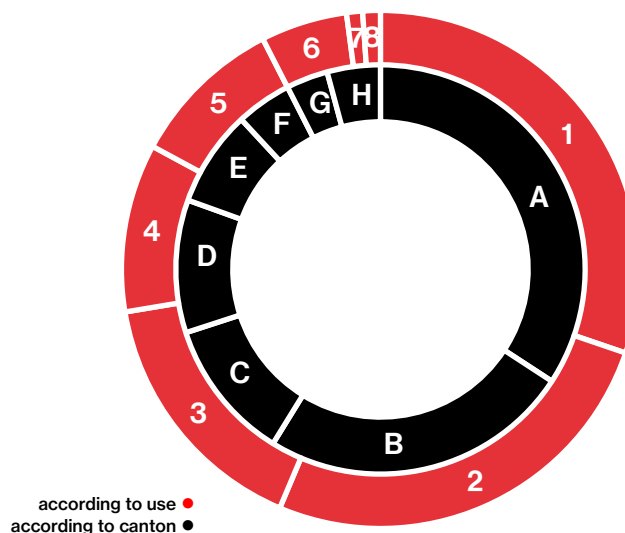


In a Nutshell Key Figures



Market value of investment properties by type of use¹ as at 30/06/2026

1	Industry/commercial	30.2%
2	Residential	26.1%
3	Building land	16.0%
4	Retail	10.5%
5	Office	9.6%
6	Distribution/logistics	5.4%
7	Residential/commercial property	1.0%
8	Miscellaneous	1.1%

Market value of investment properties by canton as at 30/06/2026

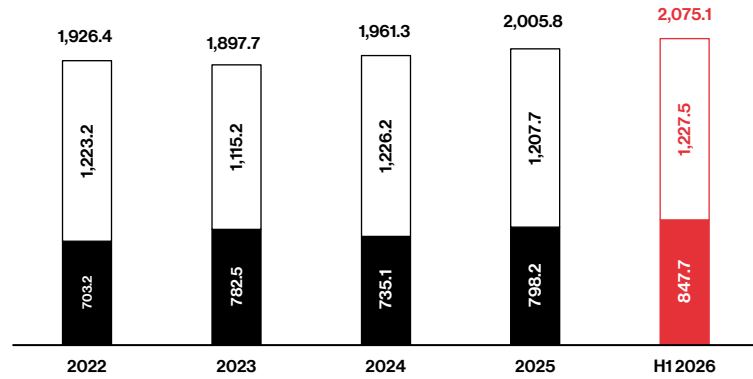
A	Zurich	34.2%
B	Aargau	24.6%
C	Geneva	11.2%
D	Zug	10.5%
E	Solothurn	7.6%
F	Basel-Landschaft	4.4%
G	St. Gallen	3.3%
H	Miscellaneous	4.2%

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

93%

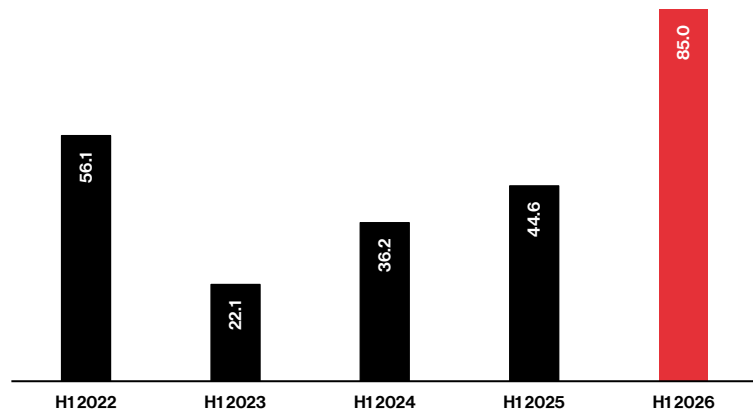
of HIAG's investment property portfolio is situated in the regions Zurich, Aargau, Geneva, Zug, Solothurn and Basel-Landschaft.

Investment property portfolio
in CHFm

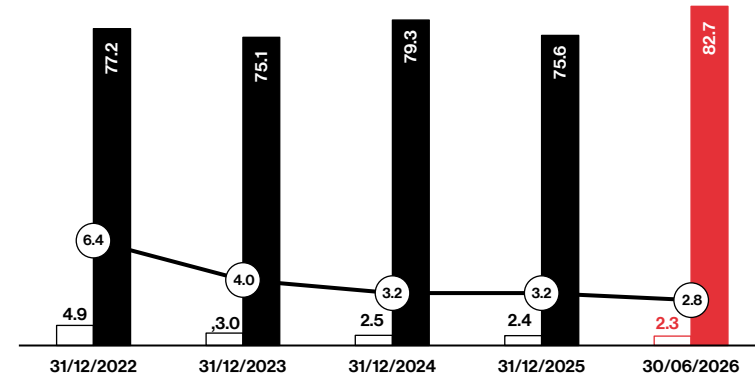


■ Development portfolio
□ Yielding portfolio

Net income
in CHFm

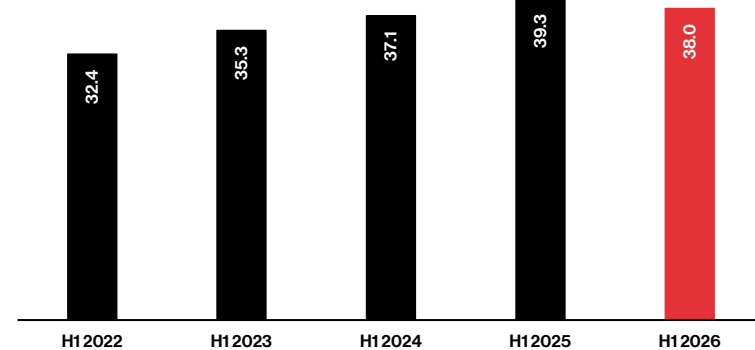


Potential property income, vacancy and vacancy rate
in CHFm



■ Potential property income
□ Vacancy
○ Vacancy rate in %

Property income
in CHFm





Key financial figures		H1 26	H1 25
Property income	TCHF	37,977	39,287
Revaluation of investment properties	TCHF	53,389	26,600
– thereof yielding portfolio	TCHF	13,646	9,394
– thereof development portfolio	TCHF	39,743	17,206
EBITDA	TCHF	106,209	55,281
Net income	TCHF	84,970	44,636
Net income excl. revaluation	TCHF	36,931	20,497
Cash flow from operating activities	TCHF	12,157	1,804
Cash flow from investment activities	TCHF	–40,683	–31,866
Cash flow from financing activities	TCHF	12,911	21,737

		30/06/2026	31/12/2025
Cash and cash equivalents	TCHF	16,270	31,882
Shareholders' equity	TCHF	1,255,824	1,207,690
Equity ratio	%	56.4	57.0
Return on equity	%	13.3	9.9
Average interest rate for financial liabilities (period)	%	1.7	1.7
LTV-ratio, gross	%	40.0	38.9
LTV-ratio, net	%	39.2	37.3
Balance sheet total	TCHF	2,226,610	2,119,581
Full-time employees	FTE	74.3	73.9

Key portfolio figures		30/06/2026	31/12/2025
Investment property portfolio	TCHF	2,075,124	2,005,846
– thereof yielding portfolio	TCHF	1,227,469	1,207,656
– thereof development portfolio	TCHF	847,655	798,191
Gross yield yielding portfolio	%	5.1	5.3
Net yield yielding portfolio	%	4.2	4.2
Market value of investment properties	TCHF	2,036,765	1,958,603
Number of investment properties valued	Number	92	94
– thereof yielding properties	Number	53	53
– thereof development properties	Number	39	41
Weighted Average Unexpired Lease Terms (WAULT)			
investment property portfolio	Years	6.3	6.5
WAULT top 15 tenants	Years	6.8	7.1
Investments in investment properties	TCHF	57,425	89,488
– thereof yielding portfolio	TCHF	5,968	2,289
– thereof development portfolio	TCHF	51,457	87,199

Alternative performance measures ¹		H1 26	H1 25
Adjusted NAV	TCHF	1,382,183	1,283,897
Adjusted NAV per share	CHF	136.62	126.95
Funds from operations (FFO) I	TCHF	34,179	15,441
FFO I per share	CHF	3.4	1.5

¹ Please refer to "Definition of Alternative Performance Measures" on page 33 et seq.

Key figures per share		H1 26	H1 25
Number of outstanding registered shares	Number	10,117,179	10,113,768
Number of weighted outstanding registered shares	Number	10,115,804	10,106,564
Earnings per share (EPS)	CHF	8.40	4.42
EPS excl. revaluation	CHF	3.65	2.03

		30/06/2026	31/12/2025
NAV per outstanding registered share, excl. deferred taxes	CHF	132.99	127.85
NAV per outstanding registered share, incl. deferred taxes	CHF	124.13	119.40