

Factsheet (Status: 30.06.2020)

Company profile

HIAG is a leading real estate company listed on the SIX Swiss Exchange that has a real estate portfolio with a total value of CHF 1.6 billion. Compared to the total area of the real estate portfolio of 2.7 million m², HIAG has an outstanding development pipeline of around 740,000 m² with more than 60 projects and an expected investment volume of around CHF 2.7 billion. The portfolio comprises around 40 sites with well-developed office, commercial and logistics properties as well as selected residential properties in future-oriented growth regions of German and French-speaking Switzerland. HIAG generates a stable rental income from its real estate management activities and creates long-term value potential through active portfolio management and the development of attractive destinations.

Board of Directors

Dr. Felix Grisard, President
Salome Grisard Varnholt
Balz Halter (independent member)
Dr. Jvo Grundler
Dr. Walter Jakob (independent member)

Executive Board

Marco Feusi, CEO
Laurent Spindler, CFO
Dr. Jvo Grundler, General Counsel

Shareholder Structure

SFAG Holding AG	50.2%
HIAG Beteiligung Holding AG	4.9%
Grisgros AG	4.8%
Senft AG	3.5%
Dr. Felix Grisard	2.3%
Free float as at 30.06.2020 (as at SIX Swiss Exchange definition)	32.9%

Financial Calendar

Publication Year-End Results 2020	15.03.2021
General Meeting Fiscal Year 2021	22.04.2021
Publication Half Year Results 2021	30.08.2021

Stock Fundamentals

ISIN	CH0239518779	Branch	Real Estate	Stock Exchange	SIX Swiss Exchange
WKN	A113S6	Country	Switzerland	Ratings	Credit Suisse Low BBB
Share type	registered share	Index	SPI/SXI Real Estate		outlook negative
Reuters code	HIAG.S	Dividend April 20	–		Fedafin Baa outlook stable
Bloomberg code	HIAG:SW	Dividend April 19	CHF 3.90	Share price 01.01.2020	CHF 108.50
Ticker	HIAG	Dividend April 18	CHF 3.80	Share price 30.06.2020	CHF 92.20
		Dividend April 17	CHF 3.60		
		Dividend April 16	CHF 3.50		
		Share numbers	8,050,000		

Key Figures

Key figures per share

in CHF	H1 2020	H1 2019
Earning/loss per share (EPS)	2.76	-5.42
in CHF	30.06.2020	31.12.2019
Shareholders equity (NAV) per outstanding registered share, before deferred taxes	95.84	92.60
Shareholders equity (NAV) per outstanding registered share, after deferred taxes	86.77	84.01

Key financial figures

in TCHF	H1 2020	H1 2019
Property income	29,472	29,731
Revaluation of investment properties	17,694	-26,015
Earnings before interest, taxes depreciation and amortisation (EBITDA)	30,035	-45,096
Net income	22,062	-43,364

in TCHF	30.06.2020	31.12.2019
Shareholders' equity	694,449	672,085
Equity ratio	41.2%	41.3%
LTV ratio	51.4%	51.4%

Key portfolio figures

in TCHF	30.06.2020	31.12.2019
Real estate portfolio	1,622,670	1,571,676
Yielding portfolio	1,056,401	1,053,441
Property development portfolio	566,269	518,235
Annualised property income (in CHF million)	58.9	58.7
Weighted Average (Unexpired) Lease Term	8.7 years	8.9 years
Vacancy rate investment properties	13.3%	14.4%
Vacancy rate investment properties undergoing repositioning ¹	37.4%	40.9%
Vacancy rate redevelopment properties	16.7%	13.7%

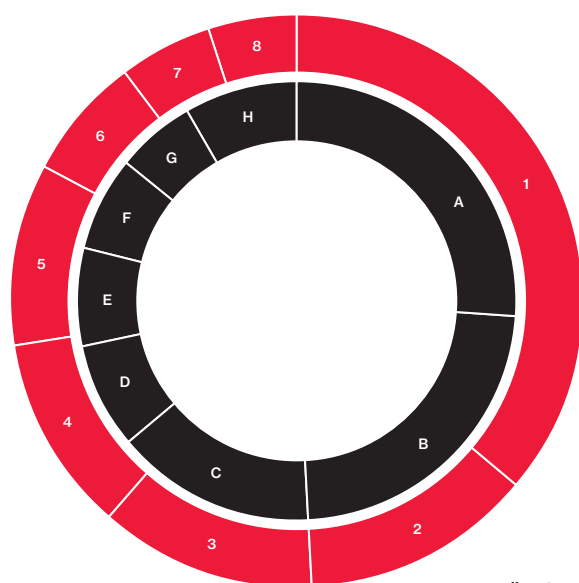
EPRA performance figures

in TCHF	H1 2020	H1 2019
Adjusted-EPRA Earnings	11,150	-5,249

in TCHF	30.06.2020	31.12.2019
EPRA NAV	767,054	741,923
Equity ratio according to EPRA NAV	45.5%	45.6%
EPRA vacancy rate	15.2%	16.6%
Adjusted EPRA vacancy rate (excl. investment properties undergoing repositioning) ¹	13.3%	14.4%

¹ Properties Mandachstrasse 50–56 ZH and Sternenfeldpark 14 BL

Market value of real estate properties



by type of use as at 30.06.2020

1	Industry, commercial	36.2%
2	Building land	13.1%
3	Residential	12.3%
4	Office	10.9%
5	Retail	10.3%
6	Distribution, logistics	7.1%
7	Residential and commercial	5.3%
8	Miscellaneous	4.8%

by canton as at 30.06.2020

A	Zurich	26.3%
B	Aargau	23.0%
C	Geneva	14.6%
D	Zug	8.0%
E	Solothurn	7.0%
F	Baselland	7.0%
G	St. Gallen	6.0%
H	Miscellaneous	8.1%