



## HIAG Immobilien Holding AG

(a joint stock corporation incorporated in Switzerland under Swiss law)

### CHF 100,000,000 1.340 percent Green Bonds due 2033

This prospectus (the **Prospectus**) relates to (i) the offering of CHF 100,000,000 in aggregate principal amount of 1.340 percent Green Bonds due 2033 (the **Bonds**, and each a **Bond**) to be issued by HIAG Immobilien Holding AG (the **Issuer**) and (ii) the admission to trading and listing of the Bonds on the SIX Swiss Exchange Ltd (**SIX Swiss Exchange**). For the purpose of this Prospectus, **Issuer** or **Company** refer to HIAG Immobilien Holding AG and **HIAG Immobilien** or the **Group** refer to HIAG Immobilien Holding AG together with its consolidated subsidiaries. Capitalized terms used but not defined below have the meanings assigned to such terms in the "Terms of the Bonds" beginning on page 28 (the **Terms of the Bonds**) or elsewhere in this Prospectus. The Bonds will not be rated.

Issuer:	HIAG Immobilien Holding AG, Aeschenplatz 7, 4052 Basel, Switzerland Legal Entity Identifier (LEI): 549300TU2XXQ3TU4KJ11
Issue Date:	18 February 2026 (the <b>Issue Date</b> )
Interest Rate and Interest Payment Dates:	1.340 percent per annum, payable annually in arrears on 18 February of each year (each, an <b>Interest Payment Date</b> ), commencing on 18 February 2027.
Issue Price:	Subject to certain conditions, the Joint Lead Managers have agreed to purchase the Bonds from the Issuer at the price of 100.033 percent (before commissions and expenses) of the aggregate principal amount of the Bonds.
Placement Price:	According to demand.
Ratings:	The Bonds will not be rated.
Material Risks:	An investment in Bonds involves certain risks. For a discussion of certain risks that potential investors should carefully consider before deciding to invest in any Bonds, see " <b>Material Risks</b> " beginning on page 12 of this Prospectus.
Maturity Date:	18 February 2033 (the <b>Maturity Date</b> )
Final Redemption Amount:	100 percent of the aggregate principal amount of the Bonds.
Reopening:	The Issuer reserves the right to reopen this issue of Bonds at any time before the maturity of the Bonds in accordance with the Terms of the Bonds.
Key Covenants:	Change of control clause, <i>pari passu</i> clause, negative pledge clause and cross default clause, each as further described in the Terms of the Bonds.
Status:	The Bonds will constitute direct, unconditional and unsubordinated obligations of the Issuer ranking <i>pari passu</i> amongst themselves and with all other unsecured and unsubordinated obligations of the Issuer, as further described in the Terms of the Bonds.
Swiss Withholding Tax:	All payments of interest on the Bonds by the Issuer will be subject to Swiss withholding tax, which as of the date hereof is levied at a rate of 35 percent.
Form of the Bonds:	The Bonds will be issued as simple uncertificated securities ( <i>einfache Wertrechte</i> ) in accordance with article 973c of the Swiss Code of Obligations. No physical delivery of individually certificated Bonds or of a permanent global certificate for any Bonds shall be made, as further described in the Terms of the Bonds.
Denomination:	CHF 5,000.
Admission to Trading and Listing:	It is expected that the Bonds will be provisionally admitted to trading on the SIX Swiss Exchange as of 16 February 2026. Application will be made for definitive admission to trading and listing of the Bonds on the SIX Swiss Exchange as soon as practicable thereafter and (if granted) will only be granted after the Issue Date. The last trading day for the Bonds on the SIX Swiss Exchange is expected to be the day falling two SIX Swiss Exchange trading days prior to the Maturity Date.
Selling Restrictions:	For restrictions on the offering, sale and delivery of the Bonds, see " <b>Subscription and Sale—Selling Restrictions</b> " beginning on page 33 of this Prospectus.
Governing Law and Place of Jurisdiction:	The Bonds will be exclusively governed by, and construed in accordance with, the substantive laws of Switzerland, i.e. without regard to the principles of conflict of laws. The exclusive place of jurisdiction for any dispute, claim or controversy arising under, out of or in connection with or related to the Bonds will be the City of Zurich.

**Raiffeisen Schweiz**

(the **Joint Lead Managers**)

**Basler Kantonalbank**

Swiss Security Number: 149'943'724

ISIN: CH1499437247

Prospectus dated 13 February 2026

This Prospectus has been approved by SIX Exchange Regulation Ltd in its capacity as review body pursuant to article 52 of the Swiss Financial Services Act (the **Review Body**) on 4 March 2026.

## Important Information

**This Prospectus will not be updated for any developments that occur after its date. In particular, this Prospectus is not required to be updated as of the date of any approval by the Review Body. Consequently, neither the delivery of this Prospectus nor the offering, sale or delivery of any Bonds shall in any circumstances imply that the information contained herein concerning the Issuer is correct at any time subsequent to the date hereof or that any other information supplied in connection with the issue of the Bonds is correct as of any time subsequent the date indicated in the document containing the same.**

This Prospectus has been prepared by the Issuer solely for use in connection with the offering of the Bonds and for the admission to trading and listing of the Bonds on the SIX Swiss Exchange and the Issuer has not authorized the use of this Prospectus for any other purpose.

This Prospectus is to be read in conjunction with all documents incorporated by reference herein. This Prospectus shall be read and construed on the basis that such documents are incorporated into and form part of this Prospectus. See "*About this Prospectus—Documents Incorporated by Reference*" on page 10 of this Prospectus.

**An investment in the Bonds will involve certain risks, including the risk that Holders will lose their entire investment in the Bonds. For a discussion of certain risks that potential investors should carefully consider before deciding to invest in any Bonds, see "*Material Risks*" beginning on page 12 of this Prospectus.**

No person is or has been authorized by the Issuer or the Joint Lead Managers to give any information or to make any representation not contained in or not consistent with this Prospectus or any other information supplied in connection with the Bonds and, if given or made, such information or representation must not be relied upon as having been authorized by the Issuer or the Joint Lead Managers.

Neither this Prospectus nor any other information supplied in connection with the Bonds (i) is intended to provide the basis of any credit or other evaluation or (ii) should be considered as a recommendation by the Issuer or the Joint Lead Managers that any recipient of this Prospectus or any other information supplied in connection with the Bonds should purchase any Bonds. Each potential investor contemplating purchasing any Bonds should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer. Neither this Prospectus nor any other information supplied in connection with the issue of the Bonds constitutes an offer or invitation by or on behalf of the Issuer, or the Joint Lead Managers to any person to subscribe for or to purchase any Bonds.

The financial institutions involved in the issuance and offering of the Notes are banks, which directly or indirectly have participated, or may participate, in financing transactions and/or other banking business with the Issuer, which are not disclosed herein.

### The Joint Lead Managers

The Joint Lead Managers have not verified the information contained herein. Additionally, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Joint Lead Managers as to the accuracy or completeness of the information contained or incorporated by reference herein or any other information provided by the Issuer in connection with the Bonds.

To the fullest extent permitted by law, the Joint Lead Managers accept no responsibility whatsoever for the contents of this Prospectus or for any other statement, made or purported to be made by the Joint Lead Managers or on their behalf in connection with the Issuer or the issuance, offering and admission to trading or listing of the Bonds. The Joint Lead Managers accordingly disclaim all and any liability whether arising in tort or contract or otherwise (save as referred to above) that they might otherwise have in respect of this Prospectus or any such statement.

The Joint Lead Managers and certain of their respective affiliates have provided, and/or may provide in the future, investment banking, commercial banking, advisory and other financial services for the Issuer and its affiliates in the ordinary course of business for which they have received and will receive customary fees and reimbursement of expenses.

Furthermore, in the ordinary course of their business activities, the Joint Lead Managers and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default swaps) for their own account and for the accounts of their customers and may, at any time, hold long or short positions in such investments and securities. Such investment and securities activities may involve the securities and/or instruments of the Issuer. The Joint Lead Managers and their respective affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or instruments and may at any time hold (for their own account or for the account of their customers), or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

## Notice to Investors

This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any Bonds in any jurisdiction to any person to whom it is unlawful to make an offer or solicitation in such jurisdiction. The distribution of this Prospectus and the offer or sale of the Bonds may be restricted by law in certain jurisdictions. Neither the Issuer nor the Joint Lead Managers represent that this Prospectus may be lawfully distributed, or that any Bonds may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer or the Joint Lead Managers that is intended to permit a public offering of any Bonds or distribution of this Prospectus in any jurisdiction where action for that purpose is required other than Switzerland. Accordingly, no Bonds may be offered or sold, directly or indirectly, and neither this Prospectus nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Prospectus or any Bonds may come must inform themselves about, and observe, any such restrictions on the distribution of this Prospectus and the offering and sale of Bonds. In particular, there are restrictions on the offer, sale and delivery of the Bonds and the distribution of this Prospectus in the United States of America (the **United States** or the **U.S.**) and to United States persons, the European Economic Area (the **EEA**), and the United Kingdom (the **UK**). See "*Subscription and Sale—Selling Restrictions*" beginning on page 33 of this Prospectus.

### United States

The Bonds have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **Securities Act**) and are subject to U.S. tax law requirements. Subject to certain exceptions, the Bonds may not be offered, sold or delivered within the United States or to or for the account or benefit of U.S. persons (as such terms are defined in Regulation S under the Securities Act (**Regulation S**)).

### Notice to Potential Investors in the EEA

This Prospectus is an advertisement and not a prospectus for the purposes of Regulation (EU) 2017/1129, as amended (the **Prospectus Regulation**).

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## Summary

This summary should be read as an introduction to this Prospectus. Any decision to invest in the Bonds should be based on a consideration of this Prospectus as a whole and not only this summary, including any documents incorporated by reference into this Prospectus. Potential investors in the Bonds should be aware that liability under article 69 of the FinSA for any false or misleading information contained in this summary is limited to any such information that is false or misleading when read together with, or that is inconsistent with, the other parts of this Prospectus.

### A. Information on the Issuer

Issuer's name, registered office and legal form:	HIAG Immobilien Holding AG. The Issuer is a company limited by shares ( <i>Aktiengesellschaft</i> ) organized under the laws of Switzerland, with its registered office at Aeschenplatz 7, 4052 Basel, Switzerland. For more information on the Issuer and its business, see "The Issuer" beginning on page 35 of this Prospectus.
Issuer's Legal Entity Identifier (LEI):	549300TU2XXQ3TU4KJ11
Issuer's auditor:	Ernst & Young AG, Aeschengraben 27, 4051 Basel, Switzerland.

### B. Information on the Terms of the Bonds

Bonds:	CHF 100,000,000 1.340 percent Bonds due 2033.
Volume:	CHF 100,000,000
Issue Date:	18 February 2026
Maturity Date:	18 February 2033
Final Redemption Amount:	100 percent of the aggregate principal amount of the Bonds.
Interest Rate and Interest Payment Dates:	1.340 percent per annum, payable annually in arrears on 18 February of each year, commencing on 18 February 2027.
Denomination:	CHF 5,000.
Status:	The Bonds constitute direct, unconditional and unsubordinated obligations of the Issuer ranking <i>pari passu</i> amongst themselves and with all other unsecured and unsubordinated obligations of the Issuer, as further described in the Terms of the Bonds.
Form of the Bonds:	The Bonds will be issued as simple uncertificated securities ( <i>einfache Wertrechte</i> ) in accordance with article 973c of the Swiss Code of Obligations. No physical delivery of individually certificated Bonds shall be made, as further described in the Terms of the Bonds.
Reopening:	The Issuer reserves the right to reopen this issue of Bonds at any time before the maturity of the Bonds in accordance with the Terms of the Bonds.
Key Covenants:	Change of control clause, <i>pari passu</i> clause, negative pledge clause and cross default clause, each as further described in the Terms of the Bonds.
Swiss Withholding Tax:	All payments of interest on the Bonds by the Issuer will be subject to Swiss withholding tax, which as of the date hereof is levied at a rate of 35 percent.
Paying Agent:	Raiffeisen Schweiz Genossenschaft
Governing Law and Jurisdiction:	The Bonds will be exclusively governed by, and construed in accordance with, the substantive laws of Switzerland, i.e. without regard to the principles of conflict of laws. The exclusive place of jurisdiction for any dispute, claim or controversy arising under, out of or in connection with or related to the Bonds will be the City of Zurich.

### C. Information on the Offering

Offering:	The offering described herein consists of a public offering of Bonds in Switzerland in each case in compliance with applicable laws and regulations.
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Issue Price:	Subject to certain conditions, the Joint Lead Managers have agreed to purchase the Bonds from the Issuer at the price of 100.033 percent (before commissions and expenses) of the aggregate principal amount of the Bonds.
Placement Price:	According to demand.
Delivery:	Delivery <i>versus</i> payment (DVP).
Clearing and Settlement:	SIX SIS
Ratings:	The Bonds will not be rated.
Material Risks:	An investment in Bonds involves certain risks. For a discussion of certain risks that potential investors should carefully consider before deciding to invest in any Bonds, see " <i>Material Risks</i> " beginning on page 12 of this Prospectus.
Net Proceeds / Use of Proceeds:	The net proceeds of the offering of the Bonds, amounting to CHF 99,751,000, will be used for the full or partial financing or refinancing of assets and projects that promote the transition to low-carbon, climate-resilient and sustainable economies (Eligible Green Assets) that meet the categories and criteria set out in the Issuer's Green Financing Framework.
Security Numbers:	Swiss Security Number: 149'943'724 ISIN (International Securities Identification Number): CH1499437247
Selling Restrictions:	The Bonds are subject to restrictions on their offering, sale and delivery both generally and in particular in the United States and to U.S. persons, the EEA, and the UK, in each case as described under " <i>Subscription and Sale—Selling Restrictions</i> " beginning on page 33 of this Prospectus.
The Joint Lead Managers:	Raiffeisen Schweiz Genossenschaft / Basler Kantonalbank

#### **D. Information on the Admission to Trading and Listing**

Swiss Trading Venue:	SIX Swiss Exchange.
Admission to Trading and Listing:	It is expected that the Bonds will be provisionally admitted to trading on the SIX Swiss Exchange as of 16 February 2026. Application will be made for definitive admission to trading and listing of the Bonds on the SIX Swiss Exchange as soon as practicable thereafter and (if granted) will only be granted after the Issue Date. The last trading day for the Bonds on the SIX Swiss Exchange is expected to be the day falling two SIX Swiss Exchange trading days prior to the Maturity Date.

#### **E. Information on Prospectus Approval**

Review Body:	SIX Exchange Regulation Ltd, Hardturmstrasse 201, 8005 Zurich, Switzerland
Prospectus Date and Approval:	This Prospectus is dated 13 February 2026 and has been approved by the Review Body on the date specified on the cover page of this Prospectus.  This Prospectus will not be updated for any developments that occur after its date. In particular, this Prospectus is not required to be updated as of the date of any approval by the Review Body.

## General Information

### Authorisation

Pursuant to a resolution of the Board of Directors of the Issuer dated 14 August 2025, and a Bond Purchase Agreement dated 13 February 2026, between the Issuer, on the one hand, and the Joint Lead Managers on the other hand, the Issuer has decided to issue, and the Joint Lead Managers have agreed to subscribe for, the Bonds at an issue price of 100.033% of their aggregate principal amount (before commissions and expenses).

### Additional Information on the Green Bond

The Bonds qualify as green bonds under the Issuer's Green Financing Framework, currently dated 25 July 2023 (the **Green Financing Framework**). The Green Financing Framework is available on the Issuer's website at <https://www.hiag.com/media/zq2b1a1s/green-financing-framework-en.pdf>. The Issuer has engaged an independent provider, namely ISS ESG, to provide opinion on the compliance of the Issuer's Green Financing Framework with the four core components of the ICMA Green Bond Principles (the **Second Party Opinion**). The Second Party Opinion dated 31 July 2023 is available on the Issuer's website at <https://www.hiag.com/media/w4ufpz5u/second-party-opinion-spo.pdf>. The Green Financing Framework and the Second Party Opinion are available on the Issuer's website at <https://www.hiag.com/en/company/sustainability/>.

The Green Financing Framework and the Second Party Opinion are not incorporated by reference into this Prospectus. The Joint Lead Managers are not responsible for (i) any assessment of the investments eligible under the Green Financing Framework, (ii) any review of whether a project eligible under the Green Financing Framework meets an investor's requirements or expectations for a "green" or "sustainable" or equivalent labelled project or (iii) any ongoing monitoring of the use of proceeds.

### Representative

In accordance with article 58a of the Listing Rules of the SIX Swiss Exchange, the Issuer has appointed Raiffeisen Schweiz Genossenschaft to file the application with SIX Exchange Regulation Ltd in its capacity as competent authority for the admission to trading (including the provisional admission to trading) and listing of the Bonds on the SIX Swiss Exchange.

### Clearing Systems and Security Numbers

The Bonds have been accepted for clearance through SIX SIS. The Swiss Security Number and the International Securities Identification Number ("ISIN") of the Bonds are as follows:

Swiss Security Number	ISIN
149'943'724	CH1499437247

### Offering, Issue Price and Placement Price

The offering described herein consists of a public offering of Bonds in Switzerland in each case in compliance with applicable laws and regulations. The issue price of the Bonds has been set at 100.033% of the principal amount, before commissions and expenses. The placement price of the Bonds will be fixed in accordance with supply and demand.

### Transferability / Tradability

No restrictions. For certain selling restrictions with respect to the Bonds, see "*Subscription and Sale—Selling Restrictions*" beginning on page 33 of this Prospectus.

### Court, Arbitral and Administrative Proceedings

As of the date of this Prospectus, the Group is not involved in any material litigation, arbitration or administrative proceedings, the impact and result of which could, individually or in the aggregate, materially affect its financial condition, results of operations or business.

### No Material Change

Other than disclosed in this Prospectus, there have been no material changes in the assets and liabilities, financial position and profits and losses of the Group since 30 June 2024, being the date of the latest financial statements of the Group

### Net Proceeds and Use of Proceeds

The net proceeds of the offering of the Bonds, amounting to CHF 99,751,000, will be used for the full or partial financing or refinancing of assets and projects that promote the transition to low-carbon, climate-resilient and sustainable economies (Eligible Green Assets) that meet the categories and criteria set out in the Issuer's Green Financing Framework. None of the Joint Lead Managers shall have any responsibility for, or be obliged to concern itself with, the application of the Net Proceeds of the Bonds.

## **Notices**

All notices regarding the Bonds shall be given through the Principal Paying Agent on behalf and at the expense of the Issuer (i) for so long as the Bonds are listed on SIX Swiss Exchange on the internet site of SIX Swiss Exchange (where notices are currently published under the address <https://www.ser-ag.com/en/resources/notifications-market-participants/official-notices.html#/>) or (ii) in case the Bonds were no longer listed on SIX Swiss Exchange in a daily newspaper with general circulation in Switzerland (which is expected to be the *Neue Zürcher Zeitung*).

Notices to shareholders of the Issuer are validly made by publication in the Swiss Official Gazette of Commerce (*Schweizerisches Handelsamtsblatt*).

## **Responsibility Statement**

The Issuer accepts responsibility for the completeness and accuracy of this Prospectus and confirms that, to the best of its knowledge, the information contained in this Prospectus is correct and that no material facts or circumstances have been omitted.

**HIAG Immobilien Holding AG**

## About this Prospectus

### Documents Incorporated by Reference

The following documents are incorporated by reference into, and are an important part of, this Prospectus:

- (1) the Issuer's annual report for the year ended 31 December 2024 (**Annual Report 2024**), containing the annual financial statements of the Issuer and the consolidated financial statements of the Group (including the audit reports issued in respect thereof);
- (2) the Issuer's half-year report for the six month ended on 30 June 2025 (**Half-Year Report 2025**), containing the consolidated half-year financial statements of the Group;
- (3) Ad hoc announcement pursuant to Art. 53 Listing Rules dated 2 December 2025 regarding Change in the Board of Directors; and
- (4) the Articles of Association of the Issuer.

Any statement in a document incorporated by reference into this Prospectus will be deemed to be modified or superseded for purposes of this Prospectus to the extent that a statement contained herein or in any subsequent document incorporated by reference herein modifies or supersedes that statement.

### Availability of Documents

Copies of this Prospectus (including the documents incorporated by reference herein) can be obtained in electronic or printed form, free of charge, during normal business hours from the offices of Raiffeisen Schweiz Genossenschaft at The Circle 66, 8058 Zürich-Airport, Switzerland or by telephone (+41 44 226 73 00) or e-mail to [rch\\_kapitalmarkt@raiffeisen.ch](mailto:rch_kapitalmarkt@raiffeisen.ch).

The financial reports incorporated by reference can be downloaded from <https://www.hiag.com/en/investors/reporting-centre/>, the ad hoc announcement incorporated by reference can be downloaded from <https://www.hiag.com/en/company/media/ad-hoc-announcements/>, and the Articles of Association incorporated by reference can be downloaded from [https://www.hiag.com/media/tefnicez/hiag\\_statuten\\_18042024.pdf](https://www.hiag.com/media/tefnicez/hiag_statuten_18042024.pdf) or, in each case, also ordered free of charge from Raiffeisen Schweiz Genossenschaft at the above address.

## Forward-looking Statements

This Prospectus contains forward-looking statements regarding future financial performance and results and other statements that are not historical facts. Words such as “believes”, “aims”, “estimates”, “may”, “anticipates”, “projects”, “expects”, “intends”, “plans”, “should”, “continue”, “targets” and similar expressions are intended to identify such forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance or achievements of the Group, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Group’s present and future business strategies and the environment in which the Group will operate in the future. Important factors that could cause the Group’s actual results, performance or achievements to differ materially from those in the forward-looking statements include among others: the ability of the Group to implement its business strategies, financial condition and liquidity of the Group, changes in markets, currency fluctuations and other factors referred to in this Prospectus.

Given these uncertainties, prospective investors are cautioned not to rely on such forward-looking statements. The Company cannot assure that opinions and forecasts contained in this Prospectus will prove to be correct. These forward-looking statements speak only as of the date of this Prospectus. The Company expressly disclaims any obligation or undertaking to publicly release any updates of or revisions to any forward-looking statement contained herein to reflect any change in the Company’s expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

Except as required by the FinSA or other applicable securities laws, neither the Issuer, nor the Joint Lead Managers undertake an obligation to update any prospects or other forward-looking statements contained or incorporated by reference herein after the date hereof, even if new information, future events or other circumstances have made such statements incorrect or misleading.

## Material Risks

*An investment in the Bonds involves risks, including the risk of loss of a Holder's entire investment in the Bonds. Investors should reach their own investment decision with regard to the Bonds and only after consultation with their own financial and legal advisers about risks associated with an investment in the Bonds, and the suitability of investing in the Bonds in light of their particular circumstances.*

*The Issuer believes that the factors described below represent material risks inherent in investing in the Bonds, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with the Bonds or otherwise fulfil its obligations in connection with the Bonds may occur for other reasons that may not be considered material risks by the Issuer based on information currently available to the Issuer or that the Issuer may not currently anticipate. In addition, certain factors that are material for the purpose of assessing the market risks associated with the Bonds are described below. Prospective investors should give careful consideration to the following risks in evaluating the merits and suitability of an investment of the Bonds. The information is not intended to be an exhaustive list of all potential risks associated with an investment in the Bonds. Prospectus investors should also read the detailed information set out elsewhere in this Prospectus and reach their own views prior to making an investment decision.*

*The sequence in which the risk factors are presented below is not indicative of their likelihood of occurrence or the potential magnitude of their financial consequences.*

### Risks relating to the Issuer and its Business

#### Risks relating to the real estate industry

**The war in Ukraine, other conflicts as well as other geopolitical risks may have a negative impact on the Group's business, financial condition, results of operations as well as potentially the liquidity, and such impact could worsen and last for an unknown period of time**

The scope and duration of the war in Ukraine is uncertain, rapidly changing and hard to predict. The effects of the war in Ukraine and other conflicts have impacted and could have a material adverse effect on our business, the development plans of our properties, for example if costs of construction materials increase or if supply chains for construction materials are interrupted or jeopardized by delivery problems or delays, financial condition, results of operations, and potentially our liquidity.

The war in Ukraine has disrupted energy markets and caused unseen increases in energy prices and energy shortages. If due to the war in Ukraine or due to other conflicts our (future) tenants temporarily or permanently fail to meet their obligations under their lease agreements or our ability to effectively collect rent from tenants is adversely affected due to such energy price increases or as a consequence of blackouts due to energy shortage or for any other reason, the expected rental income generated from our properties could be significantly lower than originally estimated, while our operating costs would remain largely fixed or could even increase as a result of these factors. Furthermore, in addition to a significant loss of rental income for us and the impact on our liquidity, such insolvencies or the accompanying vacancies could materially adversely affect our earnings and the valuation of Group's Property Portfolio.

In addition, rental renewals and new rentals may become more challenging in some segments (e.g., office, retail, and hospitality) depending on the severity and duration of the economic effects of the war and other conflicts. As the recessive consequences of the war could also affect general risk assessment within the economy as well as interest rate development, there might also be negative impacts on real estate valuations caused by factors such as the higher interest rate base as well as changes to assumptions concerning market rents, vacancy periods and lease terms.

To the extent that the war adversely affects our business, financial condition, and results of operations, it may also have the effect of heightening many of the other risks described in this section.

#### **The Group may be adversely affected by economic and other developments in the Swiss real estate market**

Real estate markets tend to fluctuate, with real estate prices and rents reflecting actual or expected economic and other developments affecting the economy in general and/or the particular markets in which the properties of the Group (the Group's **Property Portfolio**) are located. Factors such as changes in industrial activity and taxation policies, levels of economic growth, unemployment, consumer confidence and other factors, including the willingness and ability of investors to invest or stay invested in the real estate sector, all directly or indirectly affect the local levels of supply and demand for properties.

Changes in supply and demand may cause fluctuations in the market prices of the Properties, in rent levels and in occupancy rate levels. In particular, an oversupply of real estate in national or regional markets in Switzerland can result in declining rental revenues and market prices for properties. Such fluctuations can have a significant influence on the revenue or profit generated from such properties and on the value of the underlying property in general.

## Material Risks

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The Group's Property Portfolio comprises commercial and residential properties located in the German and French speaking areas of Switzerland. General economic or other developments may affect commercial and residential properties in different ways, to a different extent and not necessarily at the same time. Many of the factors that could result in an adverse development are beyond the Group's control.

Declining revenues or profit, declining revenue or profit potential or a decline in the fair value of properties resulting from a fall in demand, an anticipated fall in demand or any of the other factors mentioned above in the markets in which the Group operates could have material adverse effects on the valuation of the Group's Property Portfolio and on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group may be adversely affected by changes in interest rates or inflation**

The value of the Group's Properties may be materially adversely affected by actual or expected changes in interest rates, in particular mortgage interest rates, and/or inflation. The interest rates for real estate financing in Switzerland and elsewhere have increased significantly in the recent past and may further increase in the future. Any such development could negatively affect the capacity of investors to finance investments in real estate. This could in turn depress demand for and market prices of properties generally. This could have material adverse effects on the valuation of the Group's Property Portfolio. Moreover, inflation may erode the real value of rental income, in particular from long-term lease agreements that are not fully or effectively indexed to inflation, and, to the extent the costs of the Group are exposed to inflationary pressure, the profit generated from such properties, which all may have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

The Group utilises debt financing secured by its properties to some extent. The Group engages in fixed rate financings as well as variable interest rate loans partially hedged with interest rate swaps depending on its assessment of the then prevailing or expected interest rate environment and the real estate portfolio strategy. To the extent variable interest rates were not hedged in the future or fixed interest rate financings cannot be renewed at similar terms upon maturity, the Group's interest expenses will increase due to rising interest rate levels. For this or other reasons, the Group's financing costs could be higher than anticipated.

### **The Group's Property Portfolio may be adversely affected by regional economic and other factors**

The Group's Properties are concentrated in the greater areas of Zurich, Aargau, Geneva, Zug, Solothurn and Basel-Landschaft. As part of its strategy, the Group intends to continue to focus its Property Portfolio on commercial and residential properties in Switzerland. Accordingly, the Group is not only dependent on economic market trends in Switzerland in general, but, in particular, also on local economic and other developments in those regional markets, which may include cross-border capital and human flows. The general conditions in and development of the Swiss national and regional markets are important to the Group's success. The main factors affecting performance and valuation of the Group's Properties also flow from the economic environment of these national and regional real estate markets. Performance and valuation of properties are dependent on various factors, including demand, tenant creditworthiness, purchasing power of the population, attractiveness of the particular location, the labour market situation, infrastructure, as well as the supply and demand for properties in the respective locations and markets, which may differ from general macroeconomic trends.

Because the national and regional markets do not develop uniformly, the Group's dependence on only a limited number of regional markets can put the Group at a disadvantage as compared with competitors that have a more internationally diversified property portfolio. A downturn or decline in the attractiveness of one or several of the markets in which the Group's Properties are located can have a material adverse effect on the business, assets and liabilities, financial condition and results of operations of the Group.

### **The Group is exposed to significant competition in the markets in which it operates, in particular with respect to the development, sale and the letting of properties, which may intensify in the future**

The Group's business model depends on its continuing ability to develop properties (including property portfolios) and to let them to tenants or to sell them to buyers under conditions that are beneficial for the Group. With respect to the development, sale as well as the letting of properties, the Group is exposed to competition from other listed and non-listed real estate companies, domestic and international institutional investors, such as pension funds, private equity companies and insurance companies, and from wealthy private investors and individual owners of properties in the Swiss real estate market. The strategy of industrial and financial groups as well as public entities to divest their real estate holdings and to focus on their core business operations has increased the availability of Swiss real estate thus attracting new investors to the market. Entry barriers for competitors are generally low in real estate markets, which means the Group may be exposed to intense competition. There are not only regional investors with in-depth knowledge of the local markets in Switzerland, but also national and international institutional investors, such as listed and unlisted real estate and construction companies, open- and closed-end real estate funds, insurance companies, pension funds, private equity companies and other investors competing in the market.

The Group competes with other real estate companies, developers and individual owners of commercial and residential properties to attract and retain suitable tenants at favourable conditions for the Group. In a competitive environment with respect to the supply of lettable space, the Group may be forced to accept rents or sale prices that are lower than originally planned in order to

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attract potential tenants, to retain its current tenants or to attract buyers. If, in the future, the Group is no longer able to develop and sell properties or to let space on terms and conditions that are economically beneficial for the Group, this inability could have a material adverse effect on the Group's strategy, business, assets and liabilities, financial condition and results of operations.

### **Changes in general economic and business conditions could have a material adverse effect on the Group's business; in particular, the unavailability of debt financing or refinancing on reasonable terms could impair the Group's ability to implement its business plan**

The Group utilises debt financing in particular for the acquisition and development of its properties. The Investment Regulations of the Issuer generally allow that the loan to value (LTV) ratio shall, in general, be below 50% but may, for a limited period of time, account for up to 60% for seizing opportunistic investment opportunities. The Group intends to finance future purchases and developments of properties to a certain extent with bank loans and other debt instruments. As a result, the Group depends on the ability and willingness of financial institutions or the situation and development of the capital markets to extend loans and/or bonds to the Group on reasonable terms, including terms regarding collateral requirements. A deterioration of the financial markets could result in the Group temporarily lacking the financial resources to make planned real estate investments or adversely impact the credit of its tenants.

This could adversely impact the Group's ability to borrow from banks or in the capital markets, in particular bonds, and/or may significantly increase the costs of such borrowings. The attractiveness of different financing options depends on a variety of variable factors, many of which are outside the Group's control. Such factors include interest rates, the amount of financing required, general tax conditions, the assessment by financial institutions of the value and the recoverability of the properties to be used as collateral for loans, or their evaluation of the general economic environment. In particular, a significant increase in interest rates could result in a shortage of credit available to finance property purchases and development projects. If the Group were to become unable to secure new debt financing, or to secure such debt financing on favourable terms, it may not be able to make new investments. In addition, if the Group were unable to maintain or replace existing financing on equally favourable terms, it may be forced to sell properties on unfavourable terms in order to meet its payment obligations, even though the Group's strategy were to keep such properties or even though the reported fair value of such properties were above the market price at which a sale could be concluded at the time. This could have material adverse effects on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to currency risks**

Although the Group operates only in Switzerland, changes in currency exchange rates may indirectly significantly impact rental income and the value of the Group's Property Portfolio. In particular, changes in currency exchange rates and/or construction costs (e.g. as a result of changed costs of construction material) may lead to divestment decisions of either Swiss or foreign investors with respect to their Swiss property holdings in order to realize currency driven gains or reduce currency driven losses. In view of the limited liquidity of the Swiss property market in general, such divestments may trigger substantial value changes in Swiss real estate investment markets which would consequently impact the value of the Group's Property Portfolio.

## **Risks relating to the business operations of the Group**

### **The valuations of the Group's properties are subjective and may prove to be inaccurate**

Properties are inherently difficult to value. Valuations are subjective and made on the basis of assumptions about the future which may not necessarily materialise. In addition, in Switzerland, the amount of available data on current real estate sales prices and the development of real estate prices is rather limited in comparison to other European countries which can make the valuation of Properties more difficult. Additionally, the inspections of the Group's Properties and other work undertaken in connection with a valuation exercise may not identify all material defects, breaches of contracts, laws and regulations, and other deficiencies and factors that could affect the valuation. In particular, decontamination costs are not quantified in the valuation of specific properties. A valuation carries the risk that in case of a sale the determined value of a property cannot be realized. When valuing real estate in connection with a sale, such valuation always assumes an appropriate time span to market the property in question. In case of a forced sale of the property within a very short time, it is possible that the estimated value may not be achieved, resulting in corresponding negative consequences for the Group. There can be no assurance that the Group's investment in its properties will be realized at the property values recorded in its financial statements.

The Group applies fair value accounting for its properties. The Group's external appraiser, Wüest Partner, values the properties of the Group using the discounted cash flow method on 31 December (annual valuation) and on 30 June (review of annual valuation). It cannot be excluded that a valuation by another valuation expert or a subsequent valuation of these properties at a different point in time would lead to a higher or lower valuation due to different or changing assumptions and/or changes in the prevailing market conditions. The Group assesses the valuation of its properties to ensure that the carrying amount of each property reflects the market conditions at the relevant financial reporting date. The value of the properties in the Group's Property Portfolio may fluctuate from time to time due to changes in market and other conditions, resulting in an adjustment to the carrying amount in the Group's financial statements. A lower valuation could lead to revaluation losses, which could have an adverse effect on the Group's net asset value and profitability. It may also affect the Group's ability to obtain more borrowings, or result in the

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Group having to reduce debt, if the financial covenants in the Group's financing and other agreements require the Group to maintain a level of debt relative to asset value, and such covenants are triggered as a result of adjustments made to the fair value of the Group's Properties. Any of the foregoing could have a material adverse effect on the business, assets and liabilities, financial condition and results of operations of the Group.

### **The Group may incur risks in connection with new development, construction and renovation projects**

Pursuant to its Investment Regulations, the Group can realize on its own property development projects, including renovations of existing buildings. Such development projects entail significant risks, including shortages of materials or skilled labour, unforeseen engineering, environmental or geological problems, work stoppages, litigation, adverse meteorological conditions and unforeseen increases in cost, any of which could give rise to delays or cost overruns. Difficulties in obtaining any requisite licenses, permits, allocations or authorizations from authorities could also increase the cost, or delay or prevent the construction, renovation, or opening of, such development properties. The realization of development projects is connected to all risks inherent to construction planning and building processes. For example, due to an incorrect estimate regarding the duration and scope of a project, the costs of a project may be higher than originally determined. Using the wrong construction method or technology can lead to considerable delays, increased material costs and accidents on the construction site which in turn may have an adverse effect on the reputation of the Group. All of these factors may have a material adverse impact on the business, assets and liabilities, financial condition and results of operations of the Group.

Until completion of the projects, the properties may require considerable funds and it may be some time before these property projects realize any profit. Even if it is assumed that the ongoing projects will be completed within the set timeframe, delays cannot be excluded. Any such delays could have an adverse effect on the reputation and business, assets and liabilities, financial condition and results of operations of the Group.

No guarantee can be given that the occupancy rate will be sufficient to realize the budgeted rental income, and there is a possibility that after completion there will be a large number of vacancies. In particular, a change in the attractiveness of a location during the time lapsing from the initiation of a project to its completion can result in the planned profit not being generated. Such events can have a material adverse effect on the business, financial condition and operating results of the Group.

After completion of the development projects, there is no assurance of maintenance and operating costs of the developed, rebuilt or renovated properties corresponding to the budgeted costs, thereby resulting in corresponding adverse impact on the business, assets and liabilities, financial condition and results of operations of the Group.

### **The Group is dependent upon contractors and third party service providers for the provision of various construction services**

The Group engages contractors to provide construction services in respect of its property development business. There is no assurance that the services rendered by the contractors or third party service providers engaged by the Group will be satisfactory or match the level of quality required by the Group. Moreover, the Group's contractors or service providers may experience financial difficulties, which in the worst case may lead to the insolvency of the said contractors or service providers. Further, other difficulties may arise such as procuring labour that may affect their ability to carry out the work for which they were contracted. Such financial and other difficulties are likely to delay the completion of the Group's property development projects. Any interruption or termination in the services or deterioration in the performance of the Group's contractors or third party service providers may cause serious disruptions to the business, service levels and reputation of the Group, and may also result in litigation and damages claims made by the Group and against the Group. In addition, the Group as owner of the properties is subject to the risk that the contractors or service providers have, under certain legal requirements, the right to establish a statutory charge on a property for their claims based on supplied labour, materials, construction or other works, demolition or scaffolding work, securing the construction pit or similar provided in connection with the said property (*Bauhandwerkerpfandrecht*). All these factors may have a material adverse effect on the business, assets and liabilities, financial condition and operating results of the Group.

If the Group's arrangements with any of its contractors or third party service providers are terminated, the Group may have to source for alternative contractors and/or service providers and there is no assurance that these engagements will be on terms no less favourable to the Group as compared to the Group's existing arrangements.

### **The Group may err in its assessment of a Property's appeal to suitable tenants or buyers of promotion projects and may not realize planned rental/sales revenues as a result**

The Group estimates the expected rental income respectively sales revenues from the yielding and development properties that it acquires to a large extent based on their location and actual or intended use. If the Group misjudges the current or future attractiveness of a property or its location, or the demand for it, it may be difficult to find suitable tenants (including anchor tenants) that are willing to rent at the rent levels, respectively buyers that are willing to buy at the sale prices, as anticipated by the Group. This risk is particularly marked with regard to development projects to the extent the Group does not succeed in pre-letting or pre-selling the projects prior to completion or is forced to reduce the price of promotion projects to be sold. If the Group is required to reduce the rent respectively sales price of a property to attract suitable tenants or buyers, or if the property remains wholly or

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partially vacant for an extended period of time, the fair value of the property could significantly decline and the Group's revenues and results of operations could be adversely affected. If rental income or sales revenues failed to materialize as planned, due to, for example, changes in the tenant structure, lack of demand or oversupply in the market for properties in a particular location or of a particular use, this could have material adverse effects on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to risks arising from the illiquidity of its Property Portfolio**

The Swiss real estate market for larger properties is characterized by limited liquidity both in the acquisition and the sale of properties. Such illiquidity may affect the Group's ability to vary the size and mix of its Property Portfolio or its ability to liquidate part of its properties in response to changes in economic, real estate market or other conditions. If the Group were required to liquidate parts of its Property Portfolio on short notice for any reason, including raising cash to support its operations, there is no guarantee that it would be able to sell any portion of its Property Portfolio on favourable terms or at all. In the case of an accelerated sale, it is likely that there would be a significant shortfall between the fair value of a property and the price that the Group would be able to achieve upon the sale of such property. Any of the foregoing could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to rental risks and may not be able to find and retain suitable and solvent tenants on beneficial terms or at all; the Group is also exposed to credit risks with respect to its (future) tenants**

The Group's business depends to a large extent on its ability to generate sufficient rental income, which can be influenced by several factors, including the ability to renew existing lease agreements at similar terms, the solvency of current tenants and the attractiveness of the properties to tenants that are willing to enter into lease agreements on terms favourable to the Group.

The Group's rental income would be adversely affected if one or more of its (future) tenants terminated or did not renew their existing lease agreements. There is no certainty that expiring agreements can be renewed at the same conditions or at all. Furthermore, the Group, on the basis of statutory or contractual provisions, may be forced to compensate the tenant for rebuilding costs upon termination of the lease agreement. The Issuer may experience difficulties in letting larger properties that become vacant. In particular, possible interior features required by potential (future) tenants may make a letting contract even more difficult to reach or subject to investments at the expense of the Group. If (future) tenants cannot be replaced, the Group cannot rule out that parts of its properties remain temporarily or permanently vacant. In case of vacancy, the Group, in addition to the rent loss, must also bear those costs that it, if the property were rented, would normally charge to the tenant in the form of ancillary costs. This could have a material adverse effect on the business, assets and liabilities, financial condition and results of operations of the Group.

The Group is also exposed to credit risks with respect to its (future) tenants. The creditworthiness of a tenant may decline for various reasons, including a decline in the (future) tenant's business, entailing a risk that the tenant will become insolvent or otherwise unable to meet its obligations under the lease agreement. If the Group's (future) tenants temporarily or permanently failed to meet their obligations under their existing lease agreements with the Group, the rental income generated from letting the property could be significantly lower than originally estimated, while the Group's operating costs would remain largely fixed or could even increase as a result of other factors. This could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group may incur unexpected or higher-than-expected maintenance costs for Properties or unexpected operating expenses**

Rental premises must be maintained in an appropriate condition in order to keep facilities serviceable, to meet the conditions set out in the relevant lease agreements or under applicable planning laws and regulations as well as to generate a continuous long-term revenue stream. The costs of maintaining properties and the risk of unforeseen maintenance or repair requirements tend to increase over time as the building ages. The Group may be unable to recover maintenance expenses from its tenants to a great extent, as such expenses are typically borne primarily by the property owner, not the tenant. If the actual costs of maintenance exceed the Group's estimates or if the Group is not able to raise its rents due to legal or market constraints, the Group's profit generated from the related property could be adversely affected. Furthermore, any failure by the Group to undertake necessary maintenance work could entitle tenants to withhold or reduce rental payments or even to terminate an existing lease agreement and could adversely affect the rental income and value of affected properties. In addition, physical damage to the properties resulting from fire or other causes related to design, construction or other latent defects in the properties may lead to additional capital expenditure, special repair or maintenance expenditure requirements, business interruption, or payment of damages or other obligations to third parties. All of these factors could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

Most operating expenses of a property are customarily borne by the tenants. However, a (future) tenant is only obligated to bear the operating expenses that have been allocated to the (future) tenant under the applicable lease agreement as ancillary costs. If certain operating expenses either have inadvertently not been allocated to the (future) tenant in the Group's lease agreements or arise only after the execution of a lease agreement, such as new public dues that are imposed on property owners, the (future) tenant will not be obligated to bear or reimburse such expenses. In addition, the Group may incur unexpected expenses if a court

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were to hold invalid certain provisions in the Group's lease agreements, such as provisions regarding letting end obligations, the allocation of renovation costs at letting end, the allocation of ancillary costs or the allocation of ancillary costs for common areas. Furthermore, the operating expenses corresponding to lettable space which are not rented cannot usually be allocated to other (future) tenants in the same property or site and consequently are to be borne by the Group. As a consequence, the Group may incur expenses that are higher than expected, which could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group may incur unexpected or higher-than-expected costs or unplanned vacancies due to necessary refurbishment of Properties**

Due to the ageing of buildings, technological change, changed market expectations, changes in the legal requirements governing the use of the properties (including labour law) or specific tenant requirements that differ from the requirements of a previous tenant, certain properties of the Group could require refurbishment in the future. After the expiration of the pertinent lease agreements, such premises may require refurbishment in order to meet then-current standards and market expectations. Any refurbishments may require the Group to incur significant expenses and may result in extended vacancies in properties under refurbishment. If the actual costs of, or the time period needed for, refurbishments exceed the Group's estimates, the Group's revenues and profit generated from an affected property could be adversely affected, which could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

Furthermore, the Group may not be able to fully or partially translate refurbishments into higher rental income. If (future) tenants were not willing to pay additional rent following the refurbishment, the expected upside potential in rental income would not materialise, which would have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to risks related to acquisitions of large commercial and residential sites and properties**

The Group has acquired, either by share deals or asset deals, a number of large commercial and residential sites and properties (including industrial, post-industrial and mixed-use sites and properties) with potential for development, and may, in line with its strategy, to acquire more of such commercial and residential sites and properties.

There can be no guarantee that the due diligence carried out by the Group in connection with the large commercial and residential sites and properties that it has acquired or that it considers acquiring have revealed or will reveal all of the risks associated with such investments or the full extent of those risks. Although the Group has sought or seeks to obtain warranties from the sellers with respect to certain legal and factual issues, these warranties, if at all granted, may not cover all of the risks that may arise following these purchases or may not fully compensate the Group for a diminution in the value of the commercial or residential site or property or other loss. In addition, it may be difficult or impossible to enforce warranties against a seller for various reasons, including the insolvency of the seller or the expiration of such warranties.

Each acquisition project entails uncertainties and risks, including the risk that the acquisition may not be completed after the Group has invested significant amounts of time and money. Only a relatively small percentage of the commercial or residential sites or properties that the Group considers for investment are ultimately purchased by the Group. Consequently, projects that the Group is currently considering as suitable commercial or residential properties for acquisition and development in accordance with its Investment Regulations may not be executed at all or may not be executed in the scope or for the consideration currently contemplated by the Group.

In the course of an acquisition, a variety of factors must be considered in valuing potential investment opportunities, and there can be no guarantee that any valuation method is reliable. In addition, some of the criteria used in the valuations are subjective in nature and may be assessed differently by different persons. The Group may have relied on a valuation method or valuation criteria that result in an erroneous assessment of the value of the commercial or residential site or property. In addition, the expert opinions on which any investment decision made by the Group were based may be flawed. Flawed assessments of valuation factors could have led to an inaccurate analysis by the Group in respect of an investment decision. All of the factors described above could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group could fail to carry out real estate transactions on reasonable terms or at all**

The success of the Group's business depends and continues to depend upon its continued ability to make ongoing investments in the yielding and development properties and to acquire additional large commercial and residential sites and properties (including industrial, post-industrial and mixed-use sites and properties) with a potential for development on reasonable terms and to realize the value potential of such commercial and residential sites and properties. This will depend on various factors such as the availability of suitable commercial and residential sites and properties, favourable purchase terms, reasonable financing options, demand for rental space, the competitive situation and market timing, but also certain public legal matters such as the issuance of required building permits.

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A lack of investment and development opportunities on reasonable terms could have a material adverse effect on the business, assets and liabilities, financial condition and results of operations of the Group.

### **A breach of covenants under financing arrangements of the Group could entail a forced sale of properties or a suspension of dividend payments, and cross-default provisions may exacerbate existing risks**

The Group's current financing arrangements contain certain customary covenants that limit the discretion of the Group in operating its business and financial covenants. As part of the implementation of its strategy, the Group may also enter into additional financing arrangements which may contain similar covenants. In the event that the Group breaches any such covenant, including as a result of events beyond its control, such as severe economic downturns or a change of control of the Issuer, and fails to remedy such breach within the applicable cure period, if any, it may face a significant increase in financing costs and/or may be required to immediately repay the outstanding debt in whole or in part, together with any attendant costs. In such a situation, the Group may be forced to sell some or all of its properties unless it has available sufficient cash resources or other sources of finance to make such repayments. In addition, a lender may be able to sell properties of the Group or procure their sale to the extent that such properties serve as collateral for borrowings. Any of the foregoing could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

Such financing arrangements may also contain cross-default provisions. The existence of such cross-default provisions could, following a default under one financial arrangement, trigger defaults under other arrangements. If such cross-default provisions were triggered, the Group could face a significant increase in financing costs and/or may be required to immediately repay all affected borrowings, which could result in substantial liquidity shortages of the Group, significantly reduce its access to financing, and therefore could have a material adverse effect on its business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to risks arising from environmental liabilities**

The Group's properties as well as large commercial and residential sites and properties (including industrial, post-industrial and mixed-use sites and properties) the Group may contemplate acquiring in the future may contain hazardous materials (e.g. asbestos) or may be contaminated or otherwise affected by environmental risks or liabilities, such as pre-existing pollution and soil contamination. The remediation and disposal of such hazardous substances, other soil and/or groundwater contamination or other environmental liabilities could entail significant costs and expenses. Furthermore, even if the Group may have claims for compensation against the seller of the affected site or property or against the party responsible for pollution or contamination, such compensation may be unrecoverable for reasons such as the insolvency of the seller or third party or the expiration of the applicable statute of limitations.

Moreover, tenants may refuse to pay part or all of the agreed rent until any contamination has been remediated or may extraordinarily terminate their lease agreements or assert damage claims, including in connection with an interruption of their business. More generally, environmental factors can have a direct influence on the value of the property and its profit situation. Environmental factors may have an external or internal source (noise pollution from the outside, pollution through operational activities, non-ionizing radiation, flooding etc.). As owner of the land, the Group can be held liable by third parties for pollution originating from the operation of the properties.

The incurrence of unforeseen costs to remove or dispose of substances or hazardous materials or to remediate environmental contamination or other environmental liabilities associated with the Group's Property Portfolio could materially adversely affect the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is dependent on a limited number of key members of its management and its ability to attract and retain qualified employees**

The Group's success depends to a large extent on the continued involvement of the current members of the Board of Directors and the Executive Board and those of the Management Staff. If the Group is unable to retain the key members of its management, this could result in a significant loss of expertise and could have a material adverse effect on business, assets and liabilities, financial condition and results of operations of the Group.

In order to achieve the Group's strategy, the Group will also be required to attract and retain a sufficient number of qualified employees. If the Group is not successful in retaining its current staff and hiring additional qualified personnel, this could negatively affect the Group's business development, and therefore may have material adverse effects on the business, assets and liabilities, financial condition and results of operations of the Group.

### **The Group is subject to reputational risks**

The reputation of the Group can be damaged by a number of factors, some of which may be outside its control, for example, locational factors, property defects, the conduct of (future) tenants, press speculation, negative press coverage, threatened or actual litigation. There is no assurance that the Group will manage to respond adequately and in time to such threats to its

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reputation. Damage to its reputation could have a material adverse effect on the business, financial condition and operating results of the Group.

### **There is a risk that unforeseen or unexpected risks materialize, despite the participation in a risk management system**

The Group has developed a risk management system which is designed to monitor a number of risks, in particular, risks related to the financing of the Group and the letting of its properties (vacancies, bankruptcy of a (future) tenant). Due to the complexity of the Group's business, however, no assurance can be made that the Group will not be faced with risks that have been underestimated or not previously detected. Furthermore, despite the risk management system, it may be that the Group does not alter its strategy when necessary, both with a negative effect on its business. This could have a material adverse effect on the Group's business, financial condition and results of operations.

Furthermore, the Group has initiated the process to implement an ERP-system software solution to manage its business functions and recourses within a centralised and integrated system, tailored to the specific needs of its business. Without such ERP-system software, respective management activities are carried out on a paper-based solution approach which involves a higher risk for inaccuracies or human errors and may lead to increased controlling efforts. As a result, this could lead to a less effective and/or incorrect planning in connection with the Group's business functions and resources, each with a negative effect on its business. This could have a material adverse effect on the Group's business, financial condition and results of operations.

### **The Group may be exposed to potential warranty claims relating to its letting of properties or to properties disposed of in the past**

The Group could be subject to warranty claims due to defects in quality or title relating to the letting and selling of properties. This applies in particular to the defects in properties that were unknown to the Group but could have or should have been discovered. Any claims for recourse the Group may have against parties from which the Group has purchased such a Property may fail because of the expiration of statute of limitations, lack of proof that the previous seller knew or should have known of the defect, the insolvency of the previous seller or for other reasons. The Group bears the risk of the burden of proof, the risk that claims are time-barred due to the statute of limitations and that the contractual partners from whom it acquired the Property may be insolvent. Warranty risks and other risks from letting or selling properties could have a material adverse impact on the business, assets and liabilities, financial condition and results of operations of the Group.

### **There is a risk of weather conditions**

The construction activity is dependent on weather conditions. Longer periods of cold weather and rain could delay the building activities. Climate change may contribute to changes and variability in precipitation and in the intensity and frequency of extreme weather events. Such adverse weather conditions, if they occur with unusual intensity, during abnormal periods, or last longer than usual in the Group's major markets, can materially and adversely affect the Group's business, financial condition and results of operations.

### **There is an object-related risk associated to the properties of the Group**

Depending on the age, construction quality, level of maintenance and usage of each of the buildings on the Group's properties, these buildings may represent a potential source of liability for personal injury and loss of property. This could have a material adverse effect on the Group's business, financial condition and results of operations.

### **The Group may be insufficiently insured against losses and damage, including cases of force majeure**

Insurance policies taken out by the Group, including such against natural disasters, terrorist attacks, operational interruptions and third-party liability, are subject to exclusions and limitations of liability both in amount and with respect to the insured events. The Group's insurance coverage may, therefore, turn out not to be sufficient. Earthquakes, floods, fires, storms, pandemics, epidemics and similar natural disasters as well as certain acts of terrorism or war, cyberattacks (including but not limited to DoS attacks or DDoS attacks, ransomware attacks or any other malware attack) or other events may cause damages which are not or only partly covered by insurance and may thus lead to significant losses and costs in connection with remediation and repair work that must be borne by the Group. As a result of their quality as a landmark or their high affluence, certain properties of the Group may constitute targets for terrorist attacks. In addition, significant costs could result if tenants terminate their lease agreements or withhold part or all of the agreed rent payments as a consequence of any of the foregoing events. Also, the insured value of real property may be significantly below its fair value. If the Group suffers a loss or incurs a liability against which it is uninsured or insufficiently insured, this could have material adverse effects on its business, assets and liabilities, financial condition and results of operations.

Force majeure events (e.g., natural disaster such as earthquakes, floods, fires or storms, war, including the conflict in Ukraine, or terrorist attacks, pandemics, epidemics, sabotage, cyberattacks (including but not limited to DoS attacks or DDoS attacks, ransomware attacks or any other malware attack) or unforeseeable geological events that cannot be influenced by the Group) can have a negative influence on the business, asset and liabilities, financial condition or results of operations of the Group. In addition, it cannot be excluded that the Group must pay at least in part for the consequences of events involving force majeure

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for which there may not exist adequate insurance coverage or for which such insurance coverage may only be obtained at unreasonably high costs to the Group.

### **The Group is exposed to possible conflicts of interest**

Certain members of the Board of Directors of the Issuer and of its subsidiaries, external facility management service providers and the valuation expert do not work exclusively for the Group, which may cause conflicts of interest in the allocation of management resources or in other respects. In particular, the valuation expert Wüest Partner does not work exclusively for the Group, but also works for various other real estate companies and/or supports other real estate investments (including investments of third parties).

### **The Group bears risks in connection with possible acquisitions and investments such as greater indebtedness, higher interest expenses, challenges in the integration of the business and in achieving the anticipated synergies**

Business acquisitions and investments could involve considerable risks. In addition to the risks from the investments themselves, economically successful acquisitions tie up management resources that then cannot be deployed elsewhere in the Group. Business acquisitions and investments can lead to greater indebtedness and higher interest expenses. Additionally, the integration of management and employees from the newly acquired company could fail. Anticipated synergies, economies of scale and cost savings might not be realized in whole or in part or might occur only later. This could result in higher administrative and management costs.

### **The Issuer owns Properties through its subsidiaries and does not directly own any properties**

The Issuer owns Properties through its subsidiaries and does not directly own any properties. The yielding and development properties of the Issuer's subsidiaries are often charged in favour of lenders to such subsidiaries. Accordingly, any proceeds in case of a winding up or liquidation of a Group subsidiary must first be used to cover claims of creditors of such subsidiaries. As a result, Holders of the Bonds may suffer difficulties or delays in realizing any proceeds from the sale of properties by Group companies in the case of a winding up, liquidation or similar events.

### **The Group is exposed to a number of operational risks**

The Group is exposed to various operational risks, such as agreements containing unfavourable or unenforceable terms for the Group or fraudulent behaviour of management or employees. Such operational risks may have a material adverse effect on the Group's business, financial condition and results of operations.

### **The Group relies on the proper functioning of its computer and data processing systems, and a large-scale malfunction or potential unauthorised access to critical and sensitive information could result in disruptions to the Group's business**

The Group's ability to keep its businesses operating depends on the functional and efficient operation of its computer and data processing and telecommunications systems. Computer and data processing systems are susceptible to malfunctions and interruptions (including due to equipment damage, power outages, fire, natural disasters, breakdowns, cyberattacks (including but not limited to DoS attacks or DDoS attacks, ransomware attacks or any other malware attack), computer viruses, and a range of other hardware, software and network problems), and the Group may be unable to prevent malfunctions or interruptions. A significant or large-scale malfunction or interruption of its computer or data processing systems could disrupt the Group's operations, for example by causing delays or the cancellation of customer orders, impeding the manufacture or shipment of products, the processing of transactions and the reporting of financial results, or could damage the Group's reputation.

In addition, the Group faces the risk of potential unauthorised access to, and the loss, theft or unauthorized disclosure of critical and sensitive information, for example as a result of industrial espionage activities or cyberattacks (including but not limited to DoS attacks or DDoS attacks, ransomware attacks or any other malware attack). A leak of confidential information or the loss, theft or unauthorized disclosure of critical and sensitive information could reveal trade secrets or know-how of the Group or its customers to competitors and harm the Group's business, competitive position and reputation. The Group's insurance may not or not adequately compensate it for all losses or failures that may occur. Any of the foregoing could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

## **Risks relating to the legal and regulatory environment**

### **The Group is dependent on governmental and political developments**

The value of the Group's properties, and therefore of the Issuer and its subsidiaries, may be materially adversely affected by political events and/or changes in laws and regulations. In the event that regulations change in respect of the condition or operation of its properties, the Group may be required to incur capital expenditure to comply with new regulations. The Group may be unable to finance required alterations on reasonable terms, which could result in its properties being unsuitable for their current purposes. Changes in law and regulations could also adversely affect the profitability of the tenants of the Group's properties by substantially increasing their operational costs. Increased operational costs may affect the (future) tenants' ability to make rental payments,

## Material Risks

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which, in turn, may have material adverse effects on the Group's business, assets and liabilities, financial conditions and results of operations.

### **The Group is exposed to restrictions under existing private and public laws, potential claims resulting from encroachment under existing civil law and the risk of changes in applicable laws or regulations**

The Group is subject to various restrictions under existing public law, including, but not limited to, public planning regulations and public building restrictions affecting, among other things, the use of the Group's properties and buildings. Changes in construction laws and regulations applicable to new developments, rebuilding and renovations can lead to additional costs (approval procedures, time delays) or influence the value of the property. The amendment of regional planning orders may lead to a change in the qualification of the zone in which the property was originally located (*Nichteinzonung, Um-/ Ab-/ Auszonung*), in turn resulting in a loss in fair value of the properties located in the affected zones. The non-compliance with any of these restrictions or the invalidity of any permit, certificate of protection or any other required consent that the Group obtained as well as the assertion of claims against the Group due to the violation of public planning and building regulations or encroachments could have a material adverse effect on the Group's business, assets and liabilities, financial conditions and results of operations.

In addition, the Group's long-term business planning assumes that the laws and regulations concerning the development, use, letting and taxation of properties will remain generally unchanged. However, changes in economic or political conditions may lead to changes in landlord-tenant legislation, building and construction laws and regulations, environmental laws and regulations, tax laws and other laws affecting the real estate industry or the Group's business. The enactment of stricter laws and regulations governing, for example, the presence of asbestos and other hazardous construction materials in existing structures or the remediation of existing environmental contamination, access for disabled people, the limiting of rent increases or other matters could increase the Group's costs of maintaining, refurbishing, owning and letting Properties or decrease the Group's revenues resulting from these activities, which could have a material adverse effect on its business, assets and liabilities, financial condition and results of operations.

The Group is subject to the corporate law of the jurisdiction in which the Issuer and its subsidiaries have their registered offices or in which their main administration is located. Changes in the law may have negative consequences on the Group, the rights of the Issuer as shareholder in its subsidiaries and on the rights of the Issuer's shareholders.

### **The Group may be affected by restriction on laws and regulations, in particular the Swiss legislation restricting property investments by non-Swiss residents (Lex Koller)**

The Federal Act on the Acquisition of Real Estate by Non-Residents dated 16 December 1983, as amended (also referred to as "**Lex Koller**") restricts the acquisition of residential real estate by non-residents of Switzerland. Under the current legislation, the acquisition of commercial real estate is not subject to an official authorization since 1997. Moreover, the acquisition of shares in a listed real estate company is not subject to authorization pursuant to this legislation since 2005. However, should the Issuer become controlled by non-Swiss nationals, the Group may be restricted in acquiring new properties that are subject to the legislation, although it would not be required to divest any existing properties. To ensure compliance with requirements of Swiss federal laws regarding the shareholders, such as the requirements of Lex Koller regarding Swiss control, the Articles of Association empower the Board of Directors to decline the registration of (non-Swiss) persons as shareholders of the Issuer with full voting rights, if and to the extent their registration by the Issuer may prevent it from satisfying the requirements under Swiss federal law regarding the shareholders of the Issuer.

The Swiss Federal Council, based on the mostly negative feedback received on its proposals during the respective consultation, decided in 2018 not to pursue a revision of the Lex Koller. However, the Swiss Parliament is now discussing a motion to request the Swiss Federal Council to propose a revision of the Lex Koller based on the previous proposal. Such revision may, *inter alia*, propose that the acquisition of commercial real estate by non-Swiss residents shall be subject to an official authorisation. Besides, there is an initiative pending by the Swiss Parliament requesting that strategic infrastructures of the energy industry – namely hydroelectric power plants, electricity grids and gas grids – shall be subject to the Lex Koller. If restrictions of the Lex Koller were adopted, negative consequences on the Swiss real estate marketplace would have to be expected.

These and other restrictions or other changes in laws, other regulations or administrative practice may hinder or prohibit foreign investors from investing in real estate in Switzerland (especially commercial real estate) or in real estate companies. The implementation or reintroduction of such restrictions may have adverse implications on the demand in the real estate market and, accordingly, may lead to a loss in value of current real estate investments.

### **The Group is exposed to risks in connection with implementation and application of Art. 5 Federal Act on Spatial Planning (Mehrwertabgabe)**

According to Art. 5 of the Federal Act on Spatial Planning (**Raumplanungsgesetz**), the cantons are obliged to provide appropriate compensation for significant advantages and disadvantages resulting from planning measures under the Raumplanungsgesetz. This value-added levy is intended to skim off part of the value added to a property as a result of a planning measure and without any action on the part of the property owner, such as in the case of zoning. The implementation and application of value-added compensation (Art. 5 of the RPG) in the cantons and municipalities is still fraught with uncertainty. The interpretation of Art. 5 RPG

## Material Risks

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by the cantons and municipalities can have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to liability risks resulting from damages of third persons due to deficiencies of its properties**

Possible defects of the Group's properties may result in damage to life, health or moveable or immovable assets of third persons. This applies particularly with regard to publicly accessible properties. The Group could be held liable for such damage, against which it may be insufficiently insured. In addition, the reputation of the Group in the real estate market could be adversely affected even if such occurrences were not due to any fault on the part of the Group. Any such event could have a material adverse effect on the Group's business, assets and liabilities, financial condition and results of operations.

### **The Group is exposed to tax risks**

Unfavourable interpretations or changes in tax laws, judicial practice or of any rules established in the tax practice could adversely affect the Group's business, assets and liabilities, financial condition and results of operations to a material extent. Such changes could e.g. relate to the deductibility of interest expenses or depreciation for tax purposes, to the refusal of tax deductible losses or to currently applicable tax exemptions for certain types of income. The changes could relate to the current financial year or to prior years unless they have been finally assessed for tax purposes. Moreover, such changes can have adverse effects not only on the Group and its properties but also on local business and consequently on the real estate market in general.

The Group companies have not been finally assessed for all financial years up to the date hereof. The tax authorities may add additional items to the taxable income of the Group companies or disallow tax deductions and allowances with respect to any open assessment so that the tax liabilities of the Group companies may be increased. Tax issues related to the Group cannot always be negotiated with the tax authorities and resolved. A different assessment of the Group companies' tax situation by tax authorities could have material adverse effects on the results of the Group.

Real estate is valued at fair value in the consolidated financial statements and deferred tax liabilities have been recognized. The rates of Cantonal real estate capital gains taxes depend on the duration of ownership and vary among Cantons. Together with federal income tax, a combined effective tax rate of up to approx. 66% may apply to short-term realized real property gains. For the calculation of deferred taxes the Group applies a specific estimated holding period for each Property. The actual tax rate may be higher if properties were sold at an earlier point in time.

The Group may opt to discount deferred taxes for Property Portfolio considered to be sold based on the expected remaining holding period in line with the Group's strategy and in accordance with Swiss GAAP FER (currently discounted at 2% based on an estimated thirty-year holding period). Such change in estimate, if opted for, would have a negative impact on the Group's profit and loss in the respective period.

### **The Group may be involved in legal and other proceedings arising from its operations from time to time**

The Group may be involved from time to time in disputes with various parties involved in the development and letting of its properties such as contractors, sub-contractors, suppliers, construction companies, purchasers and tenants. These disputes may lead to legal or other proceedings, and may cause the Group to incur additional costs and experience delays. In addition, the Group may have disagreements with regulatory bodies in the course of its operations, which may subject it to administrative proceedings and unfavourable orders, directives or decrees that result in financial losses and delay the construction or completion of its projects and therefore have material adverse effects on the Group's business, assets and liabilities, financial condition and results of operations.

### **Regulatory developments with respect to use and security of personal data and public records could have a material adverse effect on the Group's business, reputation financial condition and results of operations**

Because the Group's databases and the databases of third-party service providers that it works with include certain non-public personal or commercial information concerning its employees, vendors and customers, the Group is subject to government regulation concerning the processing of this data. Failure to comply with these laws by the Group could result in substantial regulatory penalties, litigation expense, adverse publicity, harm to reputation and loss of revenue. In addition, if such information were compromised as a result of any cyberattack or other security breach of the Group's systems, the Group could also be found liable for such breach if the Group did not have appropriate safeguards in place to protect such data and records. Moreover, cyberattacks, including but not limited to DoS attacks or DDoS attacks, ransomware attacks or any other malware attack, could result inter alia in loss of personal data (including sensitive and tenant data), significant ransom payments, adverse effect on the Group's operational functionality as well as substantial financial and reputational damage. Further, many consumer advocates, privacy advocates and government regulators believe that existing laws and regulations do not adequately protect privacy. As a result, they are seeking further restrictions on the dissemination and commercial use of personal information to the public and private sectors. Regulations regarding privacy and data protection may also become stricter in the future. For example, the European Union has adopted the General Data Protection Regulation, Regulation (EU) 2016/679 which introduced significant changes to the data protection regime of the EU, for example, higher potential liabilities for certain data protection violations. With the revised Federal Act on Data Protection of 25 September 2020, as amended, Switzerland has established a stricter data

## **Material Risks**

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protection regime as well, which for instance provides for personal criminal liabilities of the Group's responsible employees for specified data protection violations.

Any such restrictions may increase compliance burdens on the Group and reduce the Group's ability to market its products, services and technologies, which could have a material adverse effect on its business, financial condition and results of operations.

## Material Risks

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### Risks relating to the Bonds

#### **The Issuer is a holding company and will depend on the business of its subsidiaries to satisfy its obligations under the Bonds**

The Issuer is a holding company and has no significant assets other than its ownership interests in its subsidiaries. Consequently, the ability of the Issuer under the Bonds is dependent upon the availability of cash flows from its subsidiaries and affiliated companies through dividends, intercompany advances and other payments. The Issuer's direct and indirect subsidiaries are separate and distinct legal entities and, under certain circumstances, legal and contractual restrictions may limit the ability of these subsidiaries to provide the Issuer with funds for the Issuer's payment of its obligations under the Bonds, whether by dividends, distributions, loans or other payments.

The Issuer cannot assure potential investors that the operating results of its subsidiaries at any given time will be sufficient to make dividends, distributions or other payments to it or that any such dividends, distributions or other payments will be adequate to pay its obligations under the Bonds and its other indebtedness when due.

In the event of a bankruptcy, liquidation, reorganization or similar proceeding relating to a subsidiary of the Issuer, the right of Holders to participate in a distribution of the assets of such subsidiary will rank behind such subsidiary's creditors (including trade creditors), except to the extent that the Issuer has direct claims against such subsidiary. In the case of any of the foregoing events, there can be no assurance that there will be sufficient assets to pay amounts due under the Bonds.

#### **An investment in the Bonds involves risks relating to changes in the interest rate environment**

The Bonds bear interest at a fixed rate, which means that an investment in the Bonds involves the risk that if market interest rates subsequently increase above such fixed rate of interest, the real return on (and value of) the Bonds will be adversely affected.

#### **The Issuer may, without consent of the Holders, substitute for itself a wholly-owned subsidiary as issuer under the Bonds**

Under the Terms of the Bonds, the Issuer may, without the consent of the Holders and subject to certain conditions, substitute for itself any of its direct or indirect wholly-owned subsidiaries as issuer of the Bonds. So long as the conditions described in the terms of the Bonds are satisfied, such subsidiary may be an entity having a different form from the Issuer. In such a case, the rights of Holders may differ from the rights of Holders against the Issuer. As a result, Holders may be required to comply with legal procedures for making a claim or enforcing an action against such subsidiary that differ from the legal procedures required for making a claim or enforcing an action against the Issuer.

#### **In certain instances, Holders may be bound by certain amendments to the Bonds to which they did not consent**

The Bonds are subject to statutory provisions of Swiss law allowing for the calling of meetings of Holders to consider matters affecting their interests. These provisions permit defined majorities to bind all Holders of the Bonds, including Holders who did not attend and vote at the relevant meeting and Holders who voted in a manner contrary to the majority. Pursuant to the relevant statutory provisions of Swiss law as in effect as of the date hereof, (i) the Issuer will be required to provide Holders with at least ten days' notice of any meeting of Holders, (ii) the Issuer will be required to call a meeting of Holders within 20 days if it is requested to do so by Holders holding an aggregate principal amount of Bonds that represents at least one-twentieth of the outstanding aggregate principal amount of the Bonds, and (iii) only Holders or their proxies will be entitled to attend or vote at a meeting of Holders.

In addition, the Holder approval requirements under the relevant statutory provisions of Swiss law as in effect as of the date hereof for amendments to the terms of the Bonds will depend on the type of amendment. Pursuant to article 1170 of the Swiss Code of Obligations, the consent of Holders holding at least two-thirds of the outstanding aggregate principal amount of the Bonds is required for any resolution limiting Holders' rights under the Bonds (such as a moratorium on interest or capital and certain amendments to the interest provisions). In addition, in order to become effective and binding on the non-consenting Holders, any such resolution must be approved by the competent superior cantonal composition court. In the case of resolutions that do not limit Holders' rights under the Bonds, pursuant to article 1181 of the Swiss Code of Obligations, an absolute majority of the votes represented at a meeting of Holders is sufficient to approve any such resolution, unless article 1170 of the Swiss Code of Obligations or the terms of the Bonds provide for more stringent requirements.

#### **An active trading market for the Bonds may not develop**

The Bonds will be new securities, which may not be widely distributed, and for which there is currently no active trading market. An active trading market for the Bonds may never develop, or if one does develop, it may not be sustained or it may not be liquid. Therefore, investors may not be able to sell their Bonds easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market.

Although application will be made for the admission to trading and listing of the Bonds on the SIX Swiss Exchange, there can be no assurance that such application will be accepted or that an active trading market in the Bonds will develop. Accordingly, there can be no assurance as to the development or liquidity of any trading market for the Bonds. Illiquidity may have a severely adverse effect on the market value of the Bonds.

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### **The market value of the Bonds may be influenced by unpredictable factors**

Many factors, most of which will be beyond the control of the Issuer, will influence the value of the Bonds and the price, if any, at which securities dealers may be willing to purchase or sell the Bonds in the secondary market, including:

- (i) the creditworthiness of the Issuer and the Group and, in particular respective results of operations, financial condition and liquidity profile;
- (ii) supply and demand for the Bonds, including inventory with any securities dealer; and
- (iii) economic, financial, political or regulatory events or judicial decisions that affect the Issuer or the Group or the financial markets generally.

Accordingly, if a Holder sells its Bonds in the secondary market, it may not be able to obtain a price equal to the principal amount of such Bonds or a price equal to the price that it paid for such Bonds.

### **Exchange rate risks and exchange controls**

The Issuer will pay principal and interest on the Bonds in Swiss francs. This presents certain risks relating to currency conversions if the financial activities of an investor in the Bonds are denominated principally in a currency or currency unit (the **Investor's Currency**) other than Swiss francs. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Swiss franc or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify ex-change controls. An appreciation in the value of the Investor's Currency relative to the Swiss franc would decrease (i) the Investor's Currency-equivalent yield on the Bonds, (ii) the Investor's Currency-equivalent value of the principal payable on the Bonds, and (iii) the Investor's Currency-equivalent market value of the Bonds.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors in the Bonds may receive less interest or principal than expected, or no interest or principal.

### **The Bonds may not be suitable for all investors seeking to invest in "green", "environmental" or "sustainable" assets**

The Issuer intends to use the net proceeds of the Bonds specifically for investments or projects that meet the requirements and eligibility criteria set out in the Issuer's Green Financing Framework. Prospective investors should make their investment decision in respect of the Bonds based on their own analysis and investigation, in consultation with their own financial, legal, tax and other advisers, in the light of their own requirements and expectations for a green or sustainable investment.

There is currently no market consensus or definitive and verifiable definition (legal, regulatory or otherwise) as to what precise characteristics are required for a particular investment or project to qualify as "green", "environmental" or "sustainable". The Issuer cannot predict whether or when such a consensus or final and verifiable definition will develop over time.

Accordingly, the Issuer cannot guarantee that the use of the net proceeds of the Bonds for investments or projects that meet the criteria of the Green Financing Framework will meet and continue to meet the current or future expectations or requirements of investors for a "green", "environmental" or "sustainable" investment. Furthermore, the Issuer cannot guarantee that investments in the projects will achieve the intended results or that no adverse environmental and/or other impacts will occur during the implementation of such project. Adverse environmental impacts may occur during the planning, development and operation of such projects or such projects may be otherwise perceived, controversial or criticised by activist groups or other stakeholders with respect to such impacts.

If the Bonds are at any time listed on a stock exchange in a specific "green", "environmental" or "sustainable" segment, such listing may not meet the current or future expectations or requirements of investors for green, environmental or sustainable investments.

Any failure by the Issuer to use the net proceeds of the Bonds for an investment or project specified in the Green Financing Framework or to provide appropriate reporting as specified in the Green Financing Framework will not constitute a default or breach of the Terms of the Bonds and will not result in any obligation on the part of the Issuer to redeem the Bonds.

The Issuer has engaged ISS ESG to provide Second Party Opinion on the Green Financing Framework. This Second Party Opinion provides an opinion on the compliance of the Green Financing Framework with relevant market standards. The Issuer makes no representation or warranty as to the suitability or reliability of such Second Party Opinion. It does not form part of this Prospectus and does not constitute, and should not be relied upon as, a recommendation by the Issuer, the Joint Lead Managers or any other person to buy, sell or hold the Bonds.

These factors, as well as any failure by the Issuer to use the net proceeds of the Bonds for a project identified in the Green Financing Framework, any failure to identify suitable projects, any project developments that are inconsistent with the requirements of the Green Financing Framework and/or any revocation or suspension of the Second Party Opinion, could have a material adverse effect on the value of the Bonds, result in the requirements and expectations of investors for "green", "environmental" or "sustainable" investments not being met or no longer being met or have consequences for certain investors with portfolio mandates to invest in "green", "environmental" or "sustainable" assets.

## Terms of the Bonds

The terms and conditions (each a **Condition**, and together the **Terms of the Bonds**) of the CHF 100,000,000 1.340 percent bonds due 2033 issued by the Issuer (each a **Bond** and collectively the **Bonds**), are as follows:

### 1 Amount, Form, Denomination, Custodianship and Transfer of the Bonds

- (a) The initial aggregate principal amount of the Bonds of Swiss francs (**CHF**) 100,000,000 (the **Aggregate Principal Amount**) is issued in denominations of CHF 5,000.

The Issuer reserves the right to reopen and increase the Aggregate Principal Amount at any time and without prior consultation of or permission of the Holders (as defined below) through the issuance of further bonds which will be fungible with the Bonds (i.e. other than the Issue Date identical in respect of the Terms of the Bonds).

- (b) The Bonds are issued as uncertificated securities (*einfache Wertrechte*) in accordance with art. 973c of the Swiss Code of Obligations. Such uncertificated securities (*einfache Wertrechte*) will be entered by the Principal Paying Agent into the main register (*Hauptregister*) of SIX SIS as recognized intermediary for such purposes by SIX Swiss Exchange for the entire duration of the Bonds and until their complete redemption.

So long as the Bonds are intermediated securities (*Bucheffekten*), in accordance with the provisions of the Swiss Federal Intermediated Securities Act (*Bucheffektengesetz*) the Bonds may only be transferred by the entry of the transferred Bonds in a securities account of the transferee.

- (c) The records of SIX SIS will determine the number of Bonds held through each participant in SIX SIS. In respect of Bonds held in the form of intermediated securities (*Bucheffekten*), the holders of such Bonds (the **Holders** and, individually, a **Holder**) will be the persons holding the Bonds in a securities account (*Effektenkonto*) which is in their name, or in case of intermediaries (*Verwahrungsstellen*), the intermediaries (*Verwahrungsstellen*) holding the Bonds for their own account in a securities account (*Effektenkonto*) which is in their name.
- (d) The conversion of the uncertificated securities (*einfache Wertrechte*) into a permanent global certificate (*Globalurkunde auf Dauer*) or individually certificated bonds (*Wertpapiere*) is excluded. Neither the Issuer nor the Holders nor the Principal Paying Agent nor any third party shall at any time have the right to effect or demand the conversion of the uncertificated securities (*einfache Wertrechte*) into, or the delivery of a permanent global certificate (*Globalurkunde auf Dauer*) or individually certificated securities (*Wertpapiere*) (*ausgeschlossener Titeldruck*).

### 2 Interest

The Bonds bear interest from (but excluding) 18 February 2026 (the **Issue Date**) at the rate of 1.340 percent of their Aggregate Principal Amount per annum, payable annually in arrears on 18 February of each year (the **Interest Payment Date**), for the first time on 18 February 2027 Interest on the Bonds is computed on the basis of a 360-day year of twelve 30-day months.

### 3 Redemption, Purchase and Cancellation

- (a) Redemption at Maturity

Unless previously redeemed, the Issuer undertakes to repay all outstanding Bonds at par, without further notice on 18 February 2033 (the **Maturity Date**).

- (b) Redemption at the Option of the Issuer

Subject to a period of not less than thirty (30) nor more than sixty (60) days' prior notice to the Principal Paying Agent, the Issuer may redeem the Bonds at any time after the Issue Date and prior to the Maturity Date, in whole, but not in part only, at par plus accrued interest, if any, on the date determined by the Issuer for early redemption, if eighty-five (85) percent or more of the Aggregate Principal Amount have been redeemed or purchased and cancelled at the time of such notice.

- (c) Redemption at the Option of the Holders upon **Change of Control**

A A Change of Control occurs when:

## Terms of the Bonds

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- (a) an offer to acquire Shares, whether expressed as a public takeover offer, a merger or similar scheme with regard to such acquisition, or in any other way, is made in circumstances where (i) such offer is available to (aa) all holders of Shares, (bb) all holders of Shares other than the offeror and any persons acting in concert with such offeror or (cc) all holders of Shares other than persons who are excluded from the offer by reason of being connected with one or more specific jurisdictions, and (ii) such offer having become or been declared unconditional in all respects, the Issuer becomes aware that the right to cast more than 50% of all the voting rights (whether exercisable or not) of the Issuer has become unconditionally vested in the offeror and any persons acting in concert with the offeror; or
- (b) the Issuer consolidates with or merges into any other company; or
- (c) the legal or beneficial ownership of all or substantially all of the assets owned by the Issuer, either directly or indirectly, are acquired by one or more other persons.

### B Upon a Change of Control:

the Issuer shall forthwith, or, if it is not clear at that point in time whether the Holders are entitled to exercise their redemption rights pursuant to Condition 3 C because the Issuer's "BBB" rating is not yet available, immediately following the receipt of the rating decision of the relevant rating agency or after two months, whatever is earlier, give notice of that fact to the Holders (the **Change of Control Notice**) in accordance with Condition 10. The Change of Control Notice shall:

- (a) inform the Holders that a Change of Control has occurred and that each Holder has the right to require redemption of the Bonds pursuant to Condition 3 C;
- (b) specify the date (the **Change of Control Redemption Date**), being not more than sixty (60) and not less than thirty (30) days after giving such notice, on which the Bonds may be redeemed pursuant to Condition 3 C; and
- (c) provide details concerning the Change of Control.

### C Early Redemption at the Option of Holders upon Change of Control

Upon the occurrence of a Change of Control, the Issuer will at the option of a Holder, redeem such Bond at par, together with interest accrued up to, on the Change of Control Redemption Date unless,

- (a) in the event of a merger or consolidation of the Issuer, the surviving entity has or receives a rating of at least BBB by Standard & Poor's or the equivalent by Moody's for its senior unsecured long-term debt on a consolidated basis and assumes or keeps, as the case may be, the Issuer's obligations under the Bonds *pari passu* with its own senior obligations, or
- (b) in the event of an offer to acquire Shares, or in the event of a transfer of the legal or beneficial ownership of all or substantially all of the assets owned by the Issuer, the acquirer has a rating of at least BBB by Standard & Poor's or the equivalent by Moody's for its senior unsecured long-term debt or receives such a rating on a consolidated basis after giving effect to the acquisition and assumes or guarantees the Issuer's obligations under the Bonds *pari passu* with its own senior obligations.

It is understood that where no rating exists for the senior unsecured long term debt of the surviving entity, the acquiring entity or the Issuer, as the case may be, or a rating is not received within a period of two months since the occurrence of a Change of Control, respectively, then the Holders shall have a redemption right as described in the first sentence of this Condition 3 C.

To exercise such option, a Holder must present a duly completed redemption notice to the Principal Paying Agent (a **Change of Control Redemption Notice**), together with clearing instructions in a form and with a content satisfactory to the Principal Paying Agent allowing for the transfer of the relevant Bonds to the Principal Paying Agent by not later than fourteen (14) days prior to the Change of Control Redemption Date. No Bond or Change of Control Redemption Notice so deposited may be withdrawn without the consent of the Issuer.

### (d) Purchases

The Issuer or any Subsidiary may, either directly or indirectly, at any time purchase Bonds at any price, in the open market or otherwise. Any purchase shall be made in accordance with applicable laws or regulations, including

## Terms of the Bonds

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applicable stock exchange regulations. Such Bonds may be held, resold or, at the option of the Issuer, surrendered to the Principal Paying Agent for cancellation as set out below.

If purchases are made by public tender, such tender must be available to all Holders alike.

(e) Cancellation

All Bonds which are redeemed or surrendered to the Principal Paying Agent shall immediately be cancelled. All Bonds so cancelled cannot be reissued or resold.

(f) Notice

Where the provisions of this Condition 3 provide for the giving of notice by the Issuer to the Principal Paying Agent, such notice shall be deemed to be validly given if made in writing with all required information to the Principal Paying Agent within the prescribed time limit. Such notices shall be announced to the Holders as soon as practicable pursuant to Condition 10. Such notices shall be irrevocable.

#### 4 Payments

The amounts required for payments under these Terms of the Bonds will be made available in good time in freely disposable CHF which will be placed at the free disposal of the Principal Paying Agent. If the due date for any payment by the Issuer does not fall on a Business Day, the Issuer undertakes to effect payment for value the Business Day immediately following such due date and the Holders will not be entitled to any additional sum in relation thereto. All payments with respect to the Bonds will be made to the Holders in CHF without collection costs.

The receipt by the Principal Paying Agent of the due and punctual payment of the funds in CHF as provided above shall release the Issuer from its payment obligations under the Bonds to the extent of such payments. Upon receipt of funds as provided above, the Principal Paying Agent shall arrange for payment to the Holders through SIX SIS in accordance with standard Swiss market practice.

If the Bonds are not redeemed when due, interest shall continue to accrue until (and including) the day when the Bonds are redeemed.

If, at any time during the life of the Bonds, the Principal Paying Agent shall resign or become incapable of acting as Principal Paying Agent as contemplated by these Terms of the Bonds or shall be adjudged bankrupt or insolvent, the Principal Paying Agent may be substituted by a duly licensed major Swiss bank or branch of a major foreign bank in Switzerland chosen by the Issuer. In the event of such replacement of the Principal Paying Agent, all references to the Principal Paying Agent shall be deemed to refer to such replacement.

Notice of such a replacement shall be published in accordance with Condition 10.

#### 5 Statute of Limitations

In accordance with Swiss law, claims for interest under the Bonds shall become time-barred after a period of five (5) years and claims for the repayment or redemption of Bonds after a period of ten (10) years, calculated from their respective due dates.

#### 6 Taxation

All payments in respect of the Bonds are subject to all applicable taxes and deductions, including the deduction of the Swiss Federal Withholding Tax (*Verrechnungssteuer*) on interest payments, currently levied at a rate of thirty-five (35) percent

#### 7 Status of the Bonds and Negative Pledge

(a) Status

The Bonds constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer, rank *pari passu* among themselves and with all other present or future unsecured and unsubordinated obligations of the Issuer, except for such preferences as are provided for by any mandatorily applicable provision of law.

(b) Negative Pledge

So long as any of the Bonds remain outstanding, the Issuer will not create any guarantee, mortgage, lien, pledge, charge or other form of encumbrance or security interest, other than a Permitted Security upon the whole or any

## Terms of the Bonds

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part of its present or future assets or revenues, to secure any Relevant Debt or to secure any guarantee or indemnity in respect of any Relevant Debt, unless, at the same time or prior thereto, the Issuer's obligations under the Bonds

- (i) are secured equally and ratably therewith by such encumbrance or security interest or benefit from a guarantee or indemnity in substantially identical terms thereto, as the case may be, or
- (ii) have the benefit of such other security, guarantee, indemnity or other arrangement as shall be approved by the Holders' Representative.

### 8 Events of Default

If any of the following events (each event an **Event of Default**) shall occur, Raiffeisen Schweiz Genossenschaft in its capacity as Holders' representative (the **Holdings' Representative**) has the right but not the obligation, on behalf of the Holders, to declare all outstanding Bonds immediately due and repayable at par plus accrued interest:

- (a) there is a failure by the Issuer to pay principal or interest on any of the Bonds, if and when due and such failure continues for a period of ten (10) calendar days; or
- (b) a failure is made in the performance or observance of any material covenant, condition or provision which is to be performed by the Issuer under the Terms of the Bonds and (except where the Holders' Representative certifies in writing that, in its opinion, such failure is not capable of remedy, when no such notice or continuation as is mentioned below shall be required) such failure continues for a period of twenty (20) calendar days following the service by the Holders' Representative on the Issuer of a notice requiring such failure to be remedied; or
- (c) any other present or future indebtedness of the Issuer or a Material Subsidiary for or in respect of monies borrowed (i) is not paid when due (otherwise than, where permitted under the terms of the relevant indenture or agreement, at the option of the relevant debtor) or, as the case may be, within any applicable grace period, or (ii) becomes due and payable prior to its stated maturity as a result of an event of default (howsoever described), or (iii) any security in respect of any such indebtedness becomes enforceable or any guarantee of, or indemnity in respect of such indebtedness given by the Issuer or a Material Subsidiary is not honoured when due and called or, as the case may be, within any applicable grace period, provided that no such event shall be taken into account for the purposes of this para. (c) unless such indebtedness, either alone or when aggregated with other indebtedness shall at any time equal or exceed the amount of at least CHF 40,000,000 or its equivalent in any other currency or currencies (calculated on the basis of the middle spot rate for the relevant currency against CHF as quoted by any leading bank at the place of payment of such debt on the day on which this para. operates); or
- (d) any guarantee, mortgage, lien or other encumbrance, present or future, created or assumed by the Issuer or a Material Subsidiary becomes enforceable and any step is taken to enforce it (including the taking of possession or the appointment of a receiver, manager or other similar person but not the serving of a payment order (*Zahlungsbefehl*) provided that the aggregate amount of the relevant indebtedness in respect of which such guarantee, mortgage, lien or other encumbrance was created or permitted to subsist equals or exceeds CHF 40,000,000 or its equivalent in any other currency or currencies (calculated on the basis of the middle spot rate for the relevant currency against CHF as quoted by any leading bank at the place of payment of such debt on the day on which this para. operates), and any such steps taken are not abandoned or discontinued within twenty (20) calendar days of being taken; or
- (e) The LTV of the Issuer and its Subsidiaries exceeds seventy (70) percent; or
- (f) the Issuer or a Material Subsidiary is (or is deemed by law or a court to be) insolvent or bankrupt or unable to pay its debts, stops or suspends payment of all or a material part of its debts, proposes or makes a stay of execution, a postponement of payments (*Stillhaltevereinbarung*), a general assignment or an arrangement or composition with or for the benefit of the relevant creditors in respect of any such debts or a moratorium or postponement of payments (*Stillhaltevereinbarung*) is agreed or declared in respect of or affecting all or a substantial part of (or a particular type of) the debts of the Issuer or a Material Subsidiary or a liquidator is appointed with respect to the Issuer or a Material Subsidiary; or
- (g) the Issuer or a Material Subsidiary alters its legal or commercial structure through bankruptcy, liquidation, disposal of a substantial part of its assets outside the ordinary course of business of the Issuer or the Material Subsidiary (for the purpose of this provision, "substantial" means assets that represent more than ten (10) percent of the consolidated balance sheet total and shall not include the segment Infrastructure as a Service (which includes all the Group subsidiaries directly related to this segment)), change in the objects of the legal entity and/or commercial activities, merger or reorganization (other than internal Group restructurings and reorganizations, provided that such restructurings and reorganizations shall not result in a substantial reduction of the assets of the Issuer, for

## Terms of the Bonds

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example by distributions to the ultimate shareholders), in so far as the relevant action, in the Holders' Representative's opinion, has or will have a material adverse effect on the capacity of the Issuer to meet its obligations under the Terms of the Bonds, unless the Holders' Representative considers the situation of the Holders as adequately protected based on securities created or other steps taken by the Issuer; or

- (h) a dissolution, winding-up, liquidation or merger involving the Issuer as result of which the Issuer is not the surviving legal entity, unless the successor legal entity assumes all the Issuer's liabilities of the Bonds.

The Issuer undertakes to inform the Holders' Representative without delay if any event mentioned under para. (b) through (h) has occurred and to provide the Holders' Representative with all necessary documents and information in connection therewith.

If an Event of Default occurs, the Holders' Representative has the right but not the obligation to serve a written notice of default (**Default Notice**), such notice having the effect that the Bonds shall become immediately due and payable at par plus accrued interest, if any, on the day the Default Notice is given.

Upon the occurrence of an Event of Default, the Holders' Representative may invite the Holders in accordance with art. 1157 seq. of the Swiss Code of Obligations to a Holders' meeting for the taking of a resolution on the serving of a Default Notice, provided the Holders' Representative has not served such Default Notice itself. The legally valid resolution of the Holders' meeting to serve a Default Notice, shall replace the right reserved by the Holders' Representative according to these Terms of the Bonds to serve a Default Notice on behalf of the Holders. If the Holders' meeting votes against the serving of a Default Notice, the right to serve such Default Notice shall revert to the Holders' Representative whereby the Holders' Representative shall not be bound by the resolution of the Holders' meeting if and to the extent that new circumstances arise or become known which require a revised assessment of the facts.

### 9 Substitution of the Issuer

The Issuer may without the consent of the Holders, at any time substitute itself in respect of all rights and obligations arising under or in connection with the Bonds with any Swiss legal entity of which all shares carrying voting rights are directly or indirectly held by the Issuer (the **New Issuer**), provided that:

- (a) in the opinion of the Holders' Representative, (i) the New Issuer is in a position to fulfil all payment obligations arising from or in connection with the Bonds and (ii) the interest of the Holders are adequately protected;
- (b) the Issuer and the New Issuer have entered into such documents as are necessary to give effect to such substitution and provided copies of these documents to the Holders' Representative;
- (c) the Issuer has issued an irrevocable and unconditional guarantee as per art. 111 of the Swiss Code of Obligations in respect to the obligations of the New Issuer under the Bonds in form and content satisfactory to the Holders' Representative.

Any substitution shall be published in accordance with Condition 10.

In the event of such substitution, any reference to the Issuer shall be deemed to refer to the New Issuer.

### 10 Notices

All notices regarding the Bonds shall be given through the Principal Paying Agent on behalf and at the expense of the Issuer (i) for so long as the Bonds are listed on SIX Swiss Exchange on the internet site of SIX Swiss Exchange (where notices are currently published under the address <https://www.ser-ag.com/en/resources/notifications-market-participants/official-notices.html#/>) or (ii) in case the Bonds were no longer listed on SIX Swiss Exchange in a daily newspaper with general circulation in Switzerland (which is expected to be the *Neue Zürcher Zeitung*).

### 11 Listing

Application will be made for the admission to trading and listing of the Bonds on SIX Swiss Exchange.

The Issuer will use reasonable endeavours to have the Bonds listed on SIX Swiss Exchange and to maintain such listing as long as any Bonds are outstanding.

### 12 Governing Law and Jurisdiction

The Bonds shall be exclusively governed by and construed in accordance with the substantive laws of Switzerland (i.e. without regard to the principles of conflict of laws).

## Terms of the Bonds

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The exclusive place of jurisdiction for any dispute, claim or controversy arising under, out of or in connection with or related to the Bonds shall be the City of Zurich.

The above-mentioned jurisdiction is also exclusively valid for the declaration of cancellation of Bonds.

### 13 Amendment to the Terms of the Bonds

The Terms of the Bonds may be amended by agreement between the Issuer and the Holders' Representative on behalf of the Holders, provided that such amendment is of a formal, minor or technical nature, is made to correct a manifest error or is not materially prejudicial to the interests of the Holders. Notice of any such amendment shall be published in accordance with Condition 10.

### 14 Role of Raiffeisen Schweiz Genossenschaft

Raiffeisen Schweiz Genossenschaft has been appointed by the Issuer as the Principal Paying Agent and as the Listing Agent with respect to the Bonds and it will or may also act on behalf of or for the benefit of the Holders as Holders' Representative, but only in such cases stated explicitly in these Terms of the Bonds. In any other cases, the Holders' Representative is not obliged to take or to consider any actions on behalf of or for the benefit of the Holders.

### 15 Definitions

**Business Day** means any day (other than Saturday or Sunday) on which banks are open the whole day for business in Zurich.

**Group** means the Issuer together with its consolidated subsidiaries.

**Issuer** means HIAG Immobilien Holding AG, Aeschenplatz 7, 4052 Basel.

**Listing Agent** means Raiffeisen Schweiz Genossenschaft, appointed as recognized representative pursuant to art. 58a of the listing rules of SIX Swiss Exchange to file the listing application (including the application for provisional admission to trading) for the Bonds with SIX Swiss Exchange.

**LTV** means the sum of interest bearing liabilities net of cash and cash equivalents divided by the gross asset value.

**Material Subsidiary** means, so long as any of the Bonds are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Principal Paying Agent, any operating Subsidiary of the Issuer whose assets, net revenues, operating profit or profit after tax at any time, represent five (5) percent or more of the consolidated assets, the consolidated net revenues, the consolidated operating profit or profit after tax, as the case may be, of the Issuer and its Subsidiaries at any time (as the case may be), and for this purpose:

- (a) the assets, net revenues, operating profit and profit after tax of any such Subsidiary shall be ascertained by reference to:
  - (i) the financial statements of such Subsidiary as of the date in respect of which the last audited consolidated financial statements of the Issuer and its Subsidiaries have been prepared;
  - (ii) if such body corporate becomes a Subsidiary of the Issuer after that date, the latest financial statements of such Subsidiary adjusted to take into account subsequent acquisitions and disposals or other changes in circumstances;
- (b) the consolidated assets, consolidated net revenues, consolidated operating profit and profit after tax of the Issuer shall be ascertained by reference to the last audited consolidated financial statements of the Issuer and its Subsidiaries; and
- (c) once an entity has become a Material Subsidiary, it shall be considered one until it has been demonstrated to the satisfaction of the Holders' Representative that it has ceased to be a Material Subsidiary, a written report from the Issuer's auditors to this effect being sufficient for this purpose.

**Permitted Security** means a security (and any security created in substitution for any such security) in the form of any guarantee, mortgage, charge, pledge, lien or other form of encumbrance or security interest relating to the financing, refinancing or the acquisition of any specified asset or assets, but only to the extent that such security secures obligations arising from the financing, refinancing or acquisition of such specified assets, provided, however, that the consolidated amount of the Relevant Debt secured by such Permitted Security may not exceed seventy (70) percent of the Portfolio Value.

## Terms of the Bonds

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**Portfolio Value** means the market value of the real estate portfolio/investment properties as set out in the most recently published financial report (annual, semi-annual or quarterly) of the Issuer.

**Principal Paying Agent** means Raiffeisen Schweiz Genossenschaft in its function as principal paying agent.

**Raiffeisen Schweiz Genossenschaft** means Raiffeisen Schweiz Genossenschaft, Raiffeisenplatz 4, 9001 St. Gallen.

**Relevant Debt** means any present or future indebtedness of the Issuer or a Material Subsidiary represented or evidenced by, notes, bonds, debentures, loan stock or other securities which for the time being or are capable of being, quoted, listed or ordinarily dealt with on any stock exchange, over-the-counter market or other securities market.

**Shares** means the issued and fully paid registered shares of the Issuer (and all other (if any) shares or stock resulting from any subdivision, consolidation or reclassification of such shares).

**SIX SIS** means SIX SIS Ltd, the Swiss clearing and settlement organization, Baslerstrasse 100, 4600 Olten, or any successor organization accepted by SIX Swiss Exchange.

**SIX Swiss Exchange** means SIX Swiss Exchange Ltd, Hardturmstrasse 201, 8005 Zurich (P.O. Box, 8021 Zurich) or any successor exchange.

**Subsidiary** means a legal entity of the Issuer the financial statements of which are, in accordance with applicable law or generally accepted accounting principles, consolidated with those of the Issuer.

## Subscription and Sale

The offering described herein consists of a public offering of Bonds in Switzerland, and of private placements of Bonds to prospective investors outside of Switzerland and the United States of America (the **United States** or the **U.S.**) in reliance on Regulation S under the U.S. Securities Act of 1933 (the **Regulation S** and the **Securities Act**), as amended, in each case in compliance with applicable laws and regulations.

The Joint Lead Managers have, pursuant to a bond purchase agreement dated as of the date of this Prospectus (the **Bond Purchase Agreement**), severally and not jointly agreed with the Issuer, subject to certain conditions, to subscribe their respective quotas of Bonds as set forth and agreed therein. The Issuer has agreed to pay certain commissions to the Joint Lead Managers and to reimburse the Joint Lead Managers for certain of their expenses in connection with the issue of the Bonds. The Bond Purchase Agreement entitles the Joint Lead Managers to terminate it in certain circumstances prior to the payment of the purchase price for the Bonds being made to the Issuer.

The Joint Lead Managers are only designated as 'Managers' in the following selling restrictions.

### Selling Restrictions

#### United States and U.S. Persons

The Issuer reasonably believes that at the time the offering of the Bonds began, there was no substantial U.S. market interest in its debt securities in the meaning of Rule 902.(j) (2) of Regulation S under the Securities Act of 1933 of the United States of America, as amended (the **Securities Act**).

- (A) The Bonds have not been and will not be registered under the Securities Act, and the Bonds may not be offered or sold within the United States or to or for the account or benefit of, U.S. persons except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act.

The Issuer and each Manager has represented, warranted and agreed that it has not offered or sold, and will not offer or sell, any Bonds constituting part of their allotment within the United States or to or for the account or benefit of, U.S. persons except in accordance with Rule 903 of Regulation S under the Securities Act.

Accordingly, none of the Issuer, the Managers and their affiliates or any persons acting on their behalf have engaged or will engage in any selling efforts directed to the United States with respect to the Bonds.

Terms used in this paragraph have the meanings given to them by Regulation S.

- (B) The Managers have not entered and will not enter into any contractual arrangement with respect to the distribution or delivery of the Bonds in the United States, except with their affiliates or with the prior written consent of the Issuer.

#### European Economic Area (EEA)

In relation to each Member State of the EEA (each, a **Member State**), each Manager has represented and agreed that it has not made and will not make an offer of Bonds to the public in that Member State which are the subject of the offering contemplated by this Prospectus to the public in that Member State other than:

- (i) to any legal entity that is a qualified investor as defined in the Prospectus Regulation;
- (ii) to fewer than 150 natural or legal persons (other than qualified investors as defined in the Prospectus Regulation), subject to obtaining the prior consent of the relevant Manager or Managers nominated by the Issuer for any such offer; or
- (iii) in any other circumstances falling within Article 1(4) of the Prospectus Regulation,

*provided* that no such offer of Bonds shall require the Issuer or any Manager to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation.

For the purposes of this provision, the expression **an offer of Bonds to the public** in relation to any Bonds in any Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds and the expression **Prospectus Regulation** means Regulation (EU) 2017/1129, as amended.

#### United Kingdom

Each Manager represents and agrees that it has not made and will not make an offer of Bonds which are the subject of the Prospectus to the public in the United Kingdom except that it may make an offer:

- (i) at any time to any legal entity which is a qualified investor as defined in paragraph 15 of Schedule 1 to the POATRs;
- (ii) at any time to fewer than 150 persons (other than qualified investors as defined in paragraph 15 of Schedule 1 to the POATRs) in the United Kingdom subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (iii) at any time in any other circumstances falling within Part 1 of Schedule 1 to the POATRs.

## Subscription and Sale

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For the purposes of this provision, the expression “**an offer of Bonds to the public**” in relation to any Bonds means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to buy or subscribe for the Bonds and the expression “**POATRs**” means the Public Offers and Admissions to Trading Regulations 2024.

Each Manager further represents, warrants and agrees that:

- (a) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FMSA) received by it in connection with the issue or sale of the Bonds in circumstances in which Section 21(1) of the FMSA does not apply to the Issuer; and
- (b) it has complied and will comply with all applicable provisions of the FMSA with respect to anything done by it in relation to the Bonds in, from or otherwise involving the United Kingdom.

### General

Persons who receive this Prospectus are required by the Issuer and the Managers to comply with all applicable laws and regulations in each country or jurisdiction in which they purchase, offer, sell or deliver the Bonds or have in their possession or distribute such offering material and to obtain any consent, approval or permission required by them for the purchase, offer, sale or delivery by them of the Bonds under the law and regulations in force in any jurisdiction to which they are subject or in which they make such purchases, offers, sales or deliveries, in all cases at their own expense, and neither the Issuer nor any Manager shall have responsibility therefor. In accordance with the above, the Bonds purchased by any person that it wishes to offer for sale or resale may not be offered in any jurisdiction in circumstances that would result in the Issuer being obliged to register any further information materials or corresponding document to the Bonds in such jurisdiction.

# The Issuer

## General Information

### Risks relating to the Issuer

An investment in the Bonds will involve certain risks, including the risk that Holders will lose their entire investment in the Bonds. For a discussion of certain risks relating to the Issuer that potential investors should carefully consider before deciding to invest in any Bonds, see "*Material Risks—Risks relating to the Issuer and its Business*" beginning on page 12 of this Prospectus.

### Legal Form, Incorporation, Legislation, Duration, Register and Company Number, Registered and Principal Office

HIAG Immobilien Holding AG is a company limited by shares (*Aktiengesellschaft*), incorporated under the laws of Switzerland for an unlimited duration and first registered on 6 May 1969 in the Commercial Register of the Canton of Basel City, Switzerland (formerly named "G.R.T. Verwaltungs AG" and "GRT Verwaltungs AG").

The Company is currently registered with the Commercial Register of the Canton of Basel City, Switzerland, under the number CHE-102.997.860.

Its registered office is Basel, Canton of Basel City, Switzerland, and its principal corporate office is located at Aeschenplatz 7, 4052 Basel, Switzerland.

### Purpose

Art. 2 of the Articles of Association provides as follows (unofficial translation of the original German text):

"The purpose of the Company is the direct and indirect investment in companies in Switzerland and abroad which are active in particular in the field of investment, management and realisation of assets, real estate and construction projects, the real estate project development, supply of IT infrastructure.

The Company may provide its services and financial contributions to group companies without consideration in return.

The Company may exercise all commercial, financial and other activities, which are directly or indirectly related to its purpose.

It may acquire, manage and sell real estate and construction projects and develop real estate projects."

Art. 31 of the Articles of Association provides that the Company's financial year is determined by the Board of Directors. Currently, the Company's financial year commences on 1 January and ends on 31 December of each calendar year.

### Articles of Association

The Articles of Association in their current version are dated as of 18 April 2024 and are incorporated by reference into this Prospectus.

### Group structure

The Company is a holding company and does not conduct any business operations. It owns the shares of its subsidiaries directly or indirectly.

The real estate assets of the Group are predominantly held by HIAG Immobilien Schweiz AG.

For detailed information on the Group's structure, see pages 24, 58 and 93 of the Annual Report 2024, which is incorporated by reference into this Prospectus.

### Change of Issuer

Permissible without the consent of the Holders in accordance with condition 9 of the Terms of the Bonds.

## The Issuer

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### Board of Directors, Management and Auditors

#### Board of Directors

The Board of Directors of the Issuer, comprising at least three members, currently consists of six members:

Name	Position
Dr. Felix Grisard	President of the Board of Directors
Balz Halter	Vice Chairman of the Board of Directors
Salome Grisard Varnholt	Member
Micha Blattmann	Member
Dr. Jvo Grundler	Executive Member (General Counsel)
Anja Meyer	Member

The business address of all members of the Board of Directors listed above is Aeschenplatz 7, 4052 Basel, Switzerland.

See the press release dated 2 December 2025, incorporated herein by reference, regarding the announcement of the Issuer that Balz Halter, who has been a member of the Board of Directors since 2019 and Vice Chairman since 2021, has informed the company that he intends to take a new direction when he reaches the age of 65 in 2026 and will not stand for re-election at the upcoming Annual General Meeting. The Board of Directors of the Issuer has started the search for a successor.

#### Management Board

The Issuer's Management Board consists of the Executive Board.

#### Executive Board

The Executive Board currently consists of the following five members:

Name	Position
Marco Feusi	CEO
Béatrice Gollong	Head of Portfolio and Transactions
Dr. Jvo Grundler	General Counsel
Stefan Hilber	CFO
Michele Muccioli	Head of Development and Realisation

The Management has a broad background of expertise combining technical, legal, real estate and finance experience.

The business address of all members of the Management Board listed above is Aeschenplatz 7, 4052 Basel, Switzerland.

#### Auditors

The Company's independent statutory auditors are Ernst & Young AG, Aeschengraben 27, 4051 Basel, Switzerland (**EY**), since 1996. EY has been re-elected for an additional term of one year at the Company's ordinary shareholders' meeting held on 17 April 2025. The principle of rotation applies to the auditor in charge. Since the financial year 2024, and for the business year 2025, the lead engagement partner responsible for the auditing mandate is Rico Fehr.

E&Y's audit oversight body is the Federal Audit Oversight Authority (*Eidgenössische Revisionsaufsichtsbehörde*) and its registration number with the Federal Audit Oversight Authority (*Eidgenössische Revisionsaufsichtsbehörde*) is 500646.

## Business

### Overview / Business Model

HIAG's business model covers the entire property value chain of portfolio/asset management, site development and transaction management. HIAG invests in residential, commercial and industrial properties in economically strong Swiss regions, expand the portfolio through development projects and acquisitions, and thus secure stable rental income and a growing dividend base. The transaction business offers attractive potential for profit, and enables effective capital recycling. Access to the capital market and a rock-solid balance sheet enable a high degree of flexibility when it comes to financing, as well as economic clout. With this business model, HIAG offers holistic living spaces of the future at its sites for both people and companies, thereby creating economic, ecological and social added value.

Broadly diversified real estate portfolio with significant development potential, currently valued at over CHF 2 billion, including residential, commercial, and industrial properties in key economic regions of German and Western Switzerland

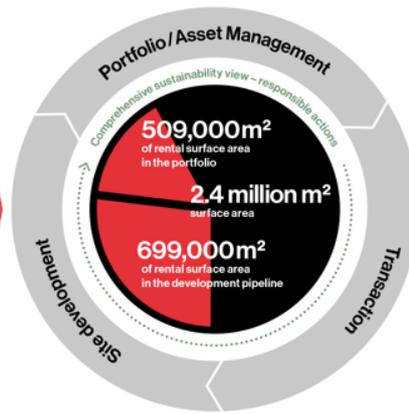
Proven business model even in economically challenging times through three mutually supportive business segments and strong risk management

High reputation as a reliable business partner

Qualified staff with recognized specialists from the entire value chain of a property

Entrepreneurial corporate culture with high economic strength through financial flexibility (Max. LTV 45%, min. equity ratio 50%).

Founding family as a determining anchor shareholder with a 150-year company history



Increasing and broad-based rental income for a continuously growing dividend base

Portfolio target of CHFb 2.5 by 2029 and CHFb 3.5 by 2034 with rental income of CHFm 95 - 100 respectively CHFm 150 - 160

Focused site developments with attractive risk-return profiles

Transactions with substantial profit potential and effective capital recycling

Target dividend yield on NAV >3.5%

Holistic living spaces of the future for people and companies create economic, ecological and social added value



- Aathal/Spinnerei
- Aesch-Birmatt
- Altstetten
- Biberist
- Birsfelden
- Brugg
- Brunegg 1
- Brunegg 2
- Buchs
- Bussigny
- Carouge
- Cham
- Dietikon
- Dornach
- Frauenfeld
- Füllinsdorf
- Goldach
- Hausen/Lupfig
- Kleindöttingen
- Klingnau
- Lancy
- Meyrin
- Neuchâtel
- Niederhasli
- Pratteln
- Saint-Maurice
- Solothurn
- St. Margrethen
- Wetzikon/Schönau
- Windisch
- Winterthur
- Wädenswil

The integrated business model covers the value chain over the entire life cycle of a property. The core elements are portfolio/asset management with in-house property management, site development and transaction management for the continuous optimisation of the portfolio, and implementation of the capital-recycling strategy.

The investment strategy focuses on residential, commercial and industrial properties in core economic regions and future-oriented growth regions in German-speaking and French-speaking Switzerland.

The investment property portfolio is continuously expanded by means of the realisation of development projects and their transfer to the portfolio, as well as by targeted acquisitions of high-yielding investment properties. The aim is to achieve broad-based and stable rental income from the yielding portfolio, and thus a continuously growing dividend base. HIAG concentrates on selected development properties in sustainable locations and an advantageous risk/return profile. The transaction business offers attractive potential for profit, and enables effective capital recycling. The sale of existing and development properties that no longer align

## The Issuer

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with the strategy generates significant funds, which flow into the realisation of high-yield development projects as well as the acquisition of high-quality properties.

HIAG's access to the capital market as a listed company and its rock-solid balance sheet paired with an anchor shareholder base that is focused on the long term give it significant economic clout. Developments on the market are proactively exploited with an entrepreneurial corporate culture, short decision-making processes and a qualified workforce.

As a responsible company, HIAG creates economic, ecological and social added value and pursues an investor-friendly dividend policy

As of 30 June 2025, the headcount of the Group's core real estate team amounted to 80 professionals covering the primary business activities as well as corporate functions such as controlling, IT and sustainability.

The management of the Group is in the responsibility of the Executive Board, consisting of the CEO, the CFO, the General Counsel, the Head of Development and Realisation and the Head of Portfolio and Transactions. The Management has a broad background of expertise combining technical, legal, real estate and finance experience.

### ***Portfolio- and Asset-Management***

HIAG attaches great importance to personal contact with tenants, authorities and other stakeholders through its active and independent management and maintenance services. This, combined with an attractive tenant mix, forms the basis of HIAG's rental income and supports the continuous value creation of its real estate portfolio, which consists of residential, commercial and industrial space in economically strong Swiss regions. The real estate portfolio is being further expanded through the implementation of development projects and their transfer to the portfolio, as well as through targeted acquisitions of high-yield investment properties. This results in broad-based and stable rental income from the investment portfolio and thus a continuously growing dividend base. Another important element of site management is transitional use. This allows for the gradual opening and revitalisation of sites, enabling continuous development and successive increases in the value of the real estate portfolio.

### ***Site development***

At the core of HIAG's site development activities lies sustainable value creation in the interest of all stakeholders. HIAG focuses on selected development properties at future-oriented locations with an advantageous risk-return profile. Value enhancement potential arises from identifying the optimal use of a property, creating tailored solutions for tenants, active marketing, and strict process and cost management. On its sites, HIAG provides holistic living and working environments of the future for people and businesses, thereby creating economic, ecological, and social value.

### ***Transactions Management***

HIAG continuously optimises the quality and profitability of its property portfolio through targeted transactions. Acquisitions and sales complement organic growth and contribute to long-term value creation. The transaction business offers attractive profit potential and enables effective capital recycling: the sale of selected existing and development properties generates significant funds that are invested in high-yield development projects and the acquisition of high-quality properties. Thanks to its financial flexibility, in-depth market knowledge and experienced team, HIAG is able to successfully seize even short-term opportunities.

### **Portfolio**

As of 30 June 2025, HIAG's property portfolio comprised 106 properties on 41 sites and was valued at CHFm 2,021.2. The annualised property income amounts to CHFm 77.5 and the annualised full occupancy property income amounts to CHFm 81.0. The occupancy rate in the Total Portfolio amounted to 95.6%. The Group's Property Portfolio is diversified with significant exposure to industrial, logistics, residential, retail and office use. The Group's net asset value amounted to CHFm 1,136.2. The loan to value-ratio (net) was 39.4% as of 30 June 2025.

As of 30 June 2025, the Yielding Portfolio consisted of 61 properties with a full occupancy rental income of CHFm 66.4 and a fair value of CHFm 1,232.2. The occupancy rate in the Yielding Portfolio amounted to 95.2%. The top five sites and their respective fair values in the Yielding Portfolio were Dietikon (CHFm 171.0), Meyrin (CHFm 144.4), Cham (CHFm 118.1), Kleindöttingen (CHFm 96.2) and Windisch (CHFm 79.1). In total, these top five sites accounted for 49.4% of the Yielding Portfolio's fair value.

As of 30 June 2025, the Development Portfolio consisted of 45 properties with a full occupancy rental income of CHFm 14.7 and a fair value of CHFm 789.0. The occupancy rate in the Development Portfolio amounted to 97.4%. The top five sites and their respective fair values in the Development Portfolio were Altstetten (CHFm 151.2), Cham (CHFm 100.0), Niederhasli (CHFm 60.2), Dornach (CHFm 53.3) and Biberist (CHFm 53.1). In total, these top five sites accounted for 53.0% of the Development Portfolio's fair value. The Group currently pursues around 50 short-, mid- and long-term redevelopment projects. Furthermore, the Group is monitoring the market for potential on- and off-market acquisitions, which would add additional properties to its portfolio.

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### ***Further enhancing the performance of the Yielding Portfolio***

HIAG strives to create urban spaces as well as to maintain and continuously enhance these areas. With each step of improvement, the Group strives to achieve the most meaningful and thus highest possible added value for tenants' use.

Within its Yielding Portfolio the Company intends to further increase occupancy rate in order to maximise the potential of its property portfolio. Furthermore, it aims to increase the current potential of its built-up property portfolio: each development step of the Group's major tenants enables the Group to simultaneously further improve the quality of the site, increase the rent to current market level and engage in new long-term letting contracts.

### ***Continuing value creation in existing Development Portfolio***

By focussing on the transition into a new property life cycle HIAG aims to progressively unleash the large potential of its existing Development Portfolio. The Group currently plans to create an additional effective area of approximately 699,000 sqm in the short-, medium- and long-term. One of the main drivers in value creation through this development is securing optimal tenants; thus, the Group focuses on the long-term enhancement of site-specific strengths and the marketing of these strengths to potential tenants. In order to identify the potential and improve the acceptance of a future development, the Group actively involves important local stakeholders in its Group-led urban design and architectural competitions. Given the large number of development projects and the diversification in development stage among the Group's sites and properties, the Group expects a continuous transformation of the property portfolio's potentials into additional property income and revaluation gains over the coming years.

### ***Resilience and independence to stress in financial markets***

Similar to its approach in the development of sites and properties, the Company applies a time horizon that exceeds the current real estate cycle. The Group attaches great importance to the optimisation of intermediaries and meticulously prepares its development and communication strategy. In doing so, the Group aims to avoid pressure to develop in short periods of time, which might compromise the Group's value creation target.

With the current gross LTV ratio of 40.8% as of 30 June 2025 and a debt financing structure (bank financing 35.2%, existing bonds and private placements 64.8%) as of 30 June 2025, the Group has a solid financing structure and a solid base for future growth. This financing structure provides the Group with a strong resilience from stress in the financial markets.

The stable tenant profile, together with a conservative acquisition strategy, will enable the Group, even in market downturns, to preserve the achieved values of its portfolio and be best positioned to take advantages of attractive opportunities that may arise.

### **Sustainability**

As a reliable and conscientious company, HIAG pursues economic, environmental and social value creation throughout a property's entire value chain. The concept of sustainability is taken into account in all HIAG's business processes and the entire organisation is held accountable in this respect. HIAG is committed to the United Nations Sustainable Development Goals (SDGs). The SDGs shape HIAG's sustainability strategy and reporting with their comprehensive view of sustainability.

Sustainability is part of HIAG's business model:



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HIAG has implemented a variety of processes to ensure compliance with its sustainability standards. The company drives these efforts through its internal sustainability team. Where appropriate, HIAG collaborates with partners to enhance its sustainability initiatives. For example, photovoltaic expansion is primarily managed through a joint venture with aventron called HIAG Solar AG. HIAG Immobilien Holding AG publishes a Sustainability Report in accordance with the GRI Standards. It focuses essentially on social, environmental and governance information. Sustainability Report 2024 of the Issuer is available on the Issuer's website at <https://www.hiag.com/media/kpkhcx0g/hiag-sustainability-report-2024.pdf>.

### Key strengths

The Group believes that the following strengths will contribute to future growth, generation of resilient cash-flows and long-term value creation:

#### Long-term oriented business view



Proven and resilient business model with profit contributions by all business segments



Successful, profitable growth path with focus on core real estate business



Long-term real estate business supported by the sustainable thinking family anchor shareholder

#### Strong market positioning



Diversified portfolio for challenging market environment in terms of segments, tenant structure and strategic locations



Strong focus on sustainability agenda and energy production from renewable resources



80 real estate experts from BoD to site managers

#### Performance / Finance structure



Enormous value increase and growth potential in promising segments



Solid capital structure, stable cash flows as well as attractive dividend payments



Forward-looking and flexibly adjustable investments, cash flows through capital recycling

### Leadership in a market with attractive growth drivers

HIAG's positioning in the market is characterised by several distinct features. Firstly, the Group's development activities are complex – all of its current development projects are executed on sites with an industrial history and significant development potential. Most of the non-residential sites have a diversified multi-type tenant profile. The Group operates on large scale projects and a total site area of 2.4 million sqm. Furthermore, the Group has proprietary access to land via its own Development Portfolio which comprises approximately 699,000 sqm to be developed. HIAG's track record, in particular with respect to the development of sites with an industrial past, strengthens the Group's positioning in the market. The Group leverages its relationships and market access. The Group also benefits from an experienced management team and staff which have a diversified career and educational backgrounds. Expertise across technical, real estate and financial areas enable the Group to create value through industrial development, the latter being a strong distinguishing feature as compared to many other companies active in redevelopment. In addition, its large existing land bank gives the Group a significant competitive advantage and raises certain barriers to entry for competitors seeking to build a comparable development portfolio and track record.

The properties of the Group are well positioned in the market with a portfolio being located mainly in Switzerland's main economic regions around Aargau, Zurich/Zug, north west Switzerland, Geneva and Basel. The scarcity of land in these regions along with recent regulation limiting the possibility to (re)zone agricultural land, supports the need to densify and redevelop certain post-industrial areas. The Group's leading position is further supported by the Swiss market's comparatively robust long-term macroeconomic variables and supportive demographics. The dynamics in Switzerland's industrial sector and these industries' ability to invest in the optimisation of their processes create ongoing redevelopment opportunities based on the shift from low growth industrial sectors (e.g. wood and paper, textile, chemicals) to high growth industrial subsectors (e.g. food and beverage, pharmaceuticals, electronic equipment) in terms of demand for Commercial Sites and Properties.

### Significant value creation in the property lifecycle

HIAG's expertise allows the Group to engage in the development of a site or property at a stage in the property lifecycle at which there is significant value creation potential.

The value of a site or property at a late stage of its initial lifecycle typically reflects uses that have limited value added activities. Generally, the initiation of a new life cycle facilitates the development of the full potential of a site, whose value might have also increased significantly over time due to the evolution of the surrounding community.

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The potential significant value uplift is mainly based upon (i) the identification of uses that create the highest possible added value to its potential tenants from a long-term perspective, (ii) the marketing of these uses and the steering of the permission and planning process and (iii) construction cost management during the development process.

HIAG has a specialised business model focused on realising this potentially significant value of sites in a post-industrial context.

### ***Track record of strong portfolio growth***

HIAG has a proven track record of delivering growth and at the same time strong returns for its shareholders. The Group's property portfolio has grown by 185.9% from CHFm 707.0 as of 31 December 2010 to CHFm 2,021.2 as of 30 June 2025, thereby demonstrating the Group's ability to successfully source and acquire new sites, execute significant investment plans as well as achieve revaluation gains mainly driven by redevelopment activity rather than market price movements.

### ***Strategic focus and differentiated real estate investment proposition***

HIAG has a strategic focus on what it regards as the most profitable activities in the real estate value chain. Key processes, e.g. the acquisition of sites, the steering of permission processes, development planning, letting and sales activities are primarily completed in-house. Facility management is also completed in-house onsite in certain cases where the Group considers it is important to be "close to the asset", e.g. development activities on sites with an industrial context. Areas which are subject to potentially higher market competition, have comparatively lower margins or are more resource intensive are outsourced, e.g. architectural and technical planning, construction work or facility management for Yielding Properties.

HIAG combines the holding of Yielding Properties with other sites having specialised development potential. The Group believes that this, together with its sizeable land bank and proven ability to conduct development on sites with industrial context, are the main differentiating factors setting it apart from other listed companies in the Swiss real estate sector.

### ***Multiple performance drivers***

HIAG has multiple growth drivers to generate attractive returns. The Yielding Portfolio is intended to generate a relatively stable and predictable income based on its diversified and high quality tenant base. As of 30 June 2025, the fair value amounted to CHFm 1,232.2 generating a gross yield of 5.4%. The Development Portfolio is expected to be a key driver of future net asset value growth. As of the same date, the fair value amounted to CHFm 789.0 generating a gross yield of 1.8% during the intermediary use. Based on the current plans of the Group, approximately 699,000 sqm effective area are planned for development. The current projects under construction and the upcoming projects in the next three years could generate after completion and at full letting an annual property income of approximately CHFm 16.8 and expected sales revenue from promotion projects of CHFm 153.8.

### **History**

HIAG was founded on the basis of an industrial group active in production and trade of wood products. Founded in 1876 in St. Margrethen in the Canton of St. Gallen, the group became a market leading player of timber materials in Europe by the mid-1980s. At the beginning of the new millennium, driven by technological and structural changes, the group initiated a transition process. After the successful spin-off of its production facilities in flooring, door, fibreboard and wood trading industries, the Group now focuses on its long-term real estate strategy.

Initially concentrating on reviving its former wood industry sites with growing high-tech companies, the Group progressively entered into the conversion of former industrial sites to retail and residential use. In 2009, the first step was taken towards growth beyond its existing property portfolio through the acquisition of a former textile mill in Windisch. In the past five years the Group strengthened its competences in site redevelopment and accomplished numerous further acquisitions. Furthermore, the Group grew its asset base significantly through investments as well as value creation on its Redevelopment Portfolio.

Since 16 May 2014 HIAG's registered shares are listed and traded on the SIX Swiss Exchange.

### **Prospects**

Sentiment on the Swiss property market is likely to remain positive in the coming months. In the residential segment, the market continues to benefit from stable demand for rental and owner-occupied apartments. The downer is likely to remain the commercial sector, where demand for office and commercial space is expected to be subdued because of economic uncertainties. The logistics sector, on the other hand, is likely to show stable growth. In addition, the low-interest rate environment is bolstering property values and the transaction market. HIAG therefore expects the positive business development to continue. The progress on the construction of the "Alto" residential tower and the "Reichhold Campus" coupled with successful transaction activities should further strengthen the earnings. In particular, the certification of transfer of the condominiums in the "Livingstone" project in the second stage on the "Chama" site will make a significant contribution to earnings. With a sharpened corporate strategy, a strong balance sheet and a flexible financing structure, HIAG is ideally placed to benefit more than most from the dynamic development of the Swiss property market.

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Such information includes statements that constitute "forward-looking statements". By their very nature, forward-looking statements involve inherent risks and uncertainties, both general and specific, and risks exist that prospects, predictions, forecasts, projections and other outcomes described or implied in forward-looking statements will not be achieved. See "*Forward-Looking Statements*" on page 11, of this Prospectus.

## Capital Structure and Bonds

### Capital Structure

For information on the Issuer's shares and capital structure, see page 33 of the Half-Year Report 2025 and the Issuer's Articles of Association (Art. 3 to Art. 3b), which are incorporated by reference into this Prospectus.

### Outstanding Bonds

Issue Year	Maturity Date	Nominal amount	Interest Rate	ISIN
2021	30.06.2028	CHF 160,000,000	0.75%	CH1112011585
2022	30.10.2026	CHF 150,000,000	1.77%	CH1172972825
2023	16.02.2029	CHF 100,000,000	3.13%	CH1243933566
2025	23.04.2030	CHF 100,000,000	1.42%	CH1381197107

### Own Equity Securities

As of 30 June 2025, the Issuer held 5,832 of its own shares.

## Financial Statements

The Annual Report 2024, containing the annual financial statements of the Issuer and the consolidated financial statements of the Group (including the audit reports issued in respect thereof) and the Half-Year Report 2025 containing the consolidated half-year financial statements of the Group are incorporated in this Prospectus by reference.

**HIAG**