

SWISS PRIME SITE

2019

— PRO FORMA GROUP KEY FIGURES W/O TERTIANUM GROUP

Pro forma Group income statement – w/o Tertianum group

| in CHF 1 000 | 01.01.– 30.06.2019 | 01.01.– 31.12.2019 |
|--|-----------------------|-----------------------|
| Rental income from properties | 207 821 | 421 688 |
| Income from real estate developments | 34 681 | 79 789 |
| Income from real estate services | 56 981 | 117 531 |
| Income from retail | 57 191 | 128 041 |
| Income from asset management | 8 784 | 13 542 |
| Other operating income | 2 905 | 6 018 |
| Operating income | 368 363 | 766 609 |
| Revaluation of investment properties, net | 85 668 | 204 442 |
| Result from investments in associates | 500 | 1 000 |
| Result from investment property sales, net | 5 573 | 20 777 |
| Real estate costs | –26 094 | –50 180 |
| Cost of real estate developments | –27 632 | –62 927 |
| Cost of goods sold | –27 802 | –62 128 |
| Personnel costs | –83 480 | –170 487 |
| Depreciation on tangible assets | –3 307 | –7 659 |
| Amortisation on intangible assets | –2 951 | –7 195 |
| Other operating expenses | –17 341 | –37 858 |
| Operating expenses | –188 607 | –398 434 |
| Operating result (EBIT) | 271 497 | 594 394 |
| Financial expenses | –35 632 | –69 756 |
| Financial income | 1 352 | 2 342 |
| Profit before income taxes | 237 217 | 526 980 |
| Income taxes | 108 414 | 55 738 |
| Profit | 345 631 | 582 718 |

Pro forma Group balance sheet – w/o Tertianum group

| in CHF 1 000 | 30.06.2019 | 31.12.2019 |
|---|-------------------|-------------------|
| Assets | | |
| Cash | 128 141 | 133 418 |
| Securities | 520 | 557 |
| Accounts receivable | 39 749 | 51 812 |
| Other current receivables | 7 594 | 5 664 |
| Inventories | 30 748 | 32 313 |
| Real estate developments | 7 400 | 19 650 |
| Accrued income and prepaid expenses | 36 088 | 33 463 |
| Assets held for sale | 96 053 | 94 136 |
| Total current assets | 346 293 | 371 013 |
| Investment properties | 11 344 651 | 11 636 549 |
| Tangible assets | 25 625 | 26 996 |
| Investments in associates | 51 731 | 52 231 |
| Deferred income tax assets | 4 239 | 1 634 |
| Other financial investments | 3 895 | 5 574 |
| Intangible assets | 14 256 | 19 752 |
| Total non-current assets | 11 444 397 | 11 742 736 |
| Total assets | 11 790 690 | 12 113 749 |
| Liabilities and shareholders' equity | | |
| Current financial liabilities | 942 119 | 1 255 402 |
| Accounts payable | 6 211 | 18 769 |
| Other current liabilities | 145 453 | 122 002 |
| Real estate developments | 4 208 | – |
| Accrued expenses and deferred income | 128 469 | 157 785 |
| Total current liabilities | 1 226 460 | 1 553 958 |
| Non-current financial liabilities | 4 344 937 | 4 074 782 |
| Deferred tax liabilities | 1 065 628 | 1 094 699 |
| Total non-current liabilities | 5 410 565 | 5 169 481 |
| Total liabilities | 6 637 025 | 6 723 439 |
| Share capital | 1 161 979 | 1 161 979 |
| Capital reserves | 320 288 | 320 629 |
| Treasury shares | –78 | –106 |
| Retained earnings | 3 671 476 | 3 907 808 |
| Total shareholders' equity | 5 153 665 | 5 390 310 |
| Total liabilities and shareholders' equity | 11 790 690 | 12 113 749 |

Imprint

The original of this Report is written in German.
The German original is therefore the effective official version.

Overall responsibility | Editorial

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