

Factsheet (Status:30.06.2021)

Company Profile

HIAG is a leading real estate company listed on the SIX Swiss Exchange that has a real estate portfolio with a total value of CHF 1.8 billion. Compared to the total area of the real estate portfolio of 2.7 million m², HIAG has an outstanding development pipeline of around 756,000 m² with 61 projects and an expected investment volume of around CHF 2.9 billion. The portfolio comprises around 45 sites with well-developed office, commercial and logistics properties as well as selected residential properties in future-oriented growth regions of German and French-speaking Switzerland. HIAG generates a stable rental income from its real estate management activities and creates long-term value potential through active portfolio management and the development of attractive destinations.

Board of Directors

Dr. Felix Grisard
Salome Grisard Varnholt
Dr. Jvo Grundler
Balz Halter (independent member)
Dr. Christian Wiesendanger (independent member)

Executive Board

Marco Feusi, CEO
Laurent Spindler, CFO (as of 01.09.2021 Rico Mueller)
Dr. Jvo Grundler, General Counsel

Shareholder Structure

SFAG Holding AG	50.3%
HIAG Beteiligung Holding AG	4.9%
Grisgros AG	4.6%
Senft AG	3.4%
Free float as at 30.06.2021 (SIX Swiss Exchange definition)	36.9%

Financial Calendar

Publication Year-End Results 2021	14.03.2022
General Meeting 2022	28.04.2022
Publication Half-Year Results 2022	26.08.2022

Stock Fundamentals

ISIN	CH0239518779	Industry	Real Estate	Stock Exchange	SIX Swiss Exchange
WKN	A113S6	Country	Switzerland	Ratings	Credit Suisse Low BB
Share type	registered share	Index	SPI/SXI Real Estate		outlook negativ
Reuters code	HIAG.S	Dividend April 21	CHF 2.30		Fedafin Baa- outlook stable
Bloomberg code	HIAG.SW	Dividend April 20	CHF 0.00	Share price: 30.06.21	102.00
Ticker	HIAG	Dividend April 19	CHF 3.90	Share price: 30.06.20	92.20
		Dividend April 18	CHF 3.60		
		Share numbers	8,433,000		

Key Figures

Key figures per share

in CHF		H1 2021	H1 2020
Earnings per share (EPS)		5.04	2.76
in CHF		30.06.2021	31.12.2020
Shareholders' equity (NAV) per outstanding registered share, before deferred taxes		103.04	99.43
Shareholders' equity (NAV) per outstanding registered share, after deferred taxes		93.51	90.72

Key financial figures

in TCHF	H1 2021	H1 2020
Property income	30,644	29,472
Revaluation of properties	32,238	17,694
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	52,944	30,035
Net income	41,946	22,062

in TCHF	30.06.2021	31.12.2020
Shareholders' equity	785,043	761,122
Equity ratio	42.7%	45.0%
LTV ratio	51.0%	48.7%

Key Portfolio figures

in TCHF	30.06.2021	31.12.2020
Real estate portfolio	1,780,664	1,637,844
Yielding portfolio	1,163,519	1,025,765
Property development portfolio	617,145	612,079
Annualised rental income in CHF million	65.7	60.0
Vacancy rate total portfolio	10.8%	13.2%
- Vacancy rate yielding properties	9.7%	13.0%
- Vacancy rate redevelopment properties	15.7%	13.7%

EPRA performance figures

in TCHF except key figures per share	H1 2021	H1 2020
EPRA Earnings	12,401	7,121
EPRA Earnings per share	1.49	0.89
Company specific Adjusted Earnings	14,339	9,922
Company specific Adjusted EPS	1.72	1.24

in TCHF except key figures per share	30.06.2021	31.12.2020
EPRA NTA	864,321	837,634
EPR NTA per share	103.80	103.53
EPRA vacancy rate	10.8%	13.2%

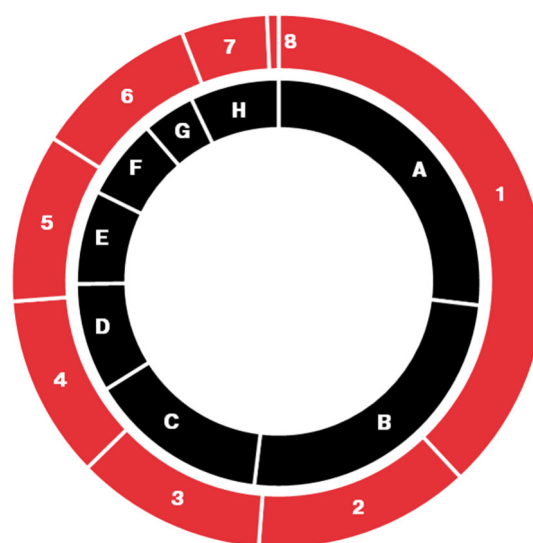
Market value of investment properties by type use at 30.06.2021

1 Industry, Commercial	38.1%
2 Building land	13.1%
3 Residential	11.5%
4 Distribution, Logistics	11.1%
5 Retail	10.2%
6 Office	10.1%
7 Residential, Commercial	5.2%
8 Miscellaneous	0.7%

Market value of investment properties by canton as at 30.06.2021

A Zurich	26.9%
B Aargau	25.0%
C Geneva	14.2%
D Zug	8.7%
E Solothurn	7.5%
F Baselland	6.4%
G St. Gallen	4.2%
H Miscellaneous	7.1%

Market value of real estate portfolio



according to use ●
according to canton ●