

Information on investment real estate

		City of Zurich		Rest of Canton of Zurich		Western Switzerland		Other regions		Total real estate	
		2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Residential real estate											
Number		7	7	11	11	20	20	4	4	42	42
Living space	'000 m ²	37	37	93	93	34	34	14	14	178	178
Vacancy rate ¹	%	0.6	1.7	0.7	0.6	3.3	0.0	1.7	2.3	1.2	1.1
Rental income	CHF million	7.4	6.9	11.4	11.4	5.9	0.8	1.7	1.7	26.4	20.8
Earnings on property ²	CHF million	6.7	6.2	9.5	9.8	4.3	0.7	1.3	1.3	21.8	18.0
Gross return	%	3.1	3.9	3.6	3.7	2.6	3.5	3.8	4.0	3.2	3.8
Net yield ³	%	2.7	3.5	3.0	3.2	2.2	2.9	3.0	3.1	2.7	3.3
Acquisition value	CHF million	293.2	293.1	376.0	375.8	418.7	418.7	58.8	58.8	1 146.6	1 146.4
Market value	CHF million	486.9	485.7	649.8	642.1	433.3	430.0	89.2	89.3	1 659.2	1 647.1
Average market value per property	CHF million	69.6	69.4	59.1	58.4	21.7	21.5	22.3	22.3	39.5	39.2
Change in market value ⁴	CHF million	1.1	26.1	7.6	18.5	-0.3	1.0	-0.1	2.5	8.3	48.1
Commercial real estate											
Number		18	18	16	16	5	5	6	6	45	45
Floor space	'000 m ²	310	310	235	235	39	39	64	64	648	648
Vacancy rate ¹	%	0.5	0.2	0.9	1.3	9.9	9.1	2.2	4.7	1.6	1.6
Rental income	CHF million	41.4	42.6	25.5	25.6	4.4	4.4	9.1	8.4	80.4	81.0
Earnings on property ²	CHF million	38.0	38.9	23.9	23.5	3.4	4.1	8.5	7.3	73.8	73.7
Gross return	%	4.5	4.5	5.2	5.2	3.7	5.9	7.6	7.0	4.9	4.9
Net yield ³	%	4.1	4.1	4.8	4.7	3.3	4.9	7.1	6.0	4.5	4.4
Acquisition value	CHF million	1 550.7	1 550.0	1 048.3	1 048.3	308.6	305.6	302.2	301.7	3 209.8	3 205.6
Market value	CHF million	1 854.4	1 852.1	982.1	982.1	232.8	234.9	235.0	238.4	3 304.4	3 307.5
Average market value per property	CHF million	103.0	102.9	61.4	61.4	46.6	47.0	39.2	39.7	73.4	73.5
Change in market value ⁴	CHF million	1.7	18.2	-1.2	-14.8	-5.1	-13.3	-4.0	-2.8	-8.6	-12.7
Investment real estate under construction											
Number		1	1	-	-	2	2	-	-	3	3
Land area	'000 m ²	10	10	-	-	4	4	-	-	14	14
Acquisition value	CHF million	117.4	105.4	-	-	18.1	18.1	-	-	135.5	123.5
Market value	CHF million	144.2	132.0	-	-	20.3	19.1	-	-	164.5	151.1
Change in market value ⁴	CHF million	0.2	6.0	-	-	1.2	1.1	-	-	1.4	7.1
Investment volume	CHF million	177.3	174.6	-	-	18.3	18.0	-	-	195.6	192.6

* Should no further particulars be given, values referring to the income statement concern the first half-year, and balance sheet values the cut-off dates 30 June 2022 and 31 December 2021.

1 As a percentage of target rental income, cumulative as at cut-off date

2 Rental income minus real estate expenses

3 Rental earnings as a percentage of continued market value as at 1 January

4 From revaluation in first half-year 2022 or 2021, respectively

Key share data

		1st half-year 2022 as at 30.06.2022	1st half-year 2021 as at 31.12.2021
Issued share capital on cut-off date	CHF million	16.6	16.6
Approved capital on cut-off date	CHF million	1.0	0.4
Conditional capital on cut-off date	CHF million	0.5	1.2
Issued shares on cut-off date	number	16 592 821	16 592 821
Treasury shares on cut-off date	number	69 006	70 752
Outstanding shares on cut-off date ¹	number	16 523 815	16 522 069
Average of outstanding shares	number	16 523 054	15 833 846
Market price high	CHF	208.50	206.00
Market price low	CHF	151.80	179.20
Market price on cut-off date	CHF	157.80	202.00
Market capitalisation on cut-off date ²	CHF million	2 607.5	3 337.5
Average trading volume per day (on-exchange)	number of shares	24 045	28 537

1 Number of shares issued minus treasury shares

2 Share price on cut-off date multiplied by the number of outstanding shares on cut-off date

Share statistics

Share type	Registered share
Nominal value per share	CHF 1.00
Securities number	883 756
SIX symbol	ALLN
ISIN	CH0008837566
Bloomberg	ALLN SW
Reuters	ALLN. S

Shareholder structure as at 30 June 2022

Number of shares	Number of shareholders	Number of shares	%
> 497 784 shares (> 3%)	4	3 532 277	21.3%
100 001–497 784 shares	20	5 299 875	31.9%
10 001–100 000 shares	84	2 437 316	14.7%
1001–10 000 shares	368	1 070 371	6.5%
1–1000 shares	4 365	801 415	4.8%
Total registered	4 841	13 141 254	79.2%
Not registered		3 451 567	20.8%
Total shares		16 592 821	100.0%

30.5% of the share capital is owned by pension funds and insurance companies and 14.9% by natural persons. A further 33.8% is owned by other legal entities as well as funds, investment companies, foundations and banks. 20.8% of the share capital has not been submitted for registration in the share register. Foreign investors own 8.8% (registered shares).

The treasury shares held by Allreal are taken into account in the total number of shares entered.

Organisation and schedule

Structure and addresses

Allreal Holding AG Allreal Finanz AG

Grabenstrasse 25, 6340 Baar

Allreal Home AG Allreal Office AG Allreal Toni AG Allreal Vulkan AG Allreal West AG Apalux AG Bülachguss AG

Allreal Generalunternehmung AG
 Lindbergh-Allee 1, 8152 Glattpark

Creactive Properties SA Immologic Properties SA SI Grand-Pré 57 SA Société Immobilière Avenir-Levant SA Société Anonyme Vermont-Parc Trebla SA lettre A Serenity OpCo Holding SA

Elevate SA
 Immologic Sàrl
 Immologic Promotions Sàrl
 Roof SA
 Route de Saint-Julien 198
 1228 Plan-les-Ouates

Immologic Promotion Chavannes SA

Avenue de la Gare 84B
 1022 Chavannes-près-Renens

Organisation chart

Allreal Group Roger Herzog

Berne
 Manuel Otter

Romandie
 Anne-Marie Loeillet

**Finance &
 Controlling**
 Thomas Wapp

Sustainability
 David Guthörl

**Human
 Resources**
 Barbara Tomezzoli

Communications
 Reto Aregger

**Internal owner
 organisation**
 Angelo Moser

**Sales /
 Contracting**
 Peter Pantucek

Internal Auditing
 Bruno Schelling

Real Estate Alain Paratte

Projects & Development

**Portfolio
 management**
 Philipp Ricklin

**Building
 Management**
 Mathias Knellwolf

**Real Estate
 Management**
 Claudine Engeli

Development
 Stefan Dambacher

Realisation Zurich
 Simon Räsamen

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Schedule

Annual results 2022

1 March 2023

Annual general meeting 2023

21 April 2023

Half-year results 2023

30 August 2023

Share register

Responsibility for address changes and other changes in the share register lies with:

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Reporting by financial analysts

The Allreal Group is valued and analysed by the following banks, among others:

Equity research

Baader Helvea
Bank Vontobel
Research Partners
Zürcher Kantonalbank

Credit research

Credit Suisse
UBS
Zürcher Kantonalbank

Allreal Half-year Report 2022

Management report

Financial report

Additional information

For further information on Allreal:

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The interactive Half-year Report is available online in German and English at reporting.allreal.ch.