabetical order): Amcor Flexibles Rorschach AG, C&A Mode AG, Doka Schweiz AG, Hewlett-Packard International Sàrl and XL CH AG. There are no changes compared to the previous year.

| Share of annualised property income represented by | 2023 | 2022 |
|--|------|------|
| the largest tenant | 5% | 5% |
| the three largest tenants | 13% | 12% |
| the five largest tenants | 20% | 19% |
| the ten largest tenants | 34% | 33% |

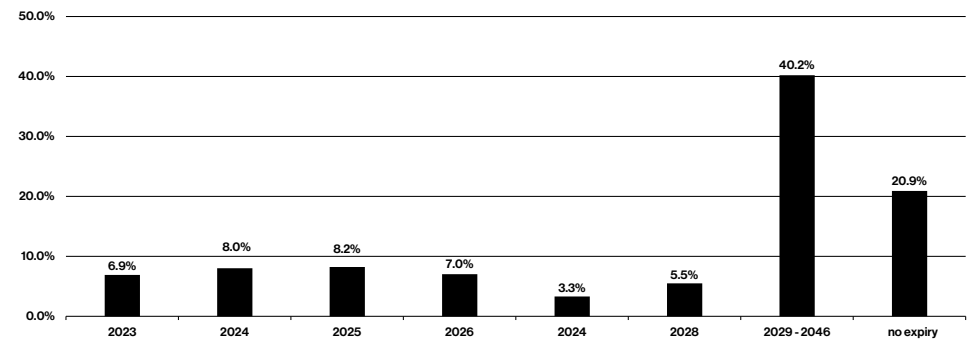
Expiry of rental agreements

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

Overview of expiry profile of rental agreements as at 1 January 2024



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



Annualised property income by property use

| in TCHF | 31/12/2023 | | 31/12/2022 | |
|---------------------------------------|---------------|---------------|---------------|---------------|
| Industry/Commercial | 25,093 | 34.8% | 25,444 | 35.2% |
| Office | 12,742 | 17.7% | 13,143 | 18.2% |
| Storage | 9,397 | 13.0% | 8,838 | 12.2% |
| Retail | 6,974 | 9.7% | 5,955 | 8.2% |
| Residential | 6,748 | 9.4% | 8,094 | 11.2% |
| Parking | 3,895 | 5.4% | 4,055 | 5.6% |
| Leisure/Culture/Education | 2,788 | 3.9% | 2,552 | 3.5% |
| Outside areas/building rights | 2,482 | 3.4% | 2,325 | 3.2% |
| Energy | 1,013 | 1.4% | 1,067 | 1.5% |
| Gastronomy | 517 | 0.7% | 459 | 0.6% |
| Secondary uses commercial/residential | 457 | 0.6% | 340 | 0.5% |
| Total | 72,106 | 100.0% | 72,274 | 100.0% |

Annualised property income by canton

| in TCHF | 31/12/2023 | | 31/12/2022 | |
|------------------|---------------|---------------|---------------|---------------|
| Aargau | 21,133 | 29.3% | 21,414 | 29.6% |
| Zurich | 20,265 | 28.1% | 19,178 | 26.5% |
| Geneva | 9,475 | 13.1% | 8,641 | 12.0% |
| Solothurn | 6,316 | 8.8% | 5,772 | 8.0% |
| Basel-Landschaft | 5,592 | 7.8% | 5,145 | 7.1% |
| St. Gallen | 3,267 | 4.5% | 3,193 | 4.4% |
| Thurgau | 1,821 | 2.5% | 1,781 | 2.5% |
| Zug ¹ | 23 | 0.0% | 3,317 | 4.6% |
| Other | 4,214 | 5.8% | 3,833 | 5.3% |
| Total | 72,106 | 100.0% | 72,274 | 100.0% |

¹ The "Lorzenparkstrasse 2–16" property in Cham was sold on 1 May 2023.

Vacancy rate

| Vacancy rate in % | 31/12/2023 | 31/12/2022 |
|------------------------|------------|------------|
| Yielding properties | 3.6 | 5.6 |
| Development properties | 5.8 | 10.0 |
| Total portfolio | 4.0 | 6.4 |

16 Profit and direct expenses from the sale of investment properties and properties for sale

| in TCHF | 2023 | 2022 |
|---|---------------|--------------|
| Profit from sale of investment properties | 16,708 | 6,039 |
| – Income from sale of investment properties | 123,695 | 15,972 |
| – Derecognition of last book value of investment properties | –106,517 | –9,488 |
| – Direct expenses from sale of investment properties | –470 | –445 |

The following significant properties were sold from "Investment properties" during the reporting year:

- Cham, Lorzenparkstrasse 2–16
- Meyrin-Fontaine, Chemin du Grand-Puits 28
- Klingnau, Parkstrasse 7/9/11/13
- Winterthur, St. Gallerstrasse 172

The following properties were sold in the previous year:

- Diesbach, Legler factory
- Diesbach, Hauptstrasse 38–40
- Allschwil, Binnigerstrasse 87–89
- Gempen, Scharthenhof
- Klingnau, forest plot
- Biberist, plot 36194

The income from properties for sale in the reporting years 2023 and 2022 is related to the "CHAMA Stage 1" condominium project in Cham (see Note 4).

| in TCHF | 2023 | 2022 |
|--|---------------|--------------|
| Profit from properties for sale | 13,586 | 4,649 |
| – Income from properties for sale | 40,876 | 13,764 |
| – Direct expenses from properties for sale | –27,290 | –9,115 |

17 Other operating income

| in TCHF | 2023 | 2022 |
|------------------------------------|--------------|---------------|
| Services rendered to third parties | 227 | 219 |
| Income from metal recycling | 7,327 | 8,967 |
| Other operating income | 1,265 | 948 |
| Total | 8,819 | 10,134 |

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

18 Employee benefits

The employees of the HIAG Group benefit from occupational pension funds. The pension fund "HIAG Pensionskasse" is financed by employee and employer contributions, and the discretionary "Wohlfahrtsfonds" schemes of the HIAG Group are financed exclusively by employer contributions. Benefits are allocated in accordance with the contributions paid into the fund or the payments made by the corresponding insurance provider (defined contribution). This does not result in any economic benefit or economic obligation for the Group companies. There is no intention to obtain any future economic benefit from the unrestricted reserves.

As at 31 December 2023

| in TCHF | Nominal value | Renounced use | Balance sheet | Formation | Balance sheet | Result from ECR ¹ in personnel expenses | |
|--------------------------------|---------------|---------------|---------------|-----------|---------------|---|----------|
| | 31/12/2023 | 31/12/2023 | 31/12/2023 | 2023 | 31/12/2022 | 2023 | 2022 |
| Patronage pension institutions | - | - | - | - | - | - | - |
| Pension institution | - | - | - | - | - | - | - |
| Total | - | - | - | - | - | - | - |

| in TCHF | Surplus/deficit coverage | Economical part of the organisation | Change/effect on income in financial year | Contributions for the period | Pension expenses in the period |
|--------------------------------|--------------------------|-------------------------------------|---|------------------------------|--------------------------------|
| | 31/12/2023 | 31/12/2023 | 2023 | 2023 | 2023 |
| Patronage pension institutions | - | - | - | - | - |
| Pension institution | 5,765 | - | - | - | 871 |
| Total | 5,765 | - | - | - | 871 |

As at 31 December 2022

| in TCHF | Nominal value | Renounced use | Balance sheet | Formation | Balance sheet | Result from ECR ¹ in personnel expenses | |
|--------------------------------|---------------|---------------|---------------|-----------|---------------|---|----------|
| | 31/12/2022 | 31/12/2022 | 31/12/2022 | 2022 | 31/12/2021 | 2022 | 2021 |
| Patronage pension institutions | - | - | - | - | - | - | - |
| Pension institution | - | - | - | - | - | - | - |
| Total | - | - | - | - | - | - | - |

| in TCHF | Surplus/deficit coverage | Economical part of the organisation | Change/effect on income in financial year | Contributions for the period | Pension expenses in the period |
|--------------------------------|--------------------------|-------------------------------------|---|------------------------------|--------------------------------|
| | 31/12/2022 | 31/12/2022 | 2022 | 2022 | 2022 |
| Patronage pension institutions | - | - | - | - | - |
| Pension institution | 5,561 | - | - | - | 774 |
| Total | 5,561 | - | - | - | 774 |

19 Personnel expenses

| 2023 in TCHF | Real estate | Pratteln site | Jaeger et Bosshard SA | Total |
|-------------------------------|-------------------|---------------|-----------------------|----------------|
| Salaries and wages | -11,049 | - | -842 | -11,890 |
| Social security contributions | -1,812 | - | -153 | -1,965 |
| Other personnel expenses | -866 ¹ | - | -299 | -1,165 |
| Total | -13,727 | - | -1,294 | -15,021 |

¹ Thereof discount of TCHF 35 on the sale of HIAG Immobilien Holding AG shares for HIAG Group employees

| 2022 in TCHF | Real estate | Pratteln site | Jaeger et Bosshard SA | Total |
|-------------------------------|---------------------|---------------|-----------------------|----------------|
| Salaries and wages | -10,927 | -159 | -823 | -11,909 |
| Social security contributions | -1,571 | -24 | -164 | -1,759 |
| Other personnel expenses | -1,029 ¹ | - | -304 | -1,333 |
| Total | -13,527 | -183 | -1,291 | -15,002 |

¹ Thereof discount of TCHF 219 on the sale of HIAG Immobilien Holding AG shares for HIAG Group employees.

| 31/12/2023 (key date) | Employee headcount | Full-time employees |
|---|--------------------|---------------------|
| Real estate | 76 | 69.8 |
| - thereof portfolio/asset management | 6 | 6.0 |
| - thereof real estate management/housekeeping | 25 | 22.6 |
| - thereof development/construction management | 18 | 17.2 |
| - thereof transaction/marketing | 4 | 3.9 |
| - thereof corporate | 23 | 20.1 |
| Jaeger et Bosshard SA¹ | 12 | 12.0 |
| Total | 88 | 81.8 |

¹ Reported in the "Other" segment

| 31/12/2022 (key date) | Employee headcount | Full-time employees |
|---|--------------------|---------------------|
| Real estate | 67 | 63.1 |
| – thereof portfolio/asset management | 7 | 6.8 |
| – thereof real estate management/housekeeping | 19 | 17.6 |
| – thereof development/construction management | 17 | 16.6 |
| – thereof transaction/marketing | 1 | 0.8 |
| – thereof corporate | 23 | 21.3 |
| Jaeger et Bosshard SA ¹ | 11 | 11.0 |
| Total | 78 | 74.1 |

¹ Reported in the "Other" segment

20 Share-based compensation

The Long-Term Incentive Plan (LTIP) is based on the long-term value creation goals of the HIAG Group, and thus provides a financial incentive for management to make their activities sustainable in the long term.

The current LTIP is defined as a fixed plan for the years 2020 to 2024. A new plan is scheduled to be introduced from 2025.

The current LTIP is based on the return on equity (ROE) according to the consolidated financial statements in accordance with Swiss GAAP FER, whereby the LTIP allows the Executive Board to share in an excess return above a certain ROE threshold. In the first planning year (2020) the ROE threshold was 4.0%, and for the remaining planning years it is 5.5%. In order to counteract excessively risky behaviour, the LTIP provides for ROE caps. The cap amounts to 5.0% in the first year of the plan and 6.5% for the following four years. If the cap is not reached in one plan year but is exceeded in another plan year, the ROE in excess of the cap in the plan year in which the cap is exceeded is offset against the ROE of the plan year in which the cap is not reached until the cap applicable to the plan year in question is reached. For the current LTIP, the annual break-even points for all five plan years were predefined at the start of the plan. The actual profits achieved are compared with the planned profits each year, and the annual variable LTIP remuneration is calculated on this basis.

The Executive Board's share of the excess annual return is a fixed percentage, depending on each member's respective function. The corresponding amounts are shown in section 4 of the Compensation Report.

50% of the LTIP compensation is distributed as a fixed and irrevocable payment in the form of HIAG shares that are blocked for five years. The closing price on the day of distribution is definitive with respect to the number of shares. Shares are allocated to plan participants with a discount of 25.274%.

The other half of the annual LTIP compensation consists of a cash payment that is deferred until the end of the current LTIP plan. The sum of all deferred cash payments is paid out in full only if the plan participant is still in regular employment on 31 March 2025.

The final settlement of the current LTIP will take place in the first half of 2025.

Personnel expenses in connection with the LTIP totalled TCHF 1,626 (previous year: TCHF 1,734) in the consolidated financial statements.

21 Maintenance and repairs

| in TCHF | 2023 | 2022 |
|---------------------------------|--------|--------|
| Maintenance and repairs | -5,946 | -5,126 |
| – thereof real estate | -5,420 | -4,784 |
| – thereof Jaeger et Bosshard SA | -526 | -342 |

22 Rent and leases

| in TCHF | 2023 | 2022 |
|------------------------|---------------|---------------|
| Office rent and leases | -756 | -1,013 |
| building interest | -941 | -929 |
| Total | -1,697 | -1,942 |

23 Financial result

| in TCHF | 2023 | 2022 |
|-------------------------------|--------------|------------|
| Other financial income | 1,873 | 596 |
| Total financial income | 1,873 | 596 |

Other financial income includes the purchase price adjustment of TCHF 1,170 from the acquisition of Jaeger et Bosshard SA (previous year: TCHF 160).

| in TCHF | 2023 | 2022 |
|---|----------------|---------------|
| Interest expenses from bank financing | -3,211 | -1,374 |
| Interest expenses from syndicated credit loan incl. interest rate swaps | -1,136 | - |
| Interest expenses bonds | -8,458 | -6,750 |
| Bank fees | -229 | -258 |
| Exchange rate losses | -126 | -63 |
| Impairment of financial assets | -58 | -73 |
| Other capital expenditure ¹ | -969 | -220 |
| Total financial expenses | -14,188 | -8,738 |

¹ In 2023, includes prorated issuing costs of the bonds in the amount of TCHF 257 (previous year: TCHF 398) and the syndicate in the amount of TCHF 477 (previous year: TCHF 0), which are amortised over their term via the income statement.

Interest rates ranged from 0.7% to 3.1% (previous year: between 0.3% and 2.6%).

24 Taxes

24.1 Income tax

| in TCHF | 2023 | 2022 |
|--|----------------|---------------|
| Current taxes | -13,563 | -3,543 |
| Change of deferred taxes | 2,426 | -4,227 |
| Capitalisation of tax losses carried forward | - | -1 |
| Total | -11,137 | -7,771 |

The average tax rate, which was calculated based on ordinary earnings, was 19.5% in the reporting year (previous year: 19.5%).

Due to HIAG's accounting practice of discounting deferred taxes at 2% over 30 years, the taxes effectively payable on the sale of property investments were higher than the reversal of the corresponding deferred tax provisions. In the previous year, the deferred taxes were also positively influenced by a tax rate reduction in the canton of Aargau. For these reasons, the tax expense of TCHF 11,137 in the reporting year was higher than for the prior-year period despite lower EBT (previous year: TCHF 7,771).

24.2 Deferred tax provisions and liabilities

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|---------------|---------------|
| Deferred tax liabilities as at 01.01. | 85,311 | 81,084 |
| Net increase recognised through profit or loss | - | 4,227 |
| Net increase resolution through profit or loss | -2,426 | - |
| Deferred tax liabilities as at 31.12. | 82,885 | 85,311 |

In the reporting period, provisions for deferred taxes in the amount of TCHF 2,426 were released through income (previous year: addition of TCHF 4,227). The reversal of the provision in the reporting year was mainly related to the investment properties sold.

| in TCHF | 31/12/2023 | 31/12/2022 |
|------------------------------------|------------|------------|
| Capitalised losses carried forward | - | - |
| Total | - | - |

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

As at the reporting date, the companies belonging to the Group report non-capitalised loss carryforwards totalling TCHF 238,733 (previous year: TCHF 241,317). As at 31 December 2023, the potential tax reduction as a result of non-capitalised loss carryforwards amounted to TCHF 37,431 (previous year: TCHF 39,198). From the current perspective, this potential tax reduction is not recoverable.

25 Shareholders' equity (NAV)

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

On 31 December 2023, the share capital consisted of 10,119,600 registered shares with a nominal value of CHF 1.00 per share (previous year: 10,119,600 registered shares). Each share entitles the holder to one vote.

As at 31 December 2023, the conditional share capital amounted to TCHF 350 (previous year: TCHF 350).

| Earnings and shareholders' equity (NAV) per share in TCHF excluding earnings per share | 01/01/ - 31/12/2023 | 01/01/ - 31/12/2022 |
|--|---------------------|---------------------|
| Net income | 46,968 | 99,406 |
| Time-weighted average number of shares outstanding | 10,102,964 | 10,092,004 |
| Number of shares outstanding as at balance sheet date | 10,108,250 | 10,096,019 |
| Earnings per average outstanding registered share | 4.65 | 9.85 |
| Undiluted earnings per share | 4.65 | 9.85 |
| Diluted earnings per share | 4.65 | 9.85 |

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|------------|------------|
| Shareholders' equity (NAV) before deferred taxes | 1,164,024 | 1,147,593 |
| Shareholders' equity (NAV) after deferred taxes | 1,081,139 | 1,062,282 |

| in CHF | 31/12/2023 | 31/12/2022 |
|--|------------|------------|
| Shareholders' equity (NAV) per outstanding registered share, before deferred taxes | 115.16 | 113.67 |
| Shareholders' equity (NAV) per outstanding registered share, after deferred taxes | 106.96 | 105.22 |

As in the previous year, there were no dilutive effects as at 31 December 2023.

26 Treasury shares

| TCHF except for number of shares | 31/12/2023 | Number of shares | 31/12/2022 | Number of shares |
|----------------------------------|------------|------------------|------------|------------------|
| Book value as at 01.01. | 2,801 | 23,581 | 4,069 | 33,767 |
| Allocation | -1,490 | -12,231 | -1,268 | -10,186 |
| Book value as at 31.12. | 1,311 | 11,350 | 2,801 | 23,581 |

No treasury shares of HIAG Immobilien Holding AG were purchased by the company during the reporting year. As part of the employee participation programme and the Long-Term Incentive Plan (LTIP), 12,231 shares were allocated to employees. As part of the allocation of shares, a valuation loss (difference between the purchase price and the transaction price) of TCHF 492 (previous year: TCHF 324) was realised and booked against the capital reserves.

The average transaction price of the shares allocated in the reporting year amounted to CHF 81.59 (previous year: CHF 92.65).

27 Unrecognised lease liabilities

Unrecognised lease liabilities as a result of operating leases are divided by expiry date as follows:

| in TCHF | 31/12/2023 | 31/12/2022 |
|-----------------------|--------------|--------------|
| Up to 1 year | 595 | 571 |
| Between 2 and 4 years | 1,112 | 1,428 |
| Over 5 years | - | 219 |
| Total | 1,707 | 2,218 |

The unrecognised lease liabilities as a result of operating leases relate to the rental agreements for HIAG offices in Basel, Zurich and Geneva.

28 Significant shareholders

| Share of voting rights | 31/12/2023 | 31/12/2022 |
|---|------------|------------|
| Shareholder group comprising: | 54.6% | 54.6% |
| - SFAG Holding AG ¹ | 20.0% | 20.0% |
| - Grisgros Beteiligungs AG ² | 17.8% | 17.7% |
| - BraCHe Beteiligungs AG ³ | 16.8% | 16.8% |
| UBS Fund Management CH AG | 4.0% | 3.8% |

¹ SFAG Holding AG is controlled by Dr Felix Grisard.

² Grisgros Beteiligungs AG is controlled by Andrea Grisard.

³ BraCHe Beteiligungs AG is controlled by Salome Grisard Varnholt.

The members of the shareholder group entered into a shareholders' agreement within the meaning of Art. 121 FinfraG as of 6 December 2022.

Participations of the Executive Board and the Board of Directors including their related parties

| Number of shares | 31/12/2023 | 31/12/2022 |
|--|------------------|------------------|
| SFAG Holding AG ¹ | 2,026,471 | 2,026,471 |
| BraCHe Beteiligungs AG ² | 1,699,796 | 1,699,796 |
| Balz Halter, Member of the Board of Directors | 8,418 | 8,418 |
| Dr. Jvo Grundler, Member of the Board of Directors and Executive Board | 38,644 | 47,845 |
| Marco Feusi, CEO | 28,931 | 23,719 |
| Rico Müller, CFO ³ | n/a | 876 |
| Michele Muccioli, Head of Development and Realisation ⁴ | 7,888 | n/a |
| Béatrice Gollong, Head of Portfolio and Transactions ⁴ | 799 | n/a |
| Total | 3,810,947 | 3,807,125 |

¹ SFAG Holding AG is controlled by Dr Felix Grisard.

² BraCHe Beteiligungs AG is controlled by Salome Grisard Varnholt.

³ Retired from the Executive Board as of 31 October 2022.

⁴ Joined the Executive Board on 1 January 2023.

29 Other pledged assets

As at 31 December 2023, rental deposits in the amount of TCHF 124 (previous year: TCHF 124) were pledged.

30 Assets assigned to secure own liabilities

| in TCHF | 31/12/2023 | 31/12/2022 |
|-------------------------------|--------------|--------------|
| Other non-current receivables | 1,348 | 1,348 |
| Total | 1,348 | 1,348 |

The receivable deposited in an escrow account in connection with a construction project was left as a non-current receivable in the year under review because it currently appears that the bank account will not be credited until 2025.

31 Contingent liabilities and other obligations not recognised in the balance sheet

| in TCHF | 31/12/2023 | 31/12/2022 |
|-----------------------------|------------|---------------|
| Guarantees to third parties | 200 | 30,200 |
| Total | 200 | 30,200 |

The contingent liabilities of TCHF 200 in the reporting period relate to investigations by the Office for the Environment of the Canton of Thurgau into contaminated sites. The contingent liabilities in 2022

mainly relate to a guarantee issued to HPE in connection with the dissolved Cloud segment in the amount of TCHF 30,000. As all contracts have been fulfilled, HIAG has been released from its liability under this contract as of 14 February 2023.

32 Treatment of goodwill and badwill

32.1 Goodwill

Goodwill is offset against retained earnings when it is created. Such goodwill was created with the acquisition of the subsidiary Jaeger et Bosshard SA in May 2019, in the amount of TCHF 6,592. The impact of theoretical goodwill capitalisation on shareholders' equity and net income with subsequent depreciation over a useful life of five years is presented below.

Impact of the theoretical capitalisation of goodwill on the balance sheet:

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|------------------|------------------|
| Reported shareholders' equity | 1,081,139 | 1,062,282 |
| Equity ratio | 53.9% | 53.1% |
| Acquisition value of goodwill | | |
| As at the beginning of the financial year | 7,838 | 7,838 |
| Additions | - | - |
| As at the end of the financial year | 7,838 | 7,838 |
| Accumulated amortisation | | |
| As at the beginning of the financial year | 5,869 | 4,557 |
| Amortisations for the current year | 1,312 | 1,312 |
| As at the end of the financial year | 7,181 | 5,869 |
| Theoretical net book value of goodwill | 657 | 1,969 |
| Theoretical shareholders' equity including net book value of goodwill | 1,081,796 | 1,064,251 |
| Theoretical equity ratio | 54.0% | 53.2% |

Impact of the theoretical capitalisation of goodwill on net income:

| in TCHF | 2023 | 2022 |
|--|---------------|---------------|
| Net income | 46,968 | 99,406 |
| Theoretical amortisation of goodwill | -1,312 | -1,312 |
| Net income after amortisation of goodwill | 45,656 | 98,094 |

32.2 Badwill

Badwill is offset against retained earnings when it is created. Such badwill was created with the acquisition of the subsidiary K-Buchs S.à.r.l. in April 2021, in the amount of TCHF 987. The impact of the

theoretical recognition of badwill as a liability on shareholders' equity and net income is presented below with subsequent depreciation over a useful life of five years.

Impact of the theoretical recognition of badwill as a liability on the balance sheet:

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|------------------|------------------|
| Reported shareholders' equity | 1,081,139 | 1,062,282 |
| Equity ratio | 53.9% | 53.1% |
| Acquisition value of badwill | | |
| As at the beginning of the financial year | 987 | 987 |
| Additions | - | - |
| As at the end of the financial year | 987 | 987 |
| Accumulated dissolutions | | |
| As at the beginning of the financial year | 329 | 132 |
| Dissolutions for the current year | 197 | 197 |
| As at the end of the financial year | 526 | 329 |
| Theoretical net book value of badwill | 461 | 658 |
| Theoretical shareholders' equity including net book value of goodwill | 1,080,678 | 988,144 |
| Theoretical equity ratio | 53.9% | 49.4% |

Impact of the theoretical release of badwill on net income:

| in TCHF | 2023 | 2022 |
|--|---------------|---------------|
| Net income | 46,968 | 99,406 |
| Theoretical dissolution of badwill | 197 | 197 |
| Net income after attribution of badwill | 47,165 | 99,603 |

33 Transactions with related parties

Transactions with related parties relate to services provided by the Halter Group. Balz Halter, a member of the Board of Directors of HIAG Immobilien Holding AG, is part of the Halter Group's owner family and Chairman of the Board of Directors of the Halter Group holding company. The services provided by the Halter Group for HIAG mainly relate to its activities as general contractor for the CHAMA construction project in Cham. General contractors usually work with a large number of independent subcontractors, which means that a significant portion of HIAG's payments to the Halter Group is used to compensate third parties. The remaining services provided by the Halter Group relate to consulting services in connection with HIAG's properties. All services are provided at standard market conditions. For larger projects, such as construction projects, the selection of suitable companies is based on objective criteria, and structured tenders are organised among several candidate companies, whereby parties related to said companies are excluded from the evaluation process. The Halter Group also participates in such tenders. The table below shows transactions with related parties for the financial years 2023 and 2022.



Transactions

| in TCHF | 2023 | 2022 |
|---|--------|--------|
| Services of the Halter Group in connection with general contractor agreements | 46,744 | 19,164 |
| Fees for other Halter Group services | 486 | 306 |

Amounts

| in TCHF | 31/12/2023 | 31/12/2022 |
|---|------------|------------|
| Trade payables of the Halter Group in connection with general contractor agreements | 7,617 | – |
| Trade payables for other Halter Group services | 33 | 15 |

Otherwise, there were no significant transactions with related parties that would have to be disclosed here.

34 Off-balance sheet transactions

34.1 Derivative financial instruments

Interest rate swaps as at 31 December 2023

| in TCHF | Contract value | Active value | Passive value | Purpose |
|---------------|----------------|--------------|---------------|---------|
| Interest swap | 60,000 | – | 312 | Hedging |
| Interest swap | 90,000 | 65 | – | Hedging |
| Total | 150,000 | 65 | 312 | |

Interest rate swaps are used to hedge interest rates on variable-rate financing. In the previous year, there were no open interest rate swaps for hedging purposes that were not recognised in the balance sheet.

35 Events after the balance sheet date

There were no significant events after the balance sheet date.

Report of the Statutory Auditor on the Consolidated Financial Statements



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To the General Meeting of
HIAG Immobilien Holding AG, Basle

Basle, 1 March 2024

Report of the statutory auditor

Report on the audit of the consolidated financial statements



Opinion

We have audited the consolidated financial statements of HIAG Immobilien Holding AG and its subsidiaries (the Group), which comprise the consolidated balance sheet as of 31 December 2023, the consolidated income statement, the consolidated statement of shareholders' equity and the consolidated cash flow statement for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements (pages 54 to 75 and pages 86 to 89) give a true and fair view of the consolidated financial position of the Group as at 31 December 2023 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Swiss GAAP FER and comply with article 17 of the Directive on Financial Reporting (DFR) of SIX Swiss Exchange and Swiss law.



Basis for opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the "Auditor's responsibilities for the audit of the consolidated financial statements" section of our report. We are independent of the Group in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the "Auditor's responsibilities for the audit of the consolidated financial statements" section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial



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statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the consolidated financial statements.

Valuation of investment properties

Risk As of 31 December 2023, investment properties recognized in the company's consolidated balance sheet amounted to a total of kCHF 1'878'073, representing 94% of total consolidated assets. The valuation of the investment properties involved the work of external appraisers and is performed at fair value. The fair value assessment for the investment properties is based on assumptions, in particular with regard to development risks, rental income, discount rates, vacancy rates as well as operating, maintenance and repair costs.

The valuation of investment properties is further discussed in section "Significant Accounting and Valuation Policies" and note 7 "Investment properties" of the notes to the consolidated financial statements.

Due to the significance of the carrying amounts and the judgment involved in the assessment of the valuation, this matter was considered significant to our audit.

Our audit response As part of our audit, we assessed the objectivity, independence and competence as well as the applied valuation models of the external real estate appraiser. Further, we evaluated on a sample basis the appropriateness of the assumptions used in the valuations, in particular with regard to development risks, rental income and sales revenue, discount rates, vacancy rates as well as operating, maintenance and repair costs. We also assessed the underlying key assumptions of the external real estate appraiser as we discussed those with management and the external experts.

Our audit procedures did not lead to any reservations concerning the valuation of investment properties.



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Valuation of Deferred tax liabilities

Risk The recorded Deferred tax liabilities are attributable mainly to valuation differences between the fair values of the properties and the values applicable for tax purposes. As of 31 December 2023, they amounted to kCHF 82'885. The Deferred tax liabilities are discounted at a rate of 2%.

The discounting of Deferred tax liabilities is discussed in section "Significant Accounting and Valuation Policies" and note 24 "Taxes" of the notes to the consolidated financial statements.

Due to the significance of the carrying amounts and the judgment involved in determining these (fair value, remaining holding period, discount and tax rates), this matter was considered significant to our audit.

Our audit response With the involvement of our tax specialists we assessed the assumptions used in determining the Deferred tax liabilities, in particular the estimated holding period of the properties. We compared the assumptions with those of the prior year and our expectations and analyzed deviations. In addition, we assessed the discounting of the deferred tax liabilities.

Our audit procedures did not lead to any reservations concerning the approach and valuation of Deferred tax liabilities.



Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements, the stand-alone financial statements, the audited tables in the compensation report (pages 46 to 50) and our auditor's reports thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Board of Directors' responsibilities for the consolidated financial statements

The Board of Directors is responsible for the preparation of the consolidated financial statements, which give a true and fair view in accordance with Swiss GAAP FER, article 17 of the Directive on Financial Reporting (DFR) of SIX Swiss Exchange and the provisions of Swiss law, and for such internal control as the Board of Directors determines is necessary to



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enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.



Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located on EXPERTSuisse's website at: <https://www.expertsuisse.ch/en/audit-report>. This description forms an integral part of our report.

Report on other legal and regulatory requirements



In accordance with Art. 728a para. 1 item 3 CO and PS-CH 890, we confirm that an internal control system exists, which has been designed for the preparation of the consolidated financial statements according to the instructions of the Board of Directors.

We recommend that the consolidated financial statements submitted to you be approved.

Ernst & Young Ltd

Fabian Meier
Licensed audit expert
(Auditor in charge)

Daniel Zaugg
Licensed audit expert



Independent Valuer's Report



Wüest Partner AG, Bleicherweg 5, 8001 Zurich

HIAG Immobilien Holding AG
Aeschenplatz 7
4052 Basel

Zurich, 30 January 2024

Independent valuer's report
Real Estate Property Valuation as at 31.12.2023

To the Executive Board of HIAG Immobilien Holding AG

Ref.
118645.2311

Commission

Wüest Partner AG (Wüest Partner) was commissioned by the Executive Board of HIAG Immobilien Holding AG (HIAG) to perform a valuation, for accounting purposes, of the immovable properties held by HIAG in Switzerland as at 31 December 2023 (reporting date). The valuation encompasses all investment properties, sites and development properties, properties for sale, distinct and permanent rights (building rights), co-ownership shares, agricultural land as well as the power plants in Diesbach, Biberist, Oberaathal-Aabach, Wetzikon-Floos und Wetzikon-Schönau.

Valuation standards

Wüest Partner hereby confirms that the valuations were performed in accordance with national and international standards and guidelines.
The property values determined correspond to the current value (market value) as described in Swiss GAAP FER 18, item 14.

Definition of fair value

«Fair value» is defined as the amount for which a property would most probably be exchanged on the open market on the valuation date between two independent and knowledgeable parties, willing to buy and sell respectively, with due allowance made for a reasonable marketing period.
Property transfer tax, property gains taxes, value added tax and other costs and commission fees that would be incurred if the property were sold are not included (gross market value). Nor is any account taken of HIAG's liabilities in respect of taxation (apart from ordinary property taxes) and financing costs.

Valuation method

In valuing HIAG's real estate holdings, Wüest Partner applied the discounted cash flow (DCF) method, by which the market value of a property is determined as the

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Regulated by RICS

total of all projected future net earnings discounted to the valuation date. Net income is discounted separately for each property with due allowance for specific opportunities and threats, and adjustment in line with market conditions and risks.

The properties under construction were also valued using the discounted cash flow method (DCF). The fair value of the project as at valuation date is been inferred in three steps:

- Valuation of the property at the time of completion – taking into account the current occupancy/sales rate, the market and the cost estimation as at valuation date;
- Calculation of the market value as at valuation date, taking into account the projected investments still to be undertaken;
- Estimate of the development risk in relation to the current project status, and its treatment as a separate cash flow of a cost position.

Properties under construction, which are intended for sale (e.g. condominiums), are valued in accordance with Swiss GAAP FER 17 at the lower of acquisition cost or construction cost and net realisable value. This means that work in progress and production costs are capitalised, and subsequent valuation is at the lower value.

Basis of valuation

Wüest Partner is familiar with all the properties, having carried out inspections and examined the documentation provided. The properties have been analysed in detail in terms of their quality and risk profiles (attractiveness and lettable of rented premises, construction type and condition, micro- and macro-location etc.). Currently vacant premises are valued with due allowance made for a reasonable marketing period.

Within the review period from 1 January 2023 to 31 December 2023, Wüest Partner visited 34 properties belonging to HIAG.

Results

A total of 111 investment properties and property units (investment properties, sites and development properties, distinct and permanent rights (building rights), co-ownership shares as well as agricultural land) were valued as at 31 December 2023 by Wüest Partner. In 2023, costs for contamination with a nominal value of 74,211,162 Swiss francs are included directly in the valuations for the first time, whereas these were previously deducted separately by HIAG from the total value of the portfolio at the end of the valuation process.

The fair value of the property portfolio of HIAG valued by Wüest Partner is estimated as at 31 December 2023 at 1,878,073,200 Swiss Francs. Compared to the year-end valuation as at 31 December 2022, the gross like-for-like value increased by 85,900,314 Swiss francs, corresponding to an increase of 4.95%. Taking into account the investments made in the amount of 90,375,361 Swiss francs, the net like-for-like value decreased by -4,475,046 Swiss francs, corresponding to -0.24%.

Changes during reporting period

Within the review period from 1 January 2023 to 31 December 2023 properties in Cham, Klingnau, Meyrin and Winterthur were sold. No properties were acquired in the reporting period.

Independence and confidentiality

Wüest Partner performed the valuation of HIAG's real estate holdings independently and neutrally in conformity with its business policies. It was carried out solely for those purposes specified above; Wüest Partner shall accept no liability in respect of third parties.

Zurich, 30 January 2024
Wüest Partner AG

Nico Müller MRICS
Partner
Silvana Dardikman
Director

Annex: valuation assumptions

Investment properties

The investment property valuations are based on the following general assumptions:

- **Current value:** Investments, that are being held exclusively for yield purposes, are to be valued according to their fair value, their acquisition or construction costs, less the amortizations. The fair value is being estimated based on the future cash-flow or revenue, under consideration of an appropriate risk/return discount rate or other recognized valuation method. Appreciation, reappreciation or depreciation are to be registered in the periodic result.
- **Surface areas:** The lettable areas were factored into the valuations on the basis of the rent rolls of the HIAG and verbal information provided by HIAG. Discrepancies between this information and the property plans were verified with HIAG.
- **Rent rolls:** The rent rolls from HIAG used in the valuation are dated 1 January 2024 and were received during the period of September and December 2023.
- **Calculation model:** A two-phase DCF model was adopted. The valuation period extends to infinity from the valuation date, with an implicit residual value in the eleventh period. Exceptions are possible in the case of leasehold properties with a corresponding reversion scenario.
- **Discounting:** Discounting is based on a risk-adjusted interest rate. Rates are determined individually for each property on the basis of appropriate benchmarks derived from arm's-length transactions. They may be broken down as follows: risk-free interest rate + property risk (immobility of capital) + premium for macro-location + premium for micro-location depending on use + premium for property quality and income risk + any other specific premiums. Real discount rates range between 2.50% and 5.30% depending on the property, use and location.
- **Inflation:** Unless otherwise stated, the valuations assume 1.25 per cent annual inflation for income and all expenditure. Where a nominal discount rate is applied, this is adjusted accordingly.
- **Indexation:** Specific indexation of existing rental agreements is accounted for on an individual basis. After expiry of the contracts, an indexation factor of 80 per cent (Swiss average) and an average contract term of 5 years are assumed.
- **Credit Risks:** Credit risks posed by specific tenants are not explicitly factored into the valuation.
- **Timing of payments:** For existing tenancies, the timing of individual payments is assumed to comply with the terms of the lease. Following lease expiry, cash flows for commercial premises are taken to be quarterly in advance, for housing monthly in advance.
- **Recoverability of ancillary costs:** In terms of running costs, entirely separate service charge accounts are assumed, with no tenancy-related ancillary costs to be borne by the owner.
- **Maintenance costs:** The maintenance (repair and upkeep) costs were calculated using a building analysis tool. This tool is used to estimate the remaining lifespan of individual components based on their present condition, to model periodic refurbishments and to calculate the associated annual renewal fund allowances. The calculated values are plausibility tested using cost benchmarks derived from Wüest Partner surveys.

Sites and development properties

Wüest Partner also determined the market values of the sites and development properties. The valuations of these projects are based on the following assumptions:

- **Partial plots:** Where appropriate, HIAG divides the properties into partial plots. For reasons of transparency, this subdivision is taken over by Wüest Partner in the valuations.
- **Project development strategy:** Where deemed plausible by Wüest Partner, the strategy in relation to project development/promotion (e.g. sale vs. letting) has been taken over from HIAG.
- **Background data:** The background data of HIAG are verified and adjusted where appropriate (e.g. utilization, lettable areas, schedule/development process, rental/absorption).
- **Impartial view:** The valuations are subjected to an impartial assessment of income, costs and investment returns.
- **Design-and-build or general service contracts:** With regard to the service contracts of general and design-and-build contractors, it is assumed that construction costs have been secured.
- **Services provided by project developers:** The construction costs include the services of HIAG as the developer's representative and the project developer.
- **Objects for sale:** Property units intended for sale (e.g. condominiums) are valued "at cost". No selling costs are included in the valuations.
- **Preparatory work:** Where known, preparatory work is taken into account in construction costs (e.g. remediation of legacy contamination, demolition work, infrastructure).
- **Incidental costs:** Construction costs include the usual incidental costs such as construction finance, but exclude financing of the plot of land. These costs are implicitly included in the DCF model.
- **Services provided to date:** Where known, value-relevant services provided to date by third parties or by HIAG in the form of investments made are taken into account.
- **VAT opt-in:** It is assumed that the income from the planned commercial properties is subject to VAT. The construction costs are therefore presented exclusive of VAT.
- **Deferred taxes:** The valuations do not include any deferred taxes.

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

Distribution per share

Annual distribution to shareholders in the form of a dividend, a repayment of capital contribution reserves or a reduction in par value per share

Payout ratio

Dividend payment in relation to the net income excl. revaluation in the reporting year.

Dividend yield

The planned dividend (as proposed to the Annual General Meeting) per share in relation to the share price on the balance sheet date

Market capitalisation

Market price on the balance sheet date, multiplied by the number of shares outstanding

Net income excl. revaluation

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

Net earnings per share

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

Loan-to-value gross (LTV)

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

Loan-to-value net (LTV)

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

Net asset value (NAV)

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

Target rental income

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

Annualised property income

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

Vacancy rate

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

Remaining term of financial liabilities

Total financial liabilities weighted by maturity divided by the product of financial liabilities multiplied by a factor of 365

Interest rate of the financial liabilities

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

WAULT

Weighted average unexpired term of rental agreements based on the guidelines for the calculation and publication of key figures for real estate groups investing directly in Switzerland issued by the Conference of Managing Directors of Investment Foundations (KGAST)

Operating profit

The Group's net income, adjusted for changes in value, income from the sale of properties, income from the sale of investment properties and the corresponding tax effects

Earnings per share

Operating profit divided by the average number of shares outstanding

Company specific earnings

Operating profit adjusted for company-specific adjustments



Adjusted shareholders' equity (NAV)

Shareholders' equity adjusted for the valuation differences of properties held for sale, the market value of financial instruments and deferred taxes.

Adjusted shareholders' equity (NAV) per share

Adjusted shareholders' equity (NAV) divided by the number of shares outstanding

Gross yield from yielding properties

Average target rental income from yielding properties in relation to the average value of investment properties

Net yield from yielding properties

Property income received from yielding properties less property-related expenses in relation to the average value of investment properties

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

Operating profit and operating profit per share

| in TCHF | 2023 | 2022 |
|---|---------------|---------------|
| Net income for the period | 46,968 | 99,406 |
| Adjusted for: | | |
| Revaluation of investment properties | 1,919 | -64,306 |
| Profit from sale of investment properties | -16,708 | -6,039 |
| Profit from sale of properties | -13,586 | -4,649 |
| Tax on sale of properties | 1,247 | 601 |
| Tax on profits or losses of sale of investment properties | 5,686 | 1275 |
| Deferred taxes from revaluation | -298 | 3,239 |
| Operating profit | 25,228 | 29,527 |
| Average number of outstanding shares | 10,102,964 | 10,092,004 |
| Earnings per share in CHF | 2.50 | 2.93 |
| Company specific adjustments: | | |
| Contribution Jaeger et Bosshard SA | -1,652 | -1,352 |
| Company-specific operating profit in TCHF | 23,576 | 28,175 |
| Company specific Adjusted EPS in CHF | 2.33 | 2.79 |

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

| in TCHF | 2023 | 2022 |
|--|------------------|------------------|
| Shareholders' equity (NAV) according to the consolidated financial statements | 1,081,139 | 1,062,282 |
| Diluted equity (NAV) | 1,081,139 | 1,062,282 |
| Adjustments: | | |
| Revaluation of properties for sale | 15,045 | 26283 |
| Supplement: | | |
| Fair value of derivative financial instruments | n/a | n/a |
| Deferred taxes | 82,885 | 85,311 |
| Adjusted shareholders' equity (NAV) | 1,179,069 | 1,173,876 |
| Number of outstanding shares | 10,108,250 | 10,096,019 |
| Adjusted shareholders' equity (NAV) per share in CHF | 116.64 | 116.27 |

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

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

The like-for-like analysis shows the development of the vacancy rate without the transactions that have been carried out. For this purpose, the previous year's figure was adjusted for purchases and sales in the current reporting period.

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|-------------|-------------|
| Estimated potential rental income from vacant spaces | 3,010 | 4,905 |
| Estimated rental value of the whole portfolio | 75,116 | 77,179 |
| Vacancy rate at balance sheet date | 4.0% | 6.4% |
| Vacancy rate (like-for-like) | 4.0% | 6.7% |



General Property Details

| | |
|--------------------------|----|
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Yielding portfolio

| Canton | Municipality | Property | Market value (CHFm) | Potential property income (CHFm) | Annualised property income (CHFm) | Vacancy rate (%) | Net site area (m2) | Year of construction | Renovation | Gross yield (%) | Ownership ¹ | Ownership share | Usable area (m2) | Share of usable area in % | | | | | |
|--------|----------------|---|---------------------|----------------------------------|-----------------------------------|------------------|---------------------|----------------------|------------|-----------------|------------------------|-----------------|------------------|---------------------------|---------|--------|--------|-------------|---------------------|
| | | | | | | | | | | | | | | Industry/Commercial | Storage | Retail | Office | Residential | Others ² |
| AG | Bruneegg | Industriestrasse 1 | 1.8 | 1.8 | - | - | 15,293 | 1974/1985 | 2001 | 6.5 | SO | 100.0 | 17,119 | 45.0 | 9.2 | - | 8.0 | - | 37.9 |
| AG | Buchs | Oberholzstrasse 10 | 2.5 | 2.5 | - | - | 38,797 | 2007 | - | 4.4 | SO | 100.0 | 20,556 | 100.0 | 0.0 | - | - | - | - |
| AG | Buchs | Fabrikweg 16 | 0.4 | 0.4 | - | - | 18,211 | 1988 | 2007 | 12.0 | GBR | 100.0 | 4,643 | 59.8 | - | - | 40.2 | - | - |
| AG | Kleindöttingen | Industriestrasse 14/20/26/30/34/46 | 1.7 | 1.7 | 1.1 | 1.1 | 38,314 | 1971/2012/1972 | - | 5.4 | SO | 100.0 | 17,456 | 67.7 | 15.6 | - | 11.6 | - | 5.2 |
| AG | Kleindöttingen | Industriestrasse 38/40/42/44 | 1.6 | 1.5 | 11.1 | 11.1 | 14,517 | 1971/1999 | 2008 | 7.9 | SO | 100.0 | 14,676 | 73.4 | 5.4 | - | 21.2 | - | - |
| AG | Klingnau | Weierstrasse 5 / Kanalstrasse 8/12 | 0.9 | 0.8 | 11 | 11 | 12,984 | 1965/2008 | - | 6.5 | SO | 100.0 | 8,740 | 78.8 | 12.8 | - | 8.4 | - | - |
| AG | Klingnau | Industriestrasse 7 | 0.5 | 0.4 | 7.6 | 5,529 | 1955 | - | 9.5 | SO | 100.0 | 6,038 | 84.7 | 9.4 | - | 5.3 | - | 0.8 | |
| AG | Klingnau | Industriestrasse 4/10, Brühlstrasse 46-50 | 0.9 | 0.9 | 5.7 | 13,009 | 1955/1960/1962/2012 | - | 8.6 | SO | 100.0 | 10,522 | 49.5 | 42.1 | - | 8.4 | - | - | |
| AG | Windisch | Spitzmattstrasse 6, Gebäude 1946 | 1.2 | 1.2 | - | 5,115 | 1960 | 2018 | 5.3 | SO | 100.0 | 8,109 | 100.0 | - | - | - | - | - | |
| BL | Birsfelden | Langenhagstrasse 6/10/15 | 1.0 | 1.0 | - | 8,537 | 1960/2006 | 2017 | 5.9 | SO | 100.0 | 9,355 | 61.1 | 3.5 | - | 9.9 | - | 25.6 | |
| BL | Birsfelden | Sternenfeldstrasse 14 | 1.5 | 1.4 | 9.6 | 3,400 | 2009 | - | 9.6 | SO | 100.0 | 10,107 | 66.2 | - | - | 33.8 | - | - | |
| GE | Carouge | Rue Baylon 13/15 | 1.6 | 1.6 | 0.1 | 10,931 | 1970/2003 | - | 7.9 | GBR | 100.0 | 9,649 | 70.6 | 24.2 | - | 5.2 | - | - | |
| GE | Meyrin | Route du Nant d'Avril Pavillon HIVE 9 | 0.2 | 0.2 | - | 579 | 2020 | - | 5.1 | SO | 100.0 | 682 | 100.0 | - | - | - | - | - | |
| NE | Neuchâtel | Rue du Plan 30 | 1.8 | 1.8 | - | 8,412 | 1963/1970 | 2019 | 6.8 | SO | 100.0 | 9,173 | 58.4 | 9.9 | - | 29.2 | - | 2.5 | |
| SG | Goldach | Langrütstrasse 19 | 3.1 | 3.1 | - | 62,439 | 1973/1975/1981/1984 | - | 5.2 | SO | 100.0 | 45,556 | 100.0 | - | - | - | - | 0.0 | |
| SO | Biberist | Hochregal | 1.6 | 1.6 | - | 23,000 | 1991 | - | 11.0 | SO | 100.0 | 4,913 | 70.9 | 22.7 | - | 5.0 | - | 1.4 | |
| VD | Yverdon | Grandson 1/2/3/4/5/6/7/8/10/12/13/14 | 1.9 | 1.7 | 11.9 | 19,758 | 1910/2007 | - | 8.2 | SO | 100.0 | 13,448 | 50.1 | 29.6 | - | 19.6 | 0.8 | - | |
| ZH | Dietikon | Riedstrasse 3 | 2.7 | 2.6 | 1.9 | 13,981 | 1982/2002 | 2007 | 5.0 | SO | 100.0 | 17,569 | 40.2 | 3.4 | 31.5 | 16.9 | - | 8.1 | |
| ZH | Wädenswil | Seestrasse 205/219, Bürglistrasse 43 | 0.9 | 0.9 | - | 11,105 | 2034/2036 | - | 6.1 | SO | 100.0 | 11,628 | 64.5 | 31.4 | - | 4.1 | - | - | |
| | | Main use Industry/Commercial | 442.5 | 27.9 | 27.1 | 2.9 | 323,911 | | | 6.3 | | | 239,937 | 72.7 | 10.0 | 2.3 | 10.1 | 0.0 | 4.8 |
| AG | Bruneegg | Breitackerstrasse 10 | 1.7 | 1.7 | 1.7 | 28,049 | 1970/1990/1993 | 2013 | 5.1 | SO | 100.0 | 16,342 | 0.1 | 98.4 | - | 1.6 | - | - | |
| AG | Kleindöttingen | Hauptstrasse 70 | 0.3 | 0.3 | 3.9 | 6,625 | 1961/1977 | - | 13.2 | SO | 100.0 | 4,759 | 58.1 | - | 2.1 | - | - | - | |
| AG | Kleindöttingen | Industriestrasse 21 | 0.6 | 0.6 | 9.9 | 16,524 | 1969/1974 | - | 14.5 | SO | 100.0 | 10,602 | 44.5 | 47.4 | - | 5.5 | - | 2.6 | |
| AG | Kleindöttingen | Industriestrasse 39/41 | 1.5 | 1.5 | - | 65,357 | 1997/2007/2020 | 0 | 4.0 | SO | 100.0 | 62,374 | 23.9 | 71.7 | - | 4.4 | - | - | |
| BL | Füllinsdorf | Wölferstrasse 27/27a | 0.9 | 0.9 | - | 16,000 | 1971/1983 | 2015 | 6.0 | SO | 100.0 | 7,995 | 17.0 | 75.8 | - | 7.2 | - | - | |
| BL | Reinach | Am Kägenrain 1/3 | 0.5 | 0.4 | 25.8 | 6,503 | 1989 | 0 | 13.8 | GBR | 100.0 | 4,512 | - | 31.5 | 25.2 | 22.0 | - | 21.3 | |
| TG | Ermatingen | Hauptstrasse 189 | 0.4 | 0.4 | - | 12,256 | 1994 | - | 8.0 | SO | 100.0 | 11,801 | - | 100.0 | - | - | - | - | |
| ZH | Aathal | Gstaldenstrasse 5 | 0.5 | 0.5 | 0.4 | 18,582 | 1960/1964 | 1993 | 8.8 | SO | 100.0 | 6,036 | - | 75.2 | - | - | - | 24.9 | |
| ZH | Niederhasli | Industriestrasse 24/26/28/40 | 2.4 | 2.4 | - | 28,122 | 2020/2021 | - | 4.7 | SO | 100.0 | 29,982 | 1.6 | 89.9 | - | 8.4 | - | - | |
| | | Main use Storage | 160.3 | 9.0 | 8.8 | 2.4 | 198,018 | | | 5.6 | | | 154,402 | 6.3 | 88.6 | 0.9 | 2.0 | 0.0 | 2.2 |
| ZH | Aathal | Zürichstrasse 13/15/17/19/21/23/25 | 2.5 | 2.4 | 3.47 | 16,739 | 1862 | - | 6.2 | SO | 100.0 | 13,495 | 14.3 | 21.8 | 35.6 | 24.8 | 2.5 | 1.1 | |
| ZH | Dietikon | Riedstrasse 5 | 2.3 | 2.2 | 3.9 | 13,500 | 1982 | 1993 | 5.4 | SO | 100.0 | 9,624 | - | 9.9 | 83.5 | 6.6 | - | - | |
| ZH | Dietikon | Riedstrasse 7-9 | 3.4 | 3.4 | - | 10,618 | 1982/2021 | - | 4.6 | SO | 100.0 | 17,800 | - | 69.2 | 30.9 | - | - | - | |
| | | Main use Retail | 158.7 | 8.3 | 8.1 | 2.1 | 40,857 | | | 5.2 | | | 40,919 | 4.7 | 9.5 | 61.5 | 23.1 | 0.8 | 0.4 |
| AG | Brugg | Wildschachenstrasse 12/14 | 0.6 | 0.5 | 3.68 | 11,080 | 1960/2015 | - | 9.5 | SO | 100.0 | 4,762 | - | 6.9 | - | - | - | 3.4 | 20.0 |
| AG | Windisch | Alte Spinnerei 9, Kunzwerk | 0.5 | 0.3 | 41.0 | 2,466 | 1959 | 2008 | 6.9 | SO | 100.0 | 3,098 | - | 9.9 | - | 78.6 | - | 11.6 | |
| GE | Meyrin | Route du Nant d'Avril HIVE 8 (LEM) | 2.0 | 2.0 | - | 5,936 | 2020 | - | 4.1 | SO | 100.0 | 7,460 | 38.7 | - | - | 56.5 | - | 4.8 | |
| GE | Meyrin | Route du Nant d'Avril HIVE 1 | 2.4 | 1.8 | 24.0 | 7,669 | 2019 | - | 5.9 | GBR | 100.0 | 8,845 | 7.1 | - | - | 92.9 | - | - | |
| GE | Meyrin | Route du Nant d'Avril HIVE 2 | 3.0 | 3.0 | 0.3 | 6,882 | 2017 | - | 5.5 | GBR | 100.0 | 185 | - | - | - | 100.0 | - | - | |
| TG | Frauenfeld | Walzmühlstrasse 47 | 0.2 | 0.2 | - | 2,189 | 2019 | - | 5.8 | SO | 100.0 | 1,021 | 21.3 | 21.3 | - | 57.5 | - | - | |
| TG | Frauenfeld | Walzmühlstrasse 49 | 0.8 | 0.8 | 1.7 | 2,043 | 1922 | - | 5.0 | SO | 100.0 | 3,720 | 10.0 | 1.0 | - | 40.7 | 39.8 | 8.6 | |
| | | Main use Office | 175.3 | 9.4 | 8.6 | 8.7 | 38,265 | | | 5.4 | | | 29,090 | 14.1 | 3.0 | 0.0 | 70.4 | 5.6 | 6.8 |
| AG | Klingnau | Parkstrasse 15-29 | 1.2 | 1.2 | 0.4 | 13,067 | 2005/2008 | - | 4.7 | SO | 100.0 | 6,314 | - | 0.3 | - | - | - | 99.7 | |
| AG | Niederwil | Rigiweg 1-5 | 0.5 | 0.5 | 0.3 | 5,481 | 1987 | - | 3.8 | SO | 100.0 | 3,239 | - | - | - | - | - | 86.3 | 13.7 |
| AG | Windisch | Spinnereikönig | 1.4 | 1.4 | 1.6 | 5,123 | 2014 | - | 3.7 | SO | 100.0 | 5,337 | - | - | - | - | - | 100.0 | |
| BL | Birsfelden | Weidenweg 8-10 | 0.6 | 0.6 | 3.0 | 3,798 | 1989 | - | 4.0 | SO | 100.0 | 2,580 | - | - | - | - | - | 73.5 | 26.5 |
| BL | Birsfelden | Hauptstrasse 84-88 | 0.5 | 0.4 | 14.6 | 1,787 | 1989 | - | 5.9 | SO | 100.0 | 3,284 | 11.1 | 13.5 | 17.7 | 22.6 | - | 26.7 | 8.4 |
| ZH | Aathal | Zürichstrasse 1/3/5/7 | 0.1 | 0.1 | - | 4,200 | 1900 | 1995 | 6.3 | SO | 100.0 | 729 | - | - | - | - | - | 100.0 | |
| ZH | Wetzikon | Zürcherstrasse 130/132, 131/133 | 0.1 | 0.1 | 1.7 | 2,945 | 1839/1917 | 2003 | 7.9 | SO | 100.0 | 551 | - | - | - | - | - | 100.0 | |
| ZH | Wetzikon | Usterstrasse 128 | 0.2 | 0.2 | - | 1,569 | 1870/2007 | - | 3.7 | SO | 100.0 | 1,090 | - | - | - | - | - | 100.0 | |
| ZH | Wetzikon | Haldenstrasse 20 | 0.3 | 0.3 | 0.6 | 1,741 | 1971 | - | 3.4 | SO | 100.0 | 935 | - | - | - | - | - | 100.0 | |
| ZH | Wetzikon | Weststrasse 26 | 0.5 | 0.5 | - | 2,444 | 2020/1950 | - | 3.2 | SO | 100.0 | 1,514 | - | - | - | - | - | 100.0 | |
| ZH | Wetzikon | Florastrasse 9 | 0.3 | 0.3 | - | 1,687 | 1990 | - | 4.1 | SO | 100.0 | 1,280 | - | 1.0 | - | - | - | 99.0 | |
| ZH | Wetzikon | Usterstrasse 88-104 | 0.2 | 0.2 | - | 2,073 | 1791 | - | 3.4 | SO | 100.0 | 789 | - | - | - | - | - | 100.0 | |
| | | Main use Residential | 147.2 | 5.9 | 5.8 | 2.1 | 45,915 | | | 4.0 | | | 27,642 | 1.3 | 1.7 | 2.1 | 2.7 | 87.1 | 5.1 |



| Canton | Municipality | Property | Market value (CHFm) | Potential property income (CHFm) | Annualised property income (CHFm) | Vacancy rate | Net site area (m2) | Year of construction | Renovation | Gross yield (%) | Ownership ¹ | Ownership share | Usable area (m2) | Share of usable area in % | | | | | |
|--------|-----------------|--|---------------------|----------------------------------|-----------------------------------|--------------|--------------------|----------------------|------------|-----------------|------------------------|-----------------|------------------|---------------------------|---------|--------|--------|-------------|---------------------|
| | | | | | | | | | | | | | | Commerce/ Industry | Storage | Retail | Office | Residential | Others ² |
| AG | Kleindöttingen | Plot 1687, Schwemmland | - | - | - | - | 4,392 | - | - | - | SO | 100.0 | 4,392 | - | - | - | - | - | 100.0 |
| AG | Windisch | Heinrich | 0.1 | 0.1 | 35.2 | - | 3,252 | 1960 | 2017 | 8.9 | SO | 100.0 | 1,044 | - | - | - | - | - | 100.0 |
| BS | Hohen | Plot 1770 | 0.2 | 0.2 | - | - | 5,485 | - | - | 2.3 | SO | 100.0 | 4,771 | - | - | - | - | - | 100.0 |
| GL | Diesbach | Kraftwerk | 0.6 | 0.6 | - | - | 1,890 | 1996 | 2015 | 8.7 | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| SG | St. Margrethen | Baurecht Sieber | 0.2 | 0.2 | - | - | 16,476 | - | - | 2.5 | GBR | 100.0 | 13,880 | - | - | - | - | - | 100.0 |
| SO | Biberist | Landwirtschaft | - | - | - | - | 93,834 | - | - | - | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| SO | Biberist | MEG Emmenkanal | - | - | - | - | 11,165 | - | - | - | SO | 100.0 | 1 | - | - | - | - | - | 100.0 |
| SO | Biberist | Kraftwerk | 0.3 | 0.3 | - | - | - | 1984 | 2014 | 8.7 | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| SO | Biberist | Herrenweg 4/6/10, Bauernhof | - | - | - | - | 322,615 | 1928 | 1992 | 2.2 | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| TG | Ermattingen | Plot 968, Landwirtschaft | - | - | - | - | 6,129 | - | - | - | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| ZG | Baar | Plot 2984, Spickel | - | - | - | - | 196 | - | - | - | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| ZH | Aathal | Zürichstrasse 22/24 | 0.2 | 0.1 | 37.9 | - | 3,820 | 1870/1860 | 1989 | 4.4 | SO | 100.0 | 3,574 | 22.9 | 2.2 | - | 8.0 | 20.7 | 46.2 |
| ZH | Aathal/Wetzikon | Plot Landwirtschafts-, Wald- und Freihaltefläche | - | - | - | - | 333,765 | - | - | - | SO | 100.0 | 358,451 | - | - | - | - | - | 100.0 |
| ZH | Dietikon | Plot 8460 | - | - | - | - | 930 | - | - | 3.1 | SO | 100.0 | - | - | - | - | - | - | 100.0 |
| | | Main use Others | 31.2 | 1.6 | 1.4 | 7.0 | 803,949 | - | - | 5.0 | | | 386,113 | 3.9 | 1.9 | 0.0 | 1.3 | 0.2 | 92.7 |

¹ SO = sole ownership, GBR = granter of building rights, RBR = recipient of building rights
² Includes outdoor areas, car parks, power plants, building land and agricultural land/forest



Development portfolio

| Canton | Municipality | Property | Market value (CHFm) ¹ | Potential property income (CHFm) | Annualised property income (CHFm) | Vacancy rate | Net site area (m2) | Year of construction | Renovation | Gross yield (%) | Ownership ² | Ownership share | Lettable areas interim use | Potential rental areas by development | Share of usable area in % | | | | | |
|--------------------------------|------------------|--|----------------------------------|----------------------------------|-----------------------------------|--------------|---------------------|----------------------|------------|-----------------|------------------------|-----------------|----------------------------|---------------------------------------|---------------------------|---------|--------|--------|-------------|---------------------|
| | | | | | | | | | | | | | | | Industry/Commercial | Storage | Retail | Office | Residential | Others ³ |
| AG | Brugg | Wildschachenstrasse 16 | 33,505 | 1.1 | 1.1 | 0.0 | 33,505 | 1960 | 0 | 9.0 | SO | 100 | 16,247 | 15,298 | 88.6 | 2.6 | - | 5.4 | - | 3.4 |
| AG | Hausen-Lupfig | B2 Süd Teil (Saviva) | 0.0 | 0.0 | 0.0 | - | 22,033 | 2026 | 0 | - | SO | 100 | - | 18,995 | - | - | - | - | - | |
| AG | Hausen/Lupfig | B2 Nord Teil (GTR) | 0.0 | 0.0 | 0.0 | - | 13,131 | 2023 | - | - | SO | 100 | - | 12,800 | - | - | - | - | - | |
| AG | Hausen/Lupfig | B1&A2 (OC Oerlikon) | 0.0 | 0.0 | 0.0 | - | 23,881 | 2026 | - | - | SO | 100 | - | 14,623 | - | - | - | - | - | |
| AG | Hausen/Lupfig | A3 Campus Hauptgebäude | 0.0 | 0.0 | 0.0 | - | 0 | 2028 | - | - | SO | 100 | - | 9,712 | - | - | - | - | - | |
| AG | Klenddörtingen | Plot 420 Bauland | 0.0 | 0.0 | 0.0 | - | 37,334 | 2030-2034 | 0 | - | SO | 100 | 28,000 | 31,912 | - | - | - | - | 100 | |
| AG | Klingnau | Brühlstrasse 33-41 | 0.2 | 0.2 | 4.4 | 6.170 | 1953/1955/1959/ | 0 | 8.9 | SO | 100 | 5,615 | - | 26.1 | 62.5 | - | 11.5 | - | - | |
| AG | Klingnau | Schützenmattstrasse 7, Parkstrasse 14 | 0.3 | 0.3 | 10.4 | 11,035 | 1949/1961 | 0 | 6.3 | RBR | 100 | 6,656 | 6,620 | 45.8 | 38.2 | - | 4.8 | - | 11.3 | |
| AG | Klingnau | Weierstrasse 8 | 0.0 | 0.0 | - | 2,133 | - | 0 | - | SO | 100 | - | - | - | - | - | - | - | - | |
| AG | Menziken | Hauptstrasse 35 | 0.0 | 0.0 | 0.0 | 10,715 | - | 2024 | 0 | - | SO | 100 | - | - | - | - | - | - | - | |
| AG | Windisch | Alte Spinnerei 8 | 0.1 | 0.1 | 0.0 | 2,481 | 1827/1890 | 2016 | 0.5 | SO | 100 | 304 | 1,600 | - | - | - | 100 | - | - | |
| BL | Aesch | Industriestrasse 45-61 | 0.9 | 0.9 | 0.6 | 35,932 | 1900/1940 | 0 | 7.0 | SO | 100 | 12,550 | 30,722 | 85.4 | - | - | 3 | 10.8 | 0.7 | |
| BL | Pratteln | Güterstrasse / Gempenstrasse 6 | 0.0 | 0.0 | 100.0 | 31,585 | 1949/1969/1985/1983 | 0 | 0.0 | SO | 100 | 302 | 42,775 | - | 0.7 | - | - | - | - | 99.3 |
| Total North-West Switzerland | | | 137.3 | 2.6 | 2.6 | 2.1 | 229,935 | - | - | 1.9 | - | - | 69,674 | 185,057 | 42.5 | 9.3 | 0 | 3.6 | 1.9 | 42.6 |
| ZG | Cham | Plot 3165 Chama Stage 2 | 0.0 | 0.0 | - | 13,161 | 2023 | 0 | 0.0 | SO | 100 | 576 | 14,992 | - | - | - | - | - | - | 100 |
| ZG | Cham | Lorzenparkstrasse 15/17/19/21/23/25/27/29 | 0.0 | 0.0 | - | 9,561 | 2023 | 0 | - | SO | 100 | - | 11,977 | - | - | - | - | - | - | - |
| ZG | Cham | Chama Stage 1 (condominiums) | 0.0 | 0.0 | - | 3,600 | 2023 | 0 | - | SO | 100 | - | 5,584 | - | - | - | - | - | - | - |
| Total Central Switzerland | | | 175.9 | 0.0 | 0.0 | - | 26,321 | - | - | 0.0 | - | - | 576 | 32,553 | 0 | 0 | 0 | 0 | 0 | 100 |
| ZH | Aathal | Zürichstrasse 27/33-39, Gestalderstrasse 2/4/8 | 0.2 | 0.2 | 1.6 | 23,939 | 1850/1870 | 1990 | 2.7 | SO | 100 | 1,562 | 7,662 | 53.7 | - | - | 5.3 | 41.1 | - | |
| ZH | Aathal | Chälenweg 1/11/164, Aretsh. 1/3/5/7/11/13/17/19/21/158 | 0.2 | 0.2 | 0.0 | 10,002 | 1440 | 1988 | 6.4 | SO | 100 | 1,965 | - | 31.4 | 10.7 | - | 1.3 | 55.9 | 0.6 | |
| ZH | Altstetten | Freihofstrasse 25 | 0.0 | 0.0 | - | 7,807 | 2023 | 0 | - | SO | 100 | - | 12,972 | - | - | - | - | - | - | |
| ZH | Altstetten Kelch | Kelchweg 8/10/12/14 | 0.5 | 0.5 | 0.0 | 2,236 | 2007/2026/1950/1958 | 0 | 1.6 | SO | 100 | 2,061 | 2,616 | - | 0.5 | - | 2.8 | 85 | 11.7 | |
| ZH | Niederhasli | Mandachstrasse 50/52/54/56 | 2.3 | 1.7 | 24.7 | 10,918 | 1992/2007 | 2014 | 7.9 | SO | 100 | 20,411 | 15,431 | 18.1 | 19.4 | 22.3 | 31.5 | 4.6 | 4.1 | |
| ZH | Niederhasli | Stationstrasse 25 | 0.7 | 0.7 | 3.4 | 16,691 | 1991/2027 | 0 | 2.7 | SO | 100 | 8,123 | 18,148 | 83.3 | 10.6 | - | 3.2 | - | 3 | |
| ZH | Wetzikon | Usterstr. 200/202/206, Zürichstr. 119/121 | 0.3 | 0.3 | 0.0 | 9,306 | 1872/1900 | 1993 | 4.5 | SO | 100 | 3,001 | 7,062 | 35.2 | 24.2 | - | 10.4 | 30.2 | - | |
| ZH | Wetzikon | Schönaustrasse 5-13 | 0.3 | 0.3 | 0.6 | 24,858 | 1823 | 1943 | 2.1 | SO | 100 | 4,693 | 11,221 | 60 | 24.6 | - | - | 14.2 | 1.2 | |
| ZH | Wetzikon | Schönaustrasse 9 | 0.1 | 0.1 | 0.0 | 12,268 | 2024 | 0 | 0.3 | SO | 100 | 221 | 2,695 | 6.8 | 50.7 | - | - | 42.5 | - | |
| ZH | Winterthur | Technoramastrasse 15 | 0.0 | 0.0 | - | 10,454 | 1956 | 0 | - | SO | 100 | - | 12,918 | - | - | - | - | - | - | |
| Total Zurich | | | 249.4 | 4.5 | 3.9 | 13.1 | 128,479 | - | - | 1.8 | - | - | 42,036 | 90,725 | 49.3 | 13.6 | 8.8 | 13.9 | 11.8 | 2.7 |
| GE | Lancy | Route des Jeunes 20/24/26 | 0.9 | 0.9 | 0.0 | 13,362 | 2027 | 0 | 2.2 | GBR | 100 | 7,139 | 87,000 | 99.1 | - | - | 0.9 | - | - | |
| GE | Meyrin | Route du Nant d'Avril Reserve | 0.0 | 0.0 | - | 21,898 | 2021/2025 | 0 | - | SO | 100 | - | 25,405 | - | - | - | - | - | - | |
| GE | Meyrin | Route du Nant d'Avril HIVE 7 | 0.0 | 0.0 | - | 21,898 | 2024 | 0 | - | SO | 100 | - | 4,407 | - | - | - | - | - | - | |
| GE | Vernier | Chemin de la Verseuse 1/3 | 0.0 | 0.0 | - | 4,507 | 1964/2014 | 0 | - | SO | 100 | - | - | - | - | - | - | - | - | |
| VD | Bussigny | Plot 2099/210/3433 (Chemin de Mochettaz 16) | 0.0 | 0.0 | - | 22,319 | 2024 | 0 | - | SO | 100 | - | 27,418 | - | - | - | - | - | - | |
| VS | St-Maurice | Bois-Noir | 0.0 | 0.0 | - | 33,281 | 1960/1970 | 0 | - | SO | 100 | - | 25,500 | - | - | - | - | - | - | |
| Total Lake Geneva region | | | 77.5 | 0.9 | 0.9 | 0.0 | 117,265 | - | - | 1.1 | - | - | 169,730 | 99.1 | 0 | 0 | 0.9 | 0 | 0 | |
| NE | Neuchâtel | Rue du Plan Bauland | 0.0 | 0.0 | - | 3,419 | 2024 | 0 | - | SO | 100 | - | 6,357 | - | - | - | - | - | - | |
| SO | Biberist | Verwaltung | 0.2 | 0.2 | 12.0 | 22,524 | 1937 | 0 | 6.2 | SO | 100 | 1,746 | - | 26.9 | - | 72.8 | - | - | 0.3 | |
| SO | Biberist | PM 8 & 9 | 0.1 | 0.1 | 0.0 | 44,000 | 1972/1990 | 0 | 1.3 | SO | 100 | 1,112 | 45,954 | - | 77.5 | - | - | - | 22.5 | |
| SO | Biberist | Ausrüstung | 0.8 | 0.8 | 0.0 | 40,000 | 1946/1991 | 0 | 5.4 | SO | 100 | 10,243 | 14,800 | 80.5 | 1 | - | - | - | 18.6 | |
| SO | Biberist | Kopfbau Halle 1 | 0.4 | 0.4 | 6.4 | 19,000 | 1932/1947 | 0 | 9.1 | SO | 100 | 7,617 | 11,392 | 25.2 | 53.3 | - | 21.4 | - | - | |
| SO | Biberist | PM 6 & Produktion | 0.0 | 0.0 | 0.0 | 28,631 | 1903/1939 | 0 | 5.7 | SO | 100 | 306 | 43,670 | 47.4 | 52.3 | - | - | - | 0.3 | |
| SO | Biberist | Werkhof | 0.0 | 0.0 | 0.0 | 16,000 | 1946/1911 | 0 | 0.5 | SO | 100 | 55 | - | 100 | - | - | - | - | - | |
| SO | Biberist | Brownfield West | 0.4 | 0.4 | 1.9 | 24,000 | 2027/2028 | - | 14.4 | SO | 100 | 10,298 | 24,700 | - | 71 | - | - | - | 29 | |
| SO | Biberist | Loosli & Reserve | 0.0 | 0.0 | - | 27,533 | - | 0 | - | SO | 100 | - | - | - | - | - | - | - | - | |
| SO | Biberist | Fabrikstrasse 119 | 0.0 | 0.0 | - | 14,000 | 2023 | - | - | SO | 100 | - | 7,051 | - | - | - | - | - | - | |
| SO | Dornach | Widen | 1.7 | 1.7 | 2.2 | 136,685 | 1895 | 0 | 3.3 | SO | 100 | 11,285 | 72,986 | 77.5 | 11.4 | - | 0.2 | - | 10.9 | |
| SO | Solothurn | Muttenstrasse 13/18 | 0.9 | 0.9 | 0.1 | 29,459 | 1966 | 0 | 4.1 | SO | 100 | 16,576 | 16,500 | 13.2 | 43.5 | 11.8 | 5.1 | - | 26.4 | |
| Total Espace Mittelland region | | | 132.5 | 4.5 | 4.4 | 2.2 | 405,251 | - | - | 3.4 | - | - | 59,238 | 243,410 | 37.2 | 35.1 | 3.3 | 6.1 | 18.3 | |
| TG | Ermatingen | Hauptstrasse 181/185 | 0.4 | 0.4 | 0.0 | 12,125 | 1968/1997 | 0 | 11.3 | SO | 100 | 6,696 | - | 80.6 | 2 | 2.8 | 8.6 | - | 6.1 | |
| TG | Frauenfeld | Walzmühlestrasse 51 | 0.0 | 0.0 | - | 10,865 | 1832 | 2019 | 0.4 | SO | 100 | - | 3,384 | - | - | - | - | - | - | |
| TG | Frauenfeld | Walzmühlestrasse Parking | 0.0 | 0.0 | 5.2 | 3,340 | 2021 | 0 | 1.9 | SO | 100 | - | - | - | - | - | - | - | - | |
| Total Eastern Switzerland | | | 9.9 | 0.4 | 0.4 | 0.4 | 26,330 | - | - | 4.4 | - | - | 6,696 | 3,384 | 80.6 | 2 | 2.8 | 8.6 | 6.1 | |

¹ Does not include the properties recognised under "Properties for sale".
² SO = sole ownership, GBR = grantor of building rights, RBR = recipient of building rights
³ Includes car parks, power plants, building land and agricultural land/forest.

Details of the project under construction
Biberist, Fabrikstrasse 119, Papieri "Librec"

| | |
|--|---|
| Project description | New construction of a commercial property |
| Project status / estimated completion date | The project was completed and handed over to the tenant in February 2024. |
| Marketing | Fully let with a 25-year lease. |

Cham, Lorzenparkstrasse 15-29, "CHAMA" 1st stage (Yielding)

| | |
|--|---|
| Project description | New construction of a residential complex with 1.5-room to 5.5-room rental flats. |
| Project status / estimated completion date | The project is in the final phase. The first units will be occupied in the first quarter of 2024. |
| Marketing | All flats are already let. |

Cham, Lorzenparkstrasse 15-29, "CHAMA" 1st stage (Promotion)

| | |
|--|---|
| Project description | New construction of a residential complex with 52 condominiums. |
| Project status / estimated completion date | The project is in the final phase. The first units will be occupied in the first quarter of 2024. |
| Marketing | As at the reporting date, 65% of the condominiums had been sold and a further 7% were reserved. |

Windisch, Alte Spinnerei 8, "kessel haus"

| | |
|--|---|
| Project description | New construction of a timber hybrid structure with 24 flats and a share of commercial space on the Kunzareal site in Windisch AG. |
| Project status / estimated completion date | The project was completed in January 2024. |
| Marketing | The property was fully let at the time of completion. |

Winterthur, Technoramastrasse 15, "FAHRWERK"

| | |
|--|--|
| Project description | New construction of an accessible commercial property in which all floors are accessible for transport vehicles. |
| Project status / estimated completion date | The project is currently under construction. The planned completion date is February 2025. |
| Marketing | As at the reporting date, the pre-letting rate was 20%. |

Zurich, Freihofstrasse 25, "ALTO"

| | |
|--|---|
| Project description | New construction of an almost 80-metre-high residential tower block with 149 flats and commercial space in Zurich-Altstetten. |
| Project status / estimated completion date | Construction started in August 2023. The planned completion date is March 2026. |
| Marketing | Pre-letting rate of 80% for commercial space. Marketing of the flats begins one year prior to completion. |



Financial Statements Holding

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Financial Statements of HIAG Immobilien Holding AG

Balance Sheet

| in TCHF | | 31/12/2023 | 31/12/2022 |
|--------------------------------|---|----------------|----------------|
| Cash and cash equivalents | | 475 | 2,674 |
| Trade receivables | 1 | – | 69 |
| Other current receivables | 2 | 576 | 805 |
| Current financial assets | 3 | – | 500 |
| Prepayments and accrued income | 4 | 1,476 | 1,107 |
| Current assets | | 2,528 | 5,155 |
| Financial assets | 5 | 801,158 | 689,943 |
| Participations | 6 | 78,863 | 78,863 |
| Other non-current assets | 7 | 1,789 | – |
| Non-current assets | | 881,810 | 768,806 |
| Assets | | 884,338 | 773,961 |

| in TCHF | | 31/12/2023 | 31/12/2022 |
|--|-----------|----------------|----------------|
| Trade payables | | 173 | 27 |
| Other current non-interest-bearing liabilities | | – | 6 |
| Current interest-bearing financial liabilities | 8 | 150,000 | 115,000 |
| Tax liabilities | | 137 | 184 |
| Accrued expenses and deferred income | | 6,744 | 3,917 |
| Short-term provisions | | 36 | 42 |
| Short-term liabilities | | 157,090 | 119,175 |
| Non-current interest-bearing financial liabilities | 8 | 560,000 | 460,000 |
| Non-current liabilities | | 560,000 | 460,000 |
| Total liabilities | | 717,090 | 579,175 |
| Share capital | | 10,120 | 10,120 |
| – Statutory capital reserves | | 1,610 | 1,610 |
| – Statutory reserves from capital contribution | | 148,551 | 171,166 |
| Total statutory capital reserves | | 150,161 | 172,776 |
| Statutory retained earnings | 9 | 7,450 | 7,942 |
| – Amount carried forward from previous year | | 85 | 5,087 |
| – Net income | | 743 | 1,661 |
| Accumulated profit | | 828 | 6,748 |
| Treasury shares | 9 | –1,311 | –2,801 |
| Shareholders' equity | 10 | 167,248 | 194,785 |
| Liabilities and shareholders' equity | | 884,338 | 773,961 |



Income Statement

| in TCHF | 2023 | 2022 |
|------------------------------------|----------------|----------------|
| Financial income | 14,238 | 12,028 |
| Other operating income | 8 | 1 |
| Operating Income | 14,246 | 12,029 |
| Personnel expenses | -89 | -54 |
| Insurance and fees | -102 | -81 |
| General operating expenses | -133 | -152 |
| Office and administrative expenses | 11 | -2,485 |
| Communication expenses | -118 | -202 |
| Financial expenses | 12 | -7,394 |
| Operating expenses | -13,502 | -10,368 |
| Earnings before taxes | 743 | 1,661 |
| Net income | 743 | 1,661 |

Notes to the Financial Statements

Company information

HIAG Immobilien Holding AG is a joint stock company under Swiss law with its headquarters in Basel. It has fewer than ten employees (previous year: fewer than ten).

HIAG Immobilien Holding is the parent company of the HIAG Immobilien Holding Group, which prepares its consolidated financial statements in accordance with Swiss GAAP FER.

Financial reporting law applied

These financial statements were prepared in accordance with the provisions of Swiss financial reporting law (Title 32 of the Code of Obligations).

The presentation of trade receivables, other current receivables / other current liabilities and financial assets is now set out in detail in the notes.

Accounting principles applied in this financial statement

Definition of "Group"

"Group" refers to the companies of the HIAG Group. Receivables and current accounts are listed under "Current assets" and long-term loans under "Fixed assets".

Financial assets

Financial assets include long-term loans with Group companies, shareholders, associated companies, Group employees and third parties

Participations

The investments are valued at acquisition cost less necessary impairments.

Interest-bearing financial liabilities

Financing and bonds are listed as "Interest-bearing financial liabilities" and are reported at nominal value. The transaction costs are amortised over the term via prepaid expenses and other non-current receivables. The difference between the equivalent value received and the repayment amount is also amortised. Payments due within 12 months are classified "Current financial liabilities".

Estimates and assessments

Financial statements require estimates and assessments from the Board of Directors that could influence the amount of reported assets and liabilities and contingent liabilities on the date the balance sheet is prepared, as well as expenses and income during the reporting period. In each case, the Board of Directors makes a discretionary decision regarding use of available leeway in statutory evaluation and reporting. Therefore, under the conservatism principle, depreciation, amortisation and provisions can

be formed over and beyond the operationally necessary amount if it is in the best interest of the company.

Number of full-time positions

The number of full-time positions at HIAG Immobilien Holding AG did not exceed ten in the reporting period (previous year: not more than ten).

Direct taxes

Taxes on earnings are listed under "Taxes", whereas capital or property taxes are listed under "General operating expenses".

Non-inclusion of additional information in the Notes

As HIAG Immobilien Holding AG prepares consolidated financial statements in accordance with an accepted accounting standard (Swiss GAAP FER), it has not included additional information in the notes, the presentation of the cash flow statement and the management report.

1 Trade receivables

| in TCHF | 31/12/2023 | 31/12/2022 |
|----------------------------|------------|------------|
| Trade receivables to group | – | 69 |
| Total | – | 69 |

2 Other current receivables

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|------------|------------|
| Other current receivables to third parties | 192 | 97 |
| Other current receivables to group | 334 | 617 |
| Other current receivables to shareholders | 37 | 66 |
| Other current receivables to associates | 14 | 25 |
| Total | 576 | 805 |

3 Current financial assets

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|------------|------------|
| Current financial assets to shareholders | – | 500 |
| Total | – | 500 |

4 Prepayments and accrued income

| in TCHF | 31/12/2023 | 31/12/2022 |
|---|--------------|--------------|
| Prepayments and accrued income to third parties | 1,268 | 1,107 |
| Prepayments and accrued income to group | 208 | – |
| Total | 1,476 | 1,107 |

5 Financial assets

| in TCHF | 31/12/2023 | 31/12/2022 |
|-----------------------------------|----------------|----------------|
| Financial assets to third parties | 6,000 | 5,935 |
| Financial assets to group | 792,600 | 681,450 |
| Financial assets to shareholders | 990 | 990 |
| Financial assets to associates | 1,568 | 1,568 |
| Total | 801,158 | 689,943 |

¹ Financial assets due from the Group include subordinated loans totalling TCHF 6,425 (previous year: TCHF 7,500).

6 Participations

6.1 Direct investments and associated companies

| Company | Headquarters | Share capital in TCHF | Share 2023 ¹ in % | Share 2022 ¹ in % | Participation | Participation |
|-----------------------------|--------------|--------------------------|---------------------------------|---------------------------------|-------------------------------|-------------------------------|
| | | | | | book value 2023 in TCHF | book value 2022 in TCHF |
| HIAG Immobilien Schweiz AG | Zurich | 11,000 | 100 | 100 | 78,373 | 78,373 |
| HIAG Immobilien AG | Zurich | 10,000 | 100 | 100 | – | – |
| HIAG Real Estate AG | Zurich | 400 | 100 | 100 | – | – |
| HIAG Labs AG | Zurich | 100 | 100 | 100 | – | – |
| HIAG Solar AG ² | Münchenstein | 1,000 | 49 | 49 | 490 | 490 |
| Total participations | | – | – | – | 78,863 | 78,863 |

¹ Voting rights and share capital

² Associated company

6.2 Indirect investments

| Company | Headquarters | Share capital in TCHF | Share 2023 ¹ in % | Share 2023 ¹ in % |
|---|--------------|--------------------------|---------------------------------|---------------------------------|
| HIAG Immobilier Léman SA | Geneva | 1,000 | 100% | 100% |
| Léger SA | Lancy | 400 | 100% | 100% |
| Weeba SA | Lancy | 100 | 100% | 100% |
| Pellarin-Transports SA | Lancy | 50 | 100% | 100% |
| Promo-Praille SA | Lancy | 200 | 100% | 100% |
| Jaeger et Bosshard SA | Lancy | 1,175 | 100% | 100% |
| Société coopérative en faveur du développement des terrains industriels de la Praille-Sud | Lancy | 35 | 100% | 100% |
| Trans Fiber Systems SA | Menziken | 107 | 100% | 100% |

¹ Voting rights and share capital

7 Other non-current assets

| in TCHF | 31/12/2023 | 31/12/2022 |
|--------------------------|--------------|------------|
| Other non-current assets | 1,789 | – |
| Total | 1,789 | – |

The item "Other non-current assets" includes the prorated one-off costs for the implementation of the syndicated loan. These are written down on a straight-line basis over the term of the syndicated loan.

8 Current and non-current interest-bearing financial liabilities

Current financial liabilities include the bonds maturing in 2024 in the amount of TCHF 150,000 (previous year: TCHF 115,000). Non-current financial liabilities include the obligations relating to the syndicate (maturing on 26 August 2028) of TCHF 150,000 (previous year: TCHF 0) and the subsequent bonds totalling TCHF 410,000 (previous year: TCHF 460,000).

Conditions and maturities of bonds as at 31 December 2023

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

Conditions and maturities of bonds as at 31 December 2022

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

Conditions and maturities of the syndicated credit line as at 31 December 2023

| in TCHF | | Date due | Interest rate (variable) |
|--------------------------------------|---------|------------|--------------------------|
| Syndicated credit line | 500,000 | 26/08/2028 | |
| – thereof used as at 31/12/2023 | 150,000 | | Ø 2.38% |
| – thereof available as at 31/12/2023 | 350,000 | | |

The syndicated credit line was newly established in the reporting year.

9 Treasury shares

| TCHF except for number of shares | 31/12/2023 | Number of shares | 31/12/2022 | Number of shares |
|----------------------------------|------------|------------------|------------|------------------|
| Book value as at 01.01. | 2,801 | 23,581 | 4,069 | 33,767 |
| Allocation | -1,490 | -12,231 | -1,268 | -10,186 |
| Book value as at 31.12. | 1,311 | 11,350 | 2,801 | 23,581 |

No treasury shares of HIAG Immobilien Holding AG were purchased by the company during the reporting year or in the previous year. 12,231 shares (previous year: 10,186) were allocated to employees as part of the employee stock option programme and the Long-Term Incentive Plan (LTIP). As part of the allocation of shares, a valuation loss (difference between the purchase price and the transaction price) of TCHF 492 (previous year: TCHF 324) was realised and booked against the statutory retained earnings.

The average transaction price of the shares sold in the reporting year amounted to CHF 81.59 (previous year: CHF 92.65).

10 Shareholders' equity

| In TCHF except for number of shares | 31/12/2023 | 31/12/2022 |
|---|------------|------------|
| Share capital | 10,120 | 10,120 |
| Registered shares as at 31 December (nominal value of CHF 1.00) | 10,119,600 | 10,119,600 |

The share capital remained unchanged in the reporting year and in the previous year.

| in TCHF | 31.12.2023 | 31.12.2022 |
|---|------------|------------|
| Authorised share capital as at 01/01 | 13 | 1,230 |
| Unused authorised share capital (expired as of 29/09/2023 and 23/04/2022) | -13 | -1,217 |
| Authorised share capital as at 31/12 | - | 13 |

As at 31 December 2023, the conditional share capital amounted to TCHF 350 (previous year: TCHF 350).

| in TCHF | 31/12/2023 | 31/12/2022 |
|--|------------|------------|
| Total statutory capital reserves | 150,161 | 172,776 |
| – thereof statutory capital reserves | 1,610 | 1,610 |
| – thereof statutory reserves from capital contribution | 148,551 | 171,166 |

The capital contribution reserves reported as at 31 December 2023 in the amount of TCHF 148,551 (previous year: TCHF 171,166) were recognised in accordance with a letter from the FTA in the amount of TCHF 140,919 (previous year: TCHF 163,534).

11 Office and administrative expenses

| in TCHF | 2023 | 2022 |
|--|--------|--------|
| Office and administrative expenses | -2,520 | -2,485 |
| – thereof Board of Directors fees ¹ | -1,381 | -1,373 |

¹ The General Counsel is simultaneously a member of the Board of Directors and a member of the Management Board. As in the previous year, his total compensation is reported under compensation of the Board of Directors only.

12 Financial expenses

| in TCHF | 2023 | 2022 |
|--|---------|--------|
| Financial expenses | -10,542 | -7,394 |
| – thereof interest on bonds | -8,458 | -6,750 |
| – thereof issuing expenses | -257 | -398 |
| – thereof syndicated loan incl. commitment fee and interest rate swaps | -1,613 | - |

13 Contingent liabilities

| in TCHF | 31/12/2023 | 31/12/2022 |
|-----------------------------|------------|------------|
| Guarantees to third parties | 200 | 30,200 |
| Total | 200 | 30,200 |

The contingent liabilities of TCHF 200 in the reporting period relate to investigations by the Office for the Environment of the Canton of Thurgau into contaminated sites. In the prior year there was a guarantee issued to HPE in connection with the dissolved Cloud segment in the amount of TCHF 30,000. All contracts were fulfilled as of 14 February 2023, which is why HIAG was released from this contract.

14 Significant shareholders

| Share of voting rights | 31/12/2023 | 31/12/2022 |
|---|------------|------------|
| Shareholder group comprising: | 54.6% | 54.6% |
| – SFAG Holding AG ¹ | 20.0% | 20.0% |
| – Grisgros Beteiligungs AG ² | 17.8% | 17.7% |
| – BraCHe Beteiligungs AG ³ | 16.8% | 16.8% |
| UBS Fund Management CH AG | 4.0% | 3.8% |

¹ SFAG Holding AG is controlled by Dr Felix Grisard.

² Grisgros Beteiligungs AG is controlled by Andrea Grisard.

³ BraCHe Beteiligungs AG is controlled by Salome Grisard Varnholt.

15 Off-balance-sheet transactions

15.1 Derivative financial instruments

| in TCHF | Contract value | Active value | Passive value | Purpose |
|---------------|----------------|--------------|---------------|---------|
| Interest swap | 60,000 | – | 312 | Hedging |
| Interest swap | 90,000 | 65 | – | Hedging |
| Total | 150,000 | 65 | 312 | |

Interest rate swaps are used to hedge interest rates on variable-rate financing. In the previous year, there were no open interest rate swaps for hedging purposes that were not recognised in the balance sheet.

16 Shareholdings of the Executive Board and the Board of Directors, including their related parties and employees

| Number of shares | 31/12/2023 | 31/12/2022 |
|--|------------------|------------------|
| SFAG Holding AG ¹ | 2,026,471 | 2,026,471 |
| BraCHe Beteiligungs AG ² | 1,699,796 | 1,699,796 |
| Balz Halter, Member of the Board of Directors | 8,418 | 8,418 |
| Dr. Jvo Grundler, Member of the Board of Directors and Executive Board | 38,644 | 47,845 |
| Marco Feusi, CEO | 28,931 | 23,719 |
| Rico Müller, CFO ³ | n/a | 876 |
| Michele Muccioli, Head of Development and Realisation ⁴ | 7,888 | n/a |
| Béatrice Gollong, Head of Portfolio and Transactions ⁴ | 799 | n/a |
| Total | 3,810,947 | 3,807,125 |

¹ SFAG Holding AG is controlled by Dr Felix Grisard.

² BraCHe Beteiligungs AG is controlled by Salome Grisard Varnholt.

³ Retired from the Executive Board as of 31 October 2022.

⁴ Joined the Executive Board on 1 January 2023.

17 Events after the balance sheet date

There were no significant events after the balance sheet date.

Appropriation of accumulated profit, statutory retained earnings and statutory reserve from capital contributions

For financial year 2023, the Board of Directors proposes to the General Meeting on 18 April 2024 the distribution of a dividend of CHF 3.10 gross per share for a maximum of 10,119,600 outstanding shares. The maximum total distribution amounts to TCHF 31,371 and will be distributed from statutory retained earnings and from statutory reserves from capital contribution. CHF 2.90 per share was distributed in the previous year.

| Proposal of the Board of Directors for the appropriation of the accumulated profit in TCHF | 31/12/2023 | 31/12/2022 |
|---|----------------|----------------|
| Net income | 743 | 1,661 |
| Amount carried forward from previous year | 85 | 5,087 |
| Accumulated profit | 828 | 6,748 |
| Allocation to statutory retained earnings | -828 | -6,748 |
| Amount carried forward to next year | - | - |
| | | |
| Proposal of the Board of Directors for the appropriation of the statutory retained earnings in TCHF | 31/12/2023 | 31/12/2022 |
| Statutory retained earnings | 7,450 | 7,942 |
| Allocation accumulated profit | 828 | - |
| Allocation to the statutory capital reserves | -414 | - |
| Statutory retained earnings after allocation | 7,864 | 7,942 |
| Dividend payment out of the statutory retained earnings | -7,792 | - |
| Statutory retained earnings after dividend payment and allocation | 72 | 7,942 |
| | | |
| Proposal of the Board of Directors for the statutory reserves from capital contribution in TCHF | 31/12/2023 | 31/12/2022 |
| Statutory reserves from capital contribution before dividend payment | 148,551 | 171,166 |
| Dividend payment out of the statutory reserve from capital contributions | -23,579 | -22,599 |
| Statutory reserves from capital contribution after dividend payment | 124,972 | 148,567 |

Treasury shares do not grant entitlement to dividends. The final amount of the distribution of statutory retained earnings and statutory reserves from capital contributions depends on the number of treasury shares (and thus dividend-entitled shares) issued prior to the date of the dividend distribution. If HIAG holds treasury shares on the day of the dividend distribution, the distribution from statutory retained earnings and statutory reserves from capital contributions will be correspondingly lower.

Report of the Statutory Auditor



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To the General Meeting of
HIAG Immobilien Holding AG, Basle

Basle, 1 March 2024

Report of the statutory auditor

Report on the audit of the financial statements



Opinion

We have audited the financial statements of HIAG Immobilien Holding AG (the Company), which comprise the balance sheet as at 31 December 2023, the income statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements (pages 91 to 96) comply with Swiss law and the Company's articles of incorporation.



Basis for opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Key audit matters

We have determined that there are no key audit matters to communicate in our report.



Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements, the stand-alone financial statements, the audited tables in the compensation report (pages 46 to 50) and our auditor's reports thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.



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If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Board of Directors' responsibilities for the financial statements

The Board of Directors is responsible for the preparation of the financial statements in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on EXPERTSuisse's website at: <https://www.expertsuisse.ch/en/audit-report>. This description forms an integral part of our report.

Report on other legal and regulatory requirements



In accordance with Art. 728a para. 1 item 3 CO and PS-CH 890, we confirm that an internal control system exists, which has been designed for the preparation of the financial statements according to the instructions of the Board of Directors.

Furthermore, we confirm that the proposed appropriation of accumulated profit, statutory retained earnings and the proposed repayment of statutory reserve from capital contributions complies with Swiss law and the Company's articles of incorporation. We recommend that the financial statements submitted to you be approved.

Ernst & Young Ltd

Fabian Meier
Licensed audit expert
(Auditor in charge)

Daniel Zaugg
Licensed audit expert



Remarks

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

Gender-specific statements are to be understood in the context of all genders.

The Annual Report of HIAG Immobilien Holding AG is available in German and English. The original German version is binding.

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Calendar

18 April 2024
Annual General Meeting

26 August 2024
Publication half-year result 2024

24 September 2024
HIAG Capital Market Day

3 March 2025
Publication year-end results 2024

17 April 2025
Annual General Meeting

Legal information

Publisher
HIAG Immobilien Holding AG

Concept and design
Linkgroup AG, Zurich

Further publications

→ [Online report 2023](#)

→ [Interactive charts 2023](#)

→ [Sustainability report 2023](#)