

SWISS PRIME SITE

2021

— INDICATIVE IFRS RECONCILIATION

# Consolidated income statement – Indicative IFRS reconciliation

in CHF 1 000	FER 01.01.- 31.12.2021	IFRS 15 POC	IFRS 16 Leases	IAS 19 Employee Benefits	IAS 16 Owner- occupied properties	IFRS 01.01.- 31.12.2021
Rental income from properties	426 692					426 692
Income from real estate developments	48 261	3 703				51 964
Income from real estate services	119 387					119 387
Income from retail	119 540					119 540
Income from asset management	18 215					18 215
Other operating income	12 836					12 836
<b>Operating income</b>	<b>744 931</b>	<b>3 703</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>748 634</b>
Revaluation of investment properties, net	318 814		-3 283		-13 977	301 554
Result from investments in associates	909					909
Result from investment property sales, net	39 916					39 916
Real estate costs	-59 101		12 724			-46 377
Cost of real estate developments	-33 377					-33 377
Cost of goods sold	-63 726					-63 726
Personnel costs	-172 625			-1 332		-173 957
Depreciation on assets	-7 400		-5 674		-1 121	-14 195
Amortisation on intangible assets	-8 981					-8 981
Other operating expenses	-43 945					-43 945
<b>Operating expenses</b>	<b>-389 155</b>	<b>-</b>	<b>7 050</b>	<b>-1 332</b>	<b>-1 121</b>	<b>-384 558</b>
<b>Operating result (EBIT)</b>	<b>715 415</b>	<b>3 703</b>	<b>3 767</b>	<b>-1 332</b>	<b>-15 098</b>	<b>706 455</b>
Financial expenses	-71 748		-3 876			-75 624
Financial income	2 687			88		2 775
<b>Profit before income taxes</b>	<b>646 354</b>	<b>3 703</b>	<b>-109</b>	<b>-1 244</b>	<b>-15 098</b>	<b>633 606</b>
Income taxes	-138 977	-518	22	249	2 974	-136 250
<b>Profit</b>	<b>507 377</b>	<b>3 185</b>	<b>-87</b>	<b>-995</b>	<b>-12 124</b>	<b>497 356</b>
Revaluation of owner-occupied properties					15 098	15 098
Deferred taxes on revaluation					-2 974	-2 974
Remeasurement pension plan				22 064		22 064
Deferred taxes on remeasurement				-4 475		-4 475
Items not reclassified to profit or loss				17 589	12 124	29 713
Items reclassified to profit or loss						-
Other comprehensive income				17 589	12 124	29 713
<b>Comprehensive income</b>		<b>3 185</b>	<b>-87</b>	<b>16 594</b>	<b>-</b>	<b>527 069</b>

# Consolidated balance sheet – Indicative IFRS reconciliation

in CHF 1 000	FER 31.12.2021	IFRS 16 Leases	IAS 19 Employee Benefits	IAS 16 Owner- occupied properties	IFRS 31.12.2021
<b>Assets</b>					
Cash	114 656				114 656
Securities	1 351				1 351
Accounts receivable	39 330				39 330
Other current receivables	6 268				6 268
Inventories	33 263				33 263
Trading properties	53 466				53 466
Accrued income and prepaid expenses	31 009				31 009
Assets held for sale	250 124				250 124
<b>Total current assets</b>	<b>529 467</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>529 467</b>
Investment properties	12 489 910	238 240		-597 343	12 130 807
Owner-occupied properties	-			597 343	597 343
Right of use / Leases	-	54 961			54 961
Tangible assets	23 620				23 620
Investments in associates	50 800				50 800
Pension plan assets	-		80 239		80 239
Other financial investments	4 285				4 285
Intangible assets	32 243				32 243
<b>Total non-current assets</b>	<b>12 600 858</b>	<b>293 201</b>	<b>80 239</b>	<b>-</b>	<b>12 974 298</b>
<b>Total assets</b>	<b>13 130 325</b>	<b>293 201</b>	<b>80 239</b>	<b>-</b>	<b>13 503 765</b>
<b>Liabilities and shareholders' equity</b>					
Current financial liabilities	858	13 808			14 666
Accounts payable	25 297				25 297
Other current liabilities	160 921				160 921
Accrued expenses and deferred income	193 666				193 666
<b>Total current liabilities</b>	<b>380 742</b>	<b>13 808</b>	<b>-</b>	<b>-</b>	<b>394 550</b>
Non-current financial liabilities	5 147 184	279 658			5 426 842
Deferred tax liabilities	1 263 720	-54	16 048		1 279 714
<b>Total non-current liabilities</b>	<b>6 410 904</b>	<b>279 604</b>	<b>16 048</b>	<b>-</b>	<b>6 706 556</b>
<b>Total liabilities</b>	<b>6 791 646</b>	<b>293 412</b>	<b>16 048</b>	<b>-</b>	<b>7 101 106</b>
Share capital	1 162 347				1 162 347
Capital reserves	50 016				50 016
Treasury shares	-58				-58
Retained earnings	5 126 374	-211	64 191		5 190 354
<b>Total shareholders' equity</b>	<b>6 338 679</b>	<b>-211</b>	<b>64 191</b>	<b>-</b>	<b>6 402 659</b>
<b>Total liabilities and shareholders' equity</b>	<b>13 130 325</b>	<b>293 201</b>	<b>80 239</b>	<b>-</b>	<b>13 503 765</b>

## Imprint

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### Overall responsibility | Editorial

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