

# Factsheet

## Company Profile

HIAG is a leading real estate company listed on the SIX Swiss Exchange that has a real estate portfolio with a total value of CHF 1.8 billion. Compared to the total area of the real estate portfolio of 2.6 million m<sup>2</sup>, HIAG has an outstanding development pipeline of around 810,000 m<sup>2</sup> with 60 projects and an expected investment volume of CHF 2.98 billion. The portfolio comprises 44 sites with well-developed office, commercial and logistics properties as well as selected residential properties in future-oriented growth regions of German and French-speaking Switzerland. HIAG generates a stable rental income from its real estate management activities and creates long-term value potential through active portfolio management and the development of attractive destinations.

## Board of Directors

Dr. Felix Grisard, President  
Balz Halter, Vice President  
Salome Grisard Varnholt, independent member  
Dr. Jvo Grundler, member  
Dr. Christian Wiesendanger, independent member  
Anja Meyer, independent member

## Executive Board

Marco Feusi, CEO  
Rico Moller, CFO  
Dr. Jvo Grundler, General Counsel

## Anchor shareholders

SFAG Holding AG	43.8%
HIAG Beteiligung Holding AG	4.1%
Grisgros AG	3.8%
Senft AG	2.8%
Free float as at 31/12/2021 (SIX Swiss Exchange definition)	45.6%

## Financial Calendar

Annual General Meeting Fiscal 2021	28/04/2022
Publication half year results 2021	26/08/2022
HIAG Capital Day	27/09/2022
Publication Annual Report 2022	14/03/2023
Annual General Meeting Fiscal 2022	27/04/2023

## Stock Fundamentals

ISIN	CH0239518779	Industry	Real Estate	Stock Exchange	SIX Swiss Exchange
WKN	A113S6	Country	Switzerland	Credit Rating	Credit Suisse Low BB
Share type	registered share	Index	SPI/SXI Real Estate		Fedafin Baa
Reuters code	HIAG.S	Dividend April 21	CHF 2.70	Share price: 31/12/21	95.00
Bloomberg code	HIAG.SW	Dividend April 20	CHF 2.30	Share price: 31/12/20	109.50
Ticker	HIAG	Dividend April 19	-		
		Dividend April 18	CHF 3.90		
		Share numbers	10,119,600		

## Key Figures

### Key figures per share

in CHF	31/12/2021	31/12/2020
Earnings per share (EPS)	10.39	6.82
in CHF	31/12/2021	31/12/2020
Shareholders' equity (NAV) per outstanding registered share, before deferred taxes	106.10	99.43
Shareholders' equity (NAV) per outstanding registered share, after deferred taxes	98.06	90.72

# Factsheet

## Key financial figures

in TCHF	31/12/2021	31/12/2020
Property income	63,142	59,738
Revaluation of properties	60,523	27,002
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	115,627	70,254
Net income	89,263	55,159
Shareholders' equity	988,999	761,122
Equity ratio	52.0%	45.0%
LTV Ratio gross	44.5%	49.9%
LTV Ratio net	39.6%	48.7%

## Key Portfolio figures

in TCHF	31/12/2021	31/12/2020
Real estate portfolio	1,784,429	1,637,844
- thereof yielding portfolio	1,137,671	1,025,765
- thereof development portfolio	646,759	612,079
Real estate portfolio (number of real estate properties)	114	116
Number of sites (yielding and development)	44	47
Investments in investment property portfolio	94,620	75,508
Annualised rental income in CHF million	63.1	60.0
Vacancy rate total portfolio	10.7%	13.2%
- Vacany rate yielding portfolio	9.6%	13.0%
- Vacany rate development portfolio	15.7%	13.7%

## Alternative Performance Measures

in TCHF except key figures per share	31/12/2021	31/12/2020
Company specific earnings	23,207	31,083
Company specific earnings per share	2.70	3.84
Adjusted NAV	1,083,632	840,986
Adjusted NAV per share in CHF	107.44	100.24

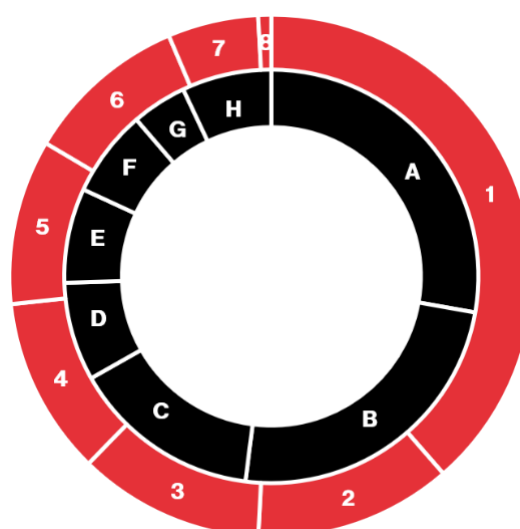
## Market value of investment properties by type use at 31 December 2021

1	Industry, Commercial	38.6%
2	Building land	12.2%
3	Distribution, Logistics	11.5%
4	Retail	11.0%
5	Residential	10.2%
6	Office	10.1%
7	Residential, Commercial	5.6%
8	Miscellaneous	0.8%

## Market value of investment properties by canton as at 31 December 2021

A	Zurich	27.8%
B	Aargau	24.2%
C	Geneva	14.8%
D	Zug	7.7%
E	Solothurn	7.4%
F	Basel-Landschaft	6.8%
G	St. Gallen	4.3%
H	Miscellaneous	7.0%

## Market value of real estate portfolio



according to use ●  
according to canton ●