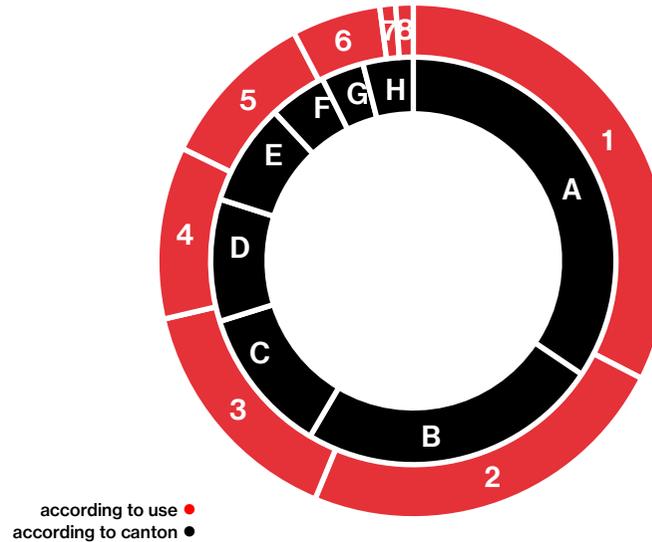


In a Nutshell Key Figures



Market value of investment properties by type of use¹ as at 31/12/2025

1	Industry / commercial	32.5%
2	Building land	23.7%
3	Residential	15.1%
4	Retail	10.8%
5	Office	10.1%
6	Distribution / logistics	5.6%
7	Residential / commercial property	1.0%
8	Other	1.1%

Market value of investment properties by canton as at 31/12/2025

A	Zurich	34.4%
B	Aargau	24.1%
C	Geneva	11.7%
D	Zug	9.7%
E	Solothurn	8.1%
F	Basel-Landschaft	4.6%
G	St. Gallen	3.4%
H	Other	4.0%

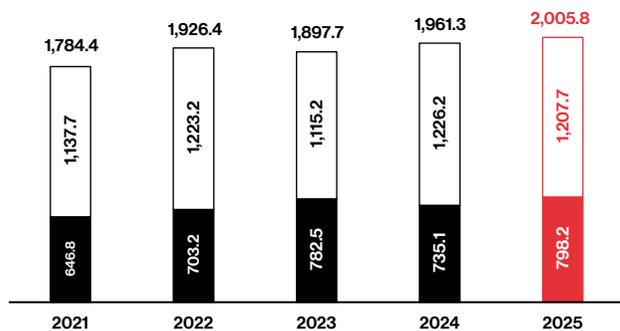
¹ The calculations of the types of use are based on the main use of the properties.

93%

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

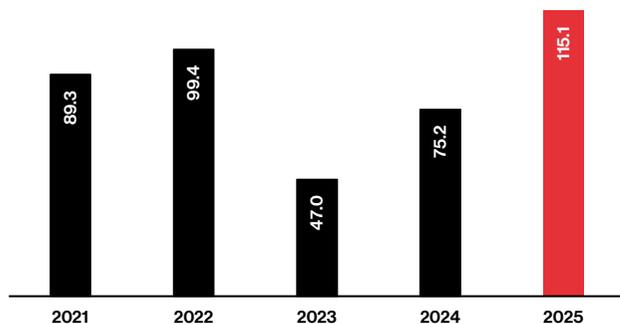


Investment property portfolio
in CHFm

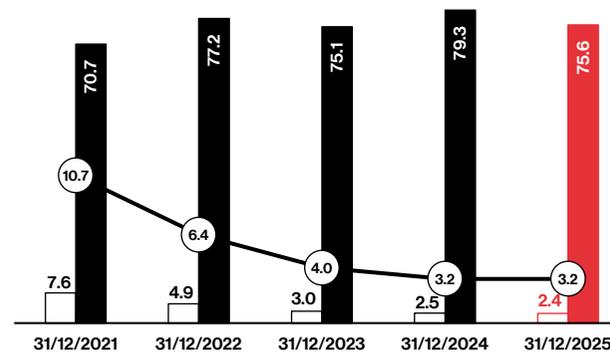


■ Development portfolio
□ Yielding portfolio

Net income
in CHFm

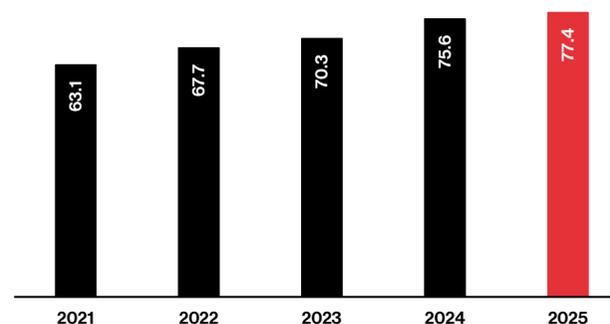


Potential property income, vacancy and vacancy rate
in CHFm



■ Potential property income
□ Vacancy
○ Vacancy rate in %

Property income
in CHFm





Key financial figures		31/12/2025	31/12/2024
Property income	TCHF	77,355	75,595
Revaluation of investment properties	TCHF	51,405	26,006
– thereof yielding portfolio	TCHF	14,153	–3,816
– thereof development portfolio	TCHF	37,251	29,823
EBITDA	TCHF	139,761	93,831
Net income	TCHF	115,105	75,162
Net income excl. revaluation	TCHF	68,666	51,812
Cash flow from operating activities	TCHF	20,112	94,308
Cash flow from investing activities	TCHF	–2,733	–39,282
Cash flow from financing activities	TCHF	–23,160	–42,672
Cash and cash equivalents	TCHF	31,882	37,676
Shareholders' equity	TCHF	1,207,690	1,124,646
Equity ratio	%	57.0	55.2
Return on equity	%	9.9	6.8
Average interest rate for financial liabilities (period)	%	1.7	1.8
LTV-Ratio gross	%	38.9	39.3
LTV-Ratio net	%	37.3	37.3
Balance sheet total	TCHF	2,119,581	2,038,909
Full-time equivalents	FTE	73.9	86.0
– thereof real estate	FTE	73.9	73.0
– thereof Jaeger et Bosshard SA	FTE	–	13.0

Key portfolio figures		31/12/2025	31/12/2024
Investment property portfolio	TCHF	2,005,846	1,961,310
– thereof yielding portfolio	TCHF	1,207,656	1,226,227
– thereof development portfolio	TCHF	798,191	735,083
Gross yield yielding portfolio	%	5.3	5.5
Net yield yielding portfolio	%	4.2	4.6
Market value of investment properties	TCHF	1,958,603	1,909,384
Number of investment properties valued	Number	94	106
– thereof yielding properties	Number	53	61
– thereof development properties	Number	41	45
Number of sites valued (yielding and development)	Number	36	41
Weighted Average (Unexpired) Lease Terms - WAULT investment property portfolio	Years	6.5	6.4
WAULT top 15 tenants	Years	7.1	7.8
Investments in investment properties	TCHF	89,488	78,925
– thereof yielding portfolio	TCHF	2,289	5,507
– thereof development portfolio	TCHF	87,199	73,393
– thereof acquisitions/consolidations	TCHF	–	25
Investments in promotions	TCHF	24,411	20,983

Alternative performance measures ¹		31/12/2025	31/12/2024
Adjusted NAV	TCHF	1,325,419	1,254,978
Adjusted NAV per share	CHF	131.04	124.22
Funds from operations (FFO) I	TCHF	53,295	50,609
FFO I per share	CHF	5.3	5.0

¹ Please refer to "Definition of Alternative Performance Measures" on page 83 et seq.

Key figures per share		31/12/2025	31/12/2024
Outstanding registered shares	Number	10,114,709	10,102,871
Weighted outstanding registered shares	Number	10,110,375	10,102,379
Earnings per share (EPS)	CHF	11.38	7.44
EPS excl. revaluation	CHF	6.79	5.13
Dividend per share ¹	CHF	3.70	3.30
Payout ratio ²	%	54.50	64.45
Dividend yield	%	3.12	3.86

NAV per outstanding registered share, excl. deferred taxes	CHF	127.85	119.70
NAV per outstanding registered share, incl. deferred taxes	CHF	119.40	111.32

¹ Proposal to the Annual General Meeting on 23 April 2026 for the financial year 2025. 98% distribution from reserves from capital contributions.

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