

Factsheet

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 727,000 m² with 58 projects and an expected investment volume of around CHF 2.8 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
Dr. Walter Jakob (independent member)
Dr. Jvo Grundler
Balz Halter (independent member)

Executive Board

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

Shareholder Structure

SFAG Holding AG	48.1%
HIAG Beteiligung Holding AG	4.7%
Grisgros AG	5.5%
Senft AG	3.3%
Dr. Felix Grisard	2.2%
Free float per 31.12.2020 (as at SIX Swiss Exchange definition)	36.6%

Financial Calendar

Annual General Meeting 2021	22.04.2021
Publication half year results 2021	27.08.2021

Stock Fundamentals

ISIN	CH0239518779	Branche	Real Estate	Stock Exchange	SIX Swiss Exchange
WKN	A113S6	Country	Switzerland	Ratings	Vontobel BBB stable
Share type	registered share	Index	SPI/SXI Real Estate		Credit Suisse Low BBB stable
Reuters code	HIAG.S	Dividend April 21	CHF 2.30		outlook negativ
Bloomberg code	HIAG:SW	Dividend April 20	-		Fedafin Baa outlook stabil
Ticker	HIAG	Dividend April 19	CHF 3.90	Share prices: 31.12.2019	108.50
		Dividend April 17	CHF 3.60	Share prices: 31.12.2020	109.50
		Share numbers	8'433'000		

Key Figures

Key figures per share

in CHF	31.12.2020	31.12.2019
Earnings per share (EPS)	6.82	-8.85
in CHF	31.12.2020	31.12.2019
Shareholders' equity (NAV) per outstanding registered share, before deferred taxes	99.43	92.60
Shareholders' equity (NAV) per outstanding registered share, after deferred taxes	90.72	84.01

Key financial figures

in TCHF	31.12.2020	31.12.2019
Property income	59,738	61,359
Revaluation of properties	27,002	-16,803
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	70,254	-38,410
Net income	55,159	-70,749
Shareholders' equity	761,122	672,085
Equity ratio	45.0%	41.3%
LTV ratio	48.7%	51.4%

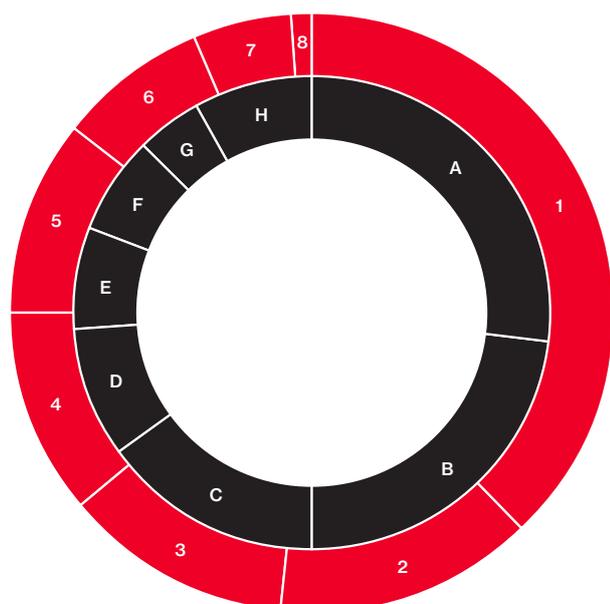
Key portfolio figures

in TCHF	31.12.2020	31.12.2019
Real estate portfolio	1,637,844	1,571,676
Yielding portfolio	1,025,765	1,053,441
Property development portfolio	612,079	518,235
Real estate portfolio (number of real estate properties)	116	116
Number of redevelopment properties	45	45
Investments in real estate	75,508	103,516
Annualised rental income in CHF million	60.0	58.7
Vacancy rate total portfolio	13.2%	16.2%
- Vacancy rate yielding properties	13.0%	16.6%
- Vacancy rate redevelopment properties	13.7%	13.7%

EPRA performance figures

in TCHF except key figures per share	31.12.2020	31.12.2019
EPRA Earnings	26,810	-70,541
EPRA Earnings per share	3.31	-8.82
Company specific Adjusted Earnings	31,624	-609
Company specific Adjusted EPS	3.91	-0.08
EPRA Net Tangible Assets (NTA)	837,634	742,351
EPR NTA per share	103.53	92.84
EPRA vacancy rate	13.17%	16.21%

Market value of real estate portfolio



- according to use
- according to canton

Market value of investment properties

by type of use as at 31.12.2020

1	Industry, Commercial	37.9%
2	Building land	13.9%
3	Residential	12.3%
4	Office	11.0%
5	Retail	10.6%
6	Distribution, Logistics	8.0%
7	Residential, Commercial	5.4%
8	Miscellaneous	0.9%

Market value of investment properties

canton as at 31.12.2020

1	Zurich	27.1%
2	Aargau	22.9%
3	Geneva	15.1%
4	Zug	8.9%
5	Solothurn	6.8%
6	Basel-Landschaft	6.9%
7	St. Gallen	4.5%
8	Miscellaneous	7.8%