

## SELECTED KEY FIGURES

INVESTIS FINANCIAL KEY FIGURES		
CHF 1,000	31.12.2023	31.12.2022
Revenue	231,530	227,548
EBITDA before revaluations/disposals <sup>1)</sup>	50,062	53,524
EBIT	-1,487	180,399
Net result	-5,402	151,825
Net profit excluding revaluation effect <sup>1)</sup>	35,548	93,751
Funds from operations (FFO) <sup>1)</sup>	40,612	51,780
<b>Total assets</b>	<b>1,613,696</b>	<b>1,597,358</b>
Total property portfolio	1,518,026	1,507,923
Interest-bearing financial liabilities	397,000	319,000
Gross LTV <sup>1)</sup>	26.2%	21.2%
Deferred tax liabilities	140,839	142,636
Shareholders' equity	1,033,349	1,069,675
Equity ratio	64.0%	67.0%
<b>Number of employees</b>		
Headcount at end of period	2,305	2,334
FTE (full-time equivalent, average over the period)	1,600	1,526
<b>DATA PER SHARE</b>		
CHF	31.12.2023	31.12.2022
Share capital	1,280,000	1,280,000
Number of registered shares issued	12,800,000	12,800,000
Nominal value per share	0.10	0.10
NAV per share <sup>1)</sup>	81.03	83.96
NAV per share excluding deferred taxes with regard to properties <sup>1)</sup>	92.00	95.07
Earnings per share (basic/diluted)	-0.42	11.90
Gross dividend <sup>2)</sup>	2.50	2.50
Dividend yield <sup>1,2)</sup>	2.6%	2.5%
Payout ratio <sup>1,2)</sup>	n/a	21.1%
Share price – annual high	101.50	115.00
Share price – annual low	89.60	84.80
Share price at end of period	97.60	101.50
Average number of shares traded per day	3,115	3,131
Market capitalisation at end of period (CHF million)	1,249	1,299

PROPERTIES KEY FIGURES

CHF 1,000	31.12.2023	31.12.2022
Residential investment properties	1,361,482	1,383,135
Commercial investment properties	147,012	108,170
Investment properties under construction	263	263
Properties held for sale	9,269	16,354
Total property portfolio	1,518,026	1,507,923
Total buildings	152	149
Total residential units	2,477	2,445
Average discount rate (real)	2.97%	2.74%
Revenue	53,077	57,790
Like-for-like rental growth <sup>1)</sup>	3.1%	1.0%
EBITDA before revaluations/disposals <sup>1)</sup>	33,691	36,802
EBIT	-13,868	167,342
Gross rental income (CHF million)	57.9	53.9
Net rental income (CHF million)	57.4	53.2
Vacancy rate	0.9%	1.3%

REAL ESTATE SERVICES KEY FIGURES

CHF 1,000	31.12.2023	31.12.2022
Revenue	181,696	173,512
of which property management	33%	35%
of which facility services	67%	65%
EBIT	17,914	18,367
EBIT margin	9.9%	10.6%
Rents under management (CHF billion)	1.53	1.58

- 1) The section "Alternative Performance Measures" includes definitions of performance measures that are not defined under Swiss GAAP FER.
- 2) Intended distribution per share in accordance with the proposal to the Annual General Meeting.