

Key financial figures

in TCHF	H1 2020	H1 2019
Property income	29,472	29,731
Revaluation of investment properties	17,694	-26,015
Earnings before interest, taxes depreciation and amortisation (EBITDA)	30,035	-45,096
Net income	22,062	-43,364

in TCHF	30.06.2020	31.12.2019
Shareholders' equity	694,449	672,085
Equity ratio	41.2%	41.3%
LTV ratio	51.4%	51.4%

Key portfolio figures

in TCHF	30.06.2020	31.12.2019
Real estate portfolio	1,622,670	1,571,676
Yielding portfolio	1,056,401	1,053,441
Property development portfolio	566,269	518,235
Annualised property income (in CHF million)	58.9	58.7
Weighted Average (Unexpired) Lease Term	8.7 years	8.9 years
Vacancy rate investment properties	13.3%	14.4%
Vacancy rate investment properties undergoing repositioning ¹	37.4%	40.9%
Vacancy rate redevelopment properties	16.7%	13.7%

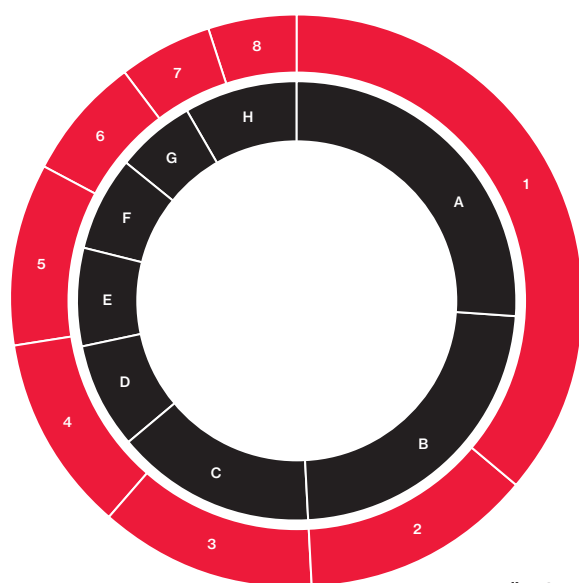
EPRA performance figures

in TCHF	H1 2020	H1 2019
Adjusted-EPRA Earnings	11,150	-5,249

in TCHF	30.06.2020	31.12.2019
EPRA NAV	767,054	741,923
Equity ratio according to EPRA NAV	45.5%	45.6%
EPRA vacancy rate	15.2%	16.6%
Adjusted EPRA vacancy rate (excl. investment properties undergoing repositioning) ¹	13.3%	14.4%

¹ Properties Mandachstrasse 50–56 ZH and Sternenfeldpark 14 BL

Market value of real estate properties



by type of use as at 30.06.2020

1	Industry, commercial	36.2%
2	Building land	13.1%
3	Residential	12.3%
4	Office	10.9%
5	Retail	10.3%
6	Distribution, logistics	7.1%
7	Residential and commercial	5.3%
8	Miscellaneous	4.8%

by canton as at 30.06.2020

A	Zurich	26.3%
B	Aargau	23.0%
C	Geneva	14.6%
D	Zug	8.0%
E	Solothurn	7.0%
F	Baselland	7.0%
G	St. Gallen	6.0%
H	Miscellaneous	8.1%