

# CONSOLIDATED FINANCIAL STATEMENTS

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## CONSOLIDATED INCOME STATEMENT

| CHF 1,000   | Note     | 2021           | 2020           |
|---|----------|----------------|----------------|
| Revenue   | 2, 3     | 215,997        | 178,689        |
| Direct expenses   | 2        | -24,845        | -21,732        |
| Personnel expenses  | 2, 4     | -117,197       | -92,942        |
| Other operating expenses  | 2, 5     | -20,281        | -18,493        |
| <b>Operating profit before revaluations, disposal of properties and subsidiaries, depreciation and amortisation</b> |          | <b>53,673</b>  | <b>45,523</b>  |
| Income from revaluations  | 12       | 184,118        | 79,378         |
| Income from disposal of properties  | 6        | 1,059          | 14,023         |
| Depreciation and amortisation   | 13       | -3,769         | -2,707         |
| <b>Operating profit (EBIT)</b>  |          | <b>235,081</b> | <b>136,216</b> |
| Financial income  |          | 3,245          | 458            |
| Financial expenses  |          | -4,409         | -4,003         |
| <b>Financial result</b>   | <b>7</b> | <b>-1,164</b>  | <b>-3,545</b>  |
| <b>Profit before taxes</b>  |          | <b>233,918</b> | <b>132,672</b> |
| Income taxes  | 8        | -33,238        | -19,076        |
| <b>Net profit</b>   |          | <b>200,680</b> | <b>113,596</b> |
| of which attributable to Investis Holding SA shareholders   |          | 200,490        | 113,397        |
| of which attributable to non-controlling interests  |          | 190            | 199            |
| Earnings per share in CHF (basic/diluted)   | 9        | 15.74          | 8.91           |

The disclosures in the notes form an integral part of the consolidated financial statements.

## CONSOLIDATED BALANCE SHEET

| CHF 1,000   | Note | 31.12.2021       | 31.12.2020       |
|---|------|------------------|------------------|
| Cash and cash equivalents   |      | 4,805            | 14,654           |
| Trade receivables   | 10   | 12,813           | 9,570            |
| Other receivables   |      | 1,754            | 3,321            |
| Properties held for sale  | 11   | 16,904           | 21,501           |
| Prepaid expenses and accrued income                                   |      | 15,566           | 3,477            |
| <b>Total current assets</b>   |      | <b>51,841</b>    | <b>52,524</b>    |
| Investment properties   | 12   | 1,718,028        | 1,468,454        |
| Tangible fixed assets   | 13   | 14,956           | 4,570            |
| Intangible assets   | 13   | 6,339            | 3,450            |
| Financial assets  | 15   | 29,373           | 26,979           |
| Deferred tax assets   | 18   | -                | 9                |
| <b>Total non-current assets</b>                                       |      | <b>1,768,696</b> | <b>1,503,462</b> |
| <b>Total assets</b>   |      | <b>1,820,537</b> | <b>1,555,986</b> |
| Current financial liabilities   | 16   | 393,500          | 240,000          |
| Trade payables  |      | 6,534            | 6,314            |
| Other liabilities   |      | 5,189            | 4,187            |
| Accrued expenses and deferred income                                  |      | 26,563           | 24,761           |
| <b>Total current liabilities</b>                                      |      | <b>431,786</b>   | <b>275,262</b>   |
| Bonds   | 16   | 255,000          | 320,000          |
| Provisions  | 17   | 1,139            | 1,020            |
| Deferred tax liabilities  | 18   | 164,634          | 137,752          |
| <b>Total non-current liabilities</b>                                  |      | <b>420,773</b>   | <b>458,772</b>   |
| <b>Total liabilities</b>  |      | <b>852,559</b>   | <b>734,034</b>   |
| Share capital   | 19   | 1,280            | 1,280            |
| Capital reserves  |      | 20,142           | 35,824           |
| Treasury shares   | 19   | -3,615           | -4,350           |
| Retained earnings   |      | 949,312          | 788,064          |
| <b>Equity attributable to the shareholders of Investis Holding SA</b> |      | <b>967,118</b>   | <b>820,818</b>   |
| Non-controlling interests   |      | 860              | 1,134            |
| <b>Total shareholders' equity</b>                                     |      | <b>967,978</b>   | <b>821,952</b>   |
| <b>Total shareholders' equity and liabilities</b>                     |      | <b>1,820,537</b> | <b>1,555,986</b> |

The disclosures in the notes form an integral part of the consolidated financial statements.

## CONSOLIDATED STATEMENT OF CASH FLOWS

| CHF 1,000   | Note | 2021            | 2020            |
|---|------|-----------------|-----------------|
| Net profit  |      | 200,680         | 113,596         |
| Financial result and income taxes                       |      | 34,401          | 22,620          |
| <b>Operating profit (EBIT)</b>                          |      | <b>235,081</b>  | <b>136,216</b>  |
| Income from revaluations                                | 12   | -184,118        | -79,378         |
| Depreciation and amortisation                           | 13   | 3,769           | 2,707           |
| Income from disposal of properties                      | 6    | -1,059          | -14,023         |
| Other non-cash items                                    |      | 110             | -436            |
| Changes in net working capital                          |      |                 |                 |
| Trade receivables                                       |      | 1,292           | 356             |
| Other receivables and prepaid expenses                  |      | 2,646           | 5,267           |
| Properties held for sale                                |      | 5,250           | 9,144           |
| Trade payables  |      | -642            | -291            |
| Other liabilities and accrued expenses                  |      | 747             | -2,433          |
| Income taxes paid                                       |      | -19,006         | -6,911          |
| <b>Cash flow from operating activities</b>              |      | <b>44,070</b>   | <b>50,219</b>   |
| Investments in investment properties                    | 12   | -65,456         | -44,599         |
| Disposal of investment properties                       |      | 67              | 76,265          |
| Purchase of tangible fixed assets and intangible assets | 13   | -4,642          | -3,165          |
| Disposal of tangible fixed assets and intangible assets |      | 653             | 71              |
| Acquisition of subsidiaries, net of cash acquired       | 1    | -35,475         | -5,034          |
| Buyout of non-controlling interests                     | 1    | -1,213          | -               |
| Disposal of subsidiaries, net of cash disposed          | 1    | -               | 6,360           |
| Investments in financial assets                         |      | -6,512          | -2,012          |
| Disposal of financial assets                            |      | 7,306           | 4,401           |
| Interest received                                       |      | 322             | 361             |
| <b>Cash flow from investing activities</b>              |      | <b>-104,951</b> | <b>32,647</b>   |
| Bond issuance   | 16   | 114,700         | -               |
| Repayment of bond                                       | 16   | -240,000        | -100,000        |
| Increase of other current financial liabilities, net    |      | 213,500         | -               |
| Distribution to shareholders                            |      | -31,868         | -29,912         |
| Distribution to non-controlling interests               |      | -117            | -117            |
| Purchase of treasury shares                             |      | -391            | -               |
| Interest paid   |      | -4,794          | -4,013          |
| <b>Cash flow from financing activities</b>              |      | <b>51,032</b>   | <b>-134,042</b> |
| <b>Net change in cash and cash equivalents</b>          |      | <b>-9,849</b>   | <b>-51,176</b>  |
| Cash and cash equivalents at beginning of period        |      | 14,654          | 65,830          |
| <b>Cash and cash equivalents at end of period</b>       |      | <b>4,805</b>    | <b>14,654</b>   |

The disclosures in the notes form an integral part of the consolidated financial statements.

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| CHF 1,000                            | Share capital | Capital reserves | Treasury shares | Retained earnings   |                  | Total equity attributable to shareholders of Investis Holding SA | Non-controlling interests | Total shareholders' equity |
|--------------------------------------|---------------|------------------|-----------------|---------------------|------------------|--|---------------------------|----------------------------|
|                                      |               |                  |                 | Goodwill recognised | General reserves |  |                           |                            |
| <b>Equity as at 1 January 2020</b>   | 1,280         | 50,690           | -5,172          | -57,817             | 750,083          | 739,063  | 918                       | 739,981                    |
| Net profit                           |               |                  |                 |                     | 113,397          | 113,397  | 199                       | 113,596                    |
| Distribution to shareholders         |               | -14,893          |                 |                     | -15,020          | -29,912  | -117                      | -30,029                    |
| Use of treasury shares               |               | 27               | 822             |                     |                  | 849  |                           | 849                        |
| Changes in scope of consolidation    |               |                  |                 | -2,578              |                  | -2,578   | 134                       | -2,445                     |
| <b>Equity as at 31 December 2020</b> | 1,280         | 35,824           | -4,350          | -60,396             | 848,460          | 820,818  | 1,134                     | 821,952                    |
| <b>Equity as at 1 January 2021</b>   | 1,280         | 35,824           | -4,350          | -60,396             | 848,460          | 820,818  | 1,134                     | 821,952                    |
| Net profit                           |               |                  |                 |                     | 200,490          | 200,490  | 190                       | 200,680                    |
| Distribution to shareholders         |               | -15,934          |                 |                     | -15,934          | -31,868  | -117                      | -31,984                    |
| Purchase of treasury shares          |               |                  | -391            |                     |                  | -391   |                           | -391                       |
| Use of treasury shares               |               | 251              | 1,125           |                     |                  | 1,377  |                           | 1,377                      |
| Changes in scope of consolidation    |               |                  |                 | -22,442             |                  | -22,442  |                           | -22,442                    |
| Buyout of non-controlling interests  |               |                  |                 | -867                |                  | -867   | -347                      | -1,213                     |
| <b>Equity as at 31 December 2021</b> | 1,280         | 20,142           | -3,615          | -83,705             | 1,033,016        | 967,118  | 860                       | 967,978                    |

The disclosures in the notes form an integral part of the consolidated financial statements.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### ACCOUNTING PRINCIPLES

Investis Holding SA (“the Company”) is based in Zurich, Switzerland. Its shares have been traded on the SIX Swiss Exchange since 30 June 2016 (IREN). The consolidated financial statements, prepared as at 31 December 2021, include Investis Holding SA and all its direct or indirect subsidiaries and joint ventures (Investis Group) as well as its shareholdings in associated companies.

The business activity of the Investis Group includes the long-term holding of residential and commercial properties as well as comprehensive real estate services in the areas of property management and facility services.

#### BASIS OF ACCOUNTING

The consolidated financial statements of Investis Holding SA have been prepared in accordance with Swiss GAAP FER as a whole and with the special provisions for real estate companies specified in article 17 of the SIX Swiss Exchange’s Directive on Financial Reporting. They give a true and fair view of the assets, liabilities, cash flows and earnings of Investis Group.

The consolidated financial statements have been prepared applying the principle of historical cost accounting or fair value. Please refer to the “Key accounting and valuation principles” in this chapter for the valuation principles of individual balance sheet items. The income statement is presented by nature. The financial statements have been drawn up on the basis of going-concern values.

Assets realised or consumed in the ordinary course of business within twelve months or held for sale purposes are classified as current assets. All other assets are included in non-current assets. Liabilities to be settled in the ordinary course of business or falling due within twelve months from the balance sheet date are classified as current liabilities. All other liabilities are classified as non-current liabilities.

#### APPLICATION OF NEW SWISS GAAP FER STANDARDS

In the year under review the Swiss GAAP FER accounting principles have not been changed.

#### CONSOLIDATION PRINCIPLES

The consolidated financial statements are based on the individual financial statements of the Group companies, which were prepared as at 31 December 2021 and drawn up according to uniform accounting principles. The relevant accounting principles are described below. The consolidated financial statements are presented in Swiss francs (CHF). Unless otherwise stated, all amounts are stated in thousands of Swiss francs (CHF 1,000). Due to rounding, parts of an item that has been broken down may add up to more or less than 100% of the total item.

The consolidated financial statements comprise the financial statements of Investis Holding SA, Zurich and all subsidiaries that belonged to the Group during the year and over which Investis Holding SA had the power to govern the financial and operating policies so as to obtain benefits from their activities. At Investis Group, this is achieved when more than 50% of a subsidiary's share capital or voting rights is unconditionally owned directly or indirectly by Investis Holding SA. These entities are fully consolidated; assets, liabilities, income and expenses are incorporated in the consolidated accounts and all intercompany balances are eliminated. Non-controlling interests are presented as a separate component of the Group's equity and net profit. A list of the subsidiaries included in the consolidation is presented in [Note 24](#).

Joint ventures are entities which the Investis Group jointly controls with one or more joint venture partners, and whereby the Investis Group is heavily involved in the management. Joint ventures are consolidated proportionally.

Associates are all companies on which the Investis Group exerts significant influence but does not have control. This is generally evidenced when the Investis Group holds voting rights and share capital ownership of between 20% and 50% of a company. Investments in associated companies are recognised using the equity method. Ownership of shares in organisations where Investis has voting rights of less than 20% of the total is recognised as financial assets at acquisition cost, less any necessary write-downs.

Capital consolidation is based on the purchase method. Companies acquired by the Investis Group are included in the consolidated financial statements from the date of obtaining control. The net assets previously recognised by the acquired subsidiary are revalued at acquisition date using uniform Group accounting principles and then consolidated. Any difference between the higher purchase price and the net assets acquired (goodwill) is offset against retained earnings. Where an offset takes place with retained earnings, the impact of this theoretical capitalisation and amortisation over the estimated useful life of five years is disclosed separately in the notes. In a business acquisition achieved in stages (including transactions with minorities) the goodwill is determined on each separate transaction and offset against retained earnings. Goodwill arising from acquisitions of associates remains recognised as part of the investment.

Companies sold are excluded from the scope of consolidation as of the date on which the Group ceases to have control, with any gain or loss (after goodwill recycling) recognised in the operating result. Non-controlling interests in equity and profit are presented separately in the consolidated balance sheet and the consolidated income statement.

Changes in the scope of consolidated companies are disclosed in [Note 1](#).

## TRANSLATION OF FOREIGN CURRENCIES

All Group companies prepare their financial statements in CHF.

## KEY ACCOUNTING AND VALUATION PRINCIPLES

### Cash and cash equivalents

Cash and cash equivalents include cash on hand, current accounts with banks, as well as fixed-term deposits with a maturity of less than three months and are shown at nominal value. Positions in foreign currencies are translated at the spot rate on the balance sheet date.

### Trade receivables and other receivables

Trade receivables and other receivables are stated at nominal value. Provisions for doubtful debts are made in cases where the Group faces a risk of not collecting the outstanding amount. Changes in provisions are recognised in the income statement as part of revenue.

### Properties held for sale

Development properties (projects) intended for sale are accounted for at the lower of cost (incl. interest incurred during the construction phase) or fair value less cost to sell and are recognised under current assets. The costs include the plot of land as well as the directly attributable construction costs in line with the construction progress. Discounts are recorded as a reduction in construction costs.

Investment properties intended for sale are classified under current assets. They are recognised at lower of cost or fair value less cost to sell.

Properties reclassified from investment properties (non-current assets, valued at fair value) are subsequently valued at the lower of this value (including construction costs after reclassification) or fair value less cost to sell.

### Investment properties

The portfolio consists of the following categories:

- Residential properties
- Commercial properties
- Properties under construction

Investment properties are held for long-term investment purposes with the aim of realising revenues from the letting of properties. Investment properties are accounted for at fair value and as such are not subject to depreciation. The fair values are updated and calculated using the discounted cash flow (DCF) method on a semi-annual basis by an independent property appraiser based on the individual risk profile per property. Single-family houses and condominiums are valued by the independent property appraiser using a sales comparison approach. In accordance with the provisions of Swiss GAAP FER, increases and decreases in fair value are recognised in the income statement in the period in which they occur.

Investment properties under construction are recorded at fair value from the date on which their fair value can be reliably determined. Investis has defined the existence of a final construction permit, plus a definite construction project in which costs and revenues can be determined reliably, as mandatory requirements for a reliable market valuation. If the conditions for a reliable assessment of market value are not yet present, investment properties under construction are accounted for at cost. Provided they do not lead to an increase in market value, investments and refurbishments are recorded as an expense in the period in which they are incurred.



### **Tangible fixed assets**

Tangible fixed assets, including owner-occupied properties, that do not meet the definition of investment properties, are stated at cost less depreciation and impairment. The depreciation is recognised on a straight-line basis over their estimated useful lives: three to ten years for office and other equipment; 50 years for owner-occupied properties.

### **Intangible assets**

Acquired intangible assets are stated at cost less amortisation and impairment. The amortisation is recognised on a straight-line basis over their estimated useful lives of three to five years. No internally generated intangible assets were capitalised.

### **Financial assets**

These items include investments in associates, long-term loans and other long-term receivables that are stated at nominal value. Investments in associates are ownership interests of more than 20% in companies in which the Investis Group has no control. They are valued and accounted for using the equity method.

### **Deferred tax assets**

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which temporary differences or unused tax losses can be utilised.

### **Impairment of assets**

If there is any indication of impairment, an impairment test is performed immediately. If the carrying amount exceeds the recoverable amount, an impairment loss is recognised in the income statement. As the goodwill is already charged against equity at the date of the acquisition, an impairment of the goodwill does not affect the income statement but leads to a disclosure in the respective note.

### **Trade payables and other liabilities**

Trade payables and other liabilities are recognised at their nominal values. They are recognised under current liabilities unless a broader economic perspective requires them to be assigned to non-current liabilities.

### **Current and non-current financial liabilities**

Financial liabilities are stated at nominal value.

Issuance costs, reduced by the amount of the premium, are charged in full to the income statement upon issue of the bond.

### **Provisions**

Provisions are recognised only if the Company has a present obligation to a third party as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation, and the obligation can be sufficiently reliably estimated. Provisions are presented as being either short- or long-term in accordance with their expected due dates.

### Deferred tax liabilities

Deferred taxes are calculated by applying the balance sheet liability method for any temporary difference between the carrying amount according to Swiss GAAP FER and the tax basis of assets and liabilities. They include deferred taxes on revaluation of investment properties.

The current income tax rates are applied in cantons with a two-tier system. In cantons with a single-tier system there is a separate property gains tax with speculation surcharges or deductions for the period of ownership, depending on the holding period. For properties that are intended for sale, the actual holding period will apply. For the remaining properties, a holding period of 20 years or the effective holding period will apply, provided it is more than 20 years. Liabilities for deferred taxes are not discounted.

The tax rates applied in the financial year and preceding years lie between 14% and 24%.

### Pension liabilities

The pension obligations of the Group companies for retirement, death or disability are based on the applicable regulations and practices. All companies are located in Switzerland, where the pension plan is administered by a legally independent foundation. The capitalisation of possible economic benefits (stemming from a surplus in the pension institution) is neither intended nor do the conditions for this exist. A financial obligation is carried as a liability if the conditions for the establishment of a provision are met.

### Equity

Treasury shares (own equity instruments held by the Investis Group) are accounted for as a reduction of equity at acquisition cost and are not subsequently re-measured. When shares are used or sold out of treasury shares, the resulting profit or loss is recognised in the capital reserves.

### Share-based compensation

Share-based compensation is stated at fair value and recognised in personnel expenses in the period in which the service is performed. Detailed information on share-based compensation to members of the Board of Directors and the Executive Board is disclosed in Note 4 and in chapters 4.2 (for the Board of Directors) and chapter 4.3.3 (for the Executive Board) of the Compensation Report.

### Revenue

Revenue includes the actual rental income from properties, income from Real Estate Services as well as other revenues. Revenue is recorded over the lease term or upon provision of services.

### Direct expenses

Direct expenses contains all relating to maintenance and administration (including building superintendent remuneration, marketing and property taxes) that cannot be passed on to tenants as well as cost items directly related to income from Real Estate Services.

### **Income from disposal of properties**

The result from property sales is recognised in income from disposal of properties and also includes the result of disposals of consolidated real estate companies.

### **Financial result**

The financial result includes interest income and expenses, exchange rate differences, gains and losses on securities and other financial income and expenses.

### **Derivative financial instruments**

Investis has no derivative financial instruments outstanding at the balance sheet date.

### **Transactions with related parties**

Related parties include natural or legal persons who could exert a significant direct or indirect influence on financial and operating decisions affecting Investis Holding SA. Organisations that are directly or indirectly controlled by a related party are also classified as related parties. Major transactions with related parties are disclosed in Note 22.

### **Segment information**

The following operating and reporting segments have been identified based on the management structure as well as the reporting to the Executive Board and the Board of Directors:

- Properties: invests primarily in Swiss residential properties
- Real Estate Services: provides comprehensive real estate services in Switzerland

Segment reporting is prepared to operating profit (EBIT) level since this key figure is used for management purposes. All operating assets and liabilities that can be assigned to the segments, either directly or on a reasonable basis, are reported in the respective segment. There are no differences between the accounting and valuation principles used for segment reporting and those used for the preparation of the consolidated financial statements.

The position “Eliminations” contains transactions between segments.

### **Contingent liabilities and other obligations**

Contingent liabilities as well as other obligations for which a provision has not been recorded are assessed at each balance sheet date and are disclosed in the notes to the financial statements. If an outflow of funds without a useable inflow of funds, services and/or goods is probable and can be estimated, a provision is recorded.

### **Appraisals**

The preparation of financial statements requires judgement and assumptions to be made. This will affect the reported asset values, liabilities and contingent liabilities at the balance sheet date, as well as income and expenses during the reporting period. If assumptions that were made at the date of the financial statements to the best of management’s knowledge and belief differ from the actual circumstances, the original assessments and assumptions will be adjusted in the reporting year in which the circumstances change.

**Risk management**

The Investis Group has a risk management programme. Every year a risk analysis is carried out to compile and document all business risks in accordance with uniform criteria. The identified risks are then assessed according to their probability of occurrence and their potential scope. Financial implications as well as general effects are taken into account when determining the potential impact on the Investis Group. Such risks are then either borne, avoided, reduced or passed on by the measures decided upon by the Board of Directors.

# 1. ACQUISITIONS AND DISPOSALS OF CONSOLIDATED COMPANIES

| CHF 1,000   | 2021          |               |               |              | 2020         |               |
|---|---------------|---------------|---------------|--------------|--------------|---------------|
|   | Acquisitions  |               | Disposals     | Acquisitions | Disposals    |               |
|   | Rohr AG       | Others        | Total         | Total        | Total        | Total         |
| Cash and cash equivalents   | 2,863         | 120           | 2,984         | -            | 488          | -74           |
| Trade and other current receivables                               | 5,739         | 434           | 6,173         | -            | 370          | -39           |
| Investment properties, properties held for sale                   | -             | -             | -             | -            | 1,626        | -4,239        |
| Tangible fixed assets and intangible assets                       | 12,488        | 570           | 13,058        | -            | 519          | -             |
| Other non-current assets  | 347           | 10            | 357           | -            | 60           | -101          |
| Trade and other current liabilities                               | -3,339        | -419          | -3,758        | -            | -457         | 2             |
| Non-current liabilities   | -1,179        | -             | -1,179        | -            | -13          | -             |
| Non-controlling interests   | -             | -             | -             | -            | -134         | -             |
| <b>Net assets acquired/disposed of</b>                            | <b>16,920</b> | <b>715</b>    | <b>17,635</b> | <b>-</b>     | <b>2,459</b> | <b>-4,452</b> |
| Buyout of non-controlling interests                               | -             | 347           | 347           | -            | -            | -             |
| Goodwill (recognised in/derecognised from equity)                 | 13,221        | 10,162        | 23,383        | -            | 2,914        | -180          |
| Recognised income from disposal of properties                     | -             | -             | -             | -            | -            | -1,425        |
| <b>Purchase/selling prices</b>                                    | <b>30,141</b> | <b>11,223</b> | <b>41,365</b> | <b>-</b>     | <b>5,372</b> | <b>-6,056</b> |
| Cash and cash equivalents acquired/disposed of                    | -2,863        | -120          | -2,984        | -            | -488         | 74            |
| Unpaid purchase price consideration                               | -             | -2,000        | -2,000        | -            | -            | -             |
| Paid purchase price consideration for acquisitions in prior years | -             | 307           | 307           | -            | 149          | -378          |
| <b>Cash outflow on acquisitions</b>                               | <b>27,278</b> | <b>8,197</b>  | <b>35,475</b> | <b>-</b>     | <b>5,034</b> | <b>-</b>      |
| <b>Cash outflow on buyout of non-controlling interests</b>        | <b>-</b>      | <b>1,213</b>  | <b>1,213</b>  | <b>-</b>     | <b>-</b>     | <b>-</b>      |
| <b>Cash inflow from disposals</b>                                 | <b>-</b>      | <b>-</b>      | <b>-</b>      | <b>-</b>     | <b>-</b>     | <b>-6,360</b> |

## TRANSACTIONS IN 2021

On 12 March 2021, Investis Investments SA acquired 100% of the shares in the facility services company Rohr AG, Hausen.

On 18 March 2021, Investis Investments SA acquired 100% of the shares in the facility services company SEA lab – Safety and Environmental Analysis SA, Bienne.

On 3 May 2021, Investis Investments SA redeemed the irrevocable obligation to purchase the remaining 20% of the shares in the already consolidated facility services company ProLabo Sàrl, Sion, and thereafter owns 100% of this company.

**TRANSACTIONS IN 2020**

On 10 January 2020, Investis Investments SA increased its shareholding in the proportional consolidated company Raffaele Investissement SA from 50% to 75%. On 17 January 2020, it increased its shareholding further to 100%. Hence, the formerly proportionally consolidated company is thereafter fully consolidated.

On 27 March 2020, Investis Investments SA acquired 80% of the shares in the company ProLabo Sàrl, Sion. The company provides services and analyses concerning building pollutions. The purchase agreement contains an irrevocable obligation to purchase the remaining 20% of the shares latest as per 31 December 2022. The purchase price depends on the operating result of the acquired company in the financial year prior to the execution of the put option by the seller.

On 31 August 2020, 100% of the shares in Raffaele Investissement SA, Lens, were sold.

**GROUP INTERNAL MERGERS IN 2020**

As at 1 January 2020, the following Group companies were merged with Investis Properties SA, Lens:

- Carmat S.A., Lens
- Intercapital Development & Management SA, Geneva
- RGS Immobilier SA, Geneva

## 2. SEGMENT REPORTING

### SEGMENT INFORMATION 2021

| CHF 1,000   | Properties       | Real Estate Services | Corporate      | Eliminations   | Investis Group   |
|---|------------------|----------------------|----------------|----------------|------------------|
| Revenue <sup>1)</sup>   | 60,022           | 159,850              | -              | -3,875         | 215,997          |
| Direct expenses   | -17,419          | -11,301              | -              | 3,875          | -24,845          |
| Personnel expenses  | -814             | -112,390             | -3,992         | -              | -117,197         |
| Other operating expenses  | -1,811           | -17,626              | -845           | -              | -20,281          |
| <b>Operating profit before revaluations, disposal of properties and subsidiaries, depreciation and amortisation</b> | <b>39,978</b>    | <b>18,533</b>        | <b>-4,838</b>  | <b>-</b>       | <b>53,673</b>    |
| Income from revaluations  | 184,118          |                      |                |                | 184,118          |
| Income from disposal of properties  | 1,059            |                      |                |                | 1,059            |
| <b>Operating profit before depreciation and amortisation (EBITDA)</b>   | <b>225,155</b>   | <b>18,533</b>        | <b>-4,838</b>  | <b>-</b>       | <b>238,850</b>   |
| Depreciation and amortisation   | -38              | -3,638               | -93            | -              | -3,769           |
| <b>Operating profit (EBIT)</b>  | <b>225,117</b>   | <b>14,895</b>        | <b>-4,931</b>  | <b>-</b>       | <b>235,081</b>   |
| <b>Total segment assets as at 31 December 2021 <sup>2)</sup></b>  | <b>1,745,689</b> | <b>56,648</b>        | <b>46,330</b>  | <b>-28,131</b> | <b>1,820,537</b> |
| <b>Total segment liabilities as at 31 December 2021 <sup>2)</sup></b>   | <b>18,972</b>    | <b>16,565</b>        | <b>845,152</b> | <b>-28,131</b> | <b>852,559</b>   |
| Headcount as at 31 December 2021  | 7                | 2,278                | 14             |                | 2,299            |
| FTE as at 31 December 2021  | 7                | 1,487                | 13             |                | 1,507            |
| FTE (full-time equivalent, average over the period)   | 6                | 1,423                | 11             |                | 1,440            |

1) Revenue is generated exclusively in Switzerland.

2) The assets and liabilities shown under "Corporate" include the corporate items from the balance sheet and the financial assets/liabilities and tax assets/liabilities of the Investis Group.

SEGMENT INFORMATION 2020

| CHF 1,000   | Properties       | Real Estate Services | Corporate      | Eliminations  | Investis Group   |
|---|------------------|----------------------|----------------|---------------|------------------|
| Revenue <sup>1)</sup>   | 57,869           | 124,605              | -              | -3,784        | 178,689          |
| Direct expenses   | -17,458          | -8,056               | -              | 3,783         | -21,732          |
| Personnel expenses  | -1,226           | -87,806              | -3,910         | -             | -92,942          |
| Other operating expenses  | -1,958           | -15,430              | -1,106         | 1             | -18,493          |
| <b>Operating profit before revaluations, disposal of properties and subsidiaries, depreciation and amortisation</b> | <b>37,226</b>    | <b>13,313</b>        | <b>-5,016</b>  | <b>-</b>      | <b>45,523</b>    |
| Income from revaluations  | 79,378           |                      |                |               | 79,378           |
| Income from disposal of properties  | 14,023           |                      |                |               | 14,023           |
| <b>Operating profit before depreciation and amortisation (EBITDA)</b>   | <b>130,627</b>   | <b>13,313</b>        | <b>-5,016</b>  | <b>-</b>      | <b>138,924</b>   |
| Depreciation and amortisation   | -34              | -2,549               | -124           | -             | -2,707           |
| <b>Operating profit (EBIT)</b>  | <b>130,593</b>   | <b>10,763</b>        | <b>-5,140</b>  | <b>-</b>      | <b>136,216</b>   |
| <b>Total segment assets as at 31 December 2020 <sup>2)</sup></b>  | <b>1,500,677</b> | <b>30,150</b>        | <b>30,865</b>  | <b>-5,706</b> | <b>1,555,986</b> |
| <b>Total segment liabilities as at 31 December 2020 <sup>2)</sup></b>   | <b>23,844</b>    | <b>13,065</b>        | <b>702,831</b> | <b>-5,706</b> | <b>734,034</b>   |
| Headcount as at 31 December 2020  | 8                | 1,302                | 11             |               | 1,321            |
| FTE as at 31 December 2020  | 8                | 999                  | 10             |               | 1,016            |
| FTE (full-time equivalent, average over the period)   | 9                | 1,016                | 10             |               | 1,034            |

1) Revenue is generated exclusively in Switzerland.

2) The assets and liabilities shown under "Corporate" include the corporate items from the balance sheet and the financial assets/liabilities and tax assets/liabilities of the Investis Group.



### 3. REVENUE FROM LETTING OF PROPERTIES

#### DURATION OF EXISTING FIXED LEASES OF COMMERCIAL PROPERTIES

The duration of existing fixed leases of commercial properties was:

| CHF 1,000          | Net rental income as at |            |
|--------------------|-------------------------|------------|
|                    | 31.12.2021              | 31.12.2020 |
| Less than one year | 679                     | 1,778      |
| 1–5 years          | 1,493                   | 1,176      |
| More than 5 years  | 4,798                   | 79         |

#### MOST IMPORTANT TENANTS

The five most important tenants measured according to property income accounted for 9.9% of the gross rental income (31.12.2020: 4.5%). The five most important tenants were the following:

| Share of gross rental income (%) as at | 31.12.2021 | 31.12.2020 |
|--|------------|------------|
| Alaïa SA                               | 6.9%       | n.a.       |
| ATHOMESWITZERLAND Sàrl                 | 1.2%       | 1.3%       |
| Hospice général                        | 1.1%       | 1.2%       |
| Globe Plan & Cie SA                    | 0.4%       | 0.4%       |
| GaleniCare SA                          | 0.3%       | n.a.       |
| Clamac SA                              | n.a.       | 1.1%       |
| Duca S.A.                              | n.a.       | 0.4%       |

## 4. PERSONNEL EXPENSES

| CHF 1,000                       | 2021           | 2020          |
|---------------------------------|----------------|---------------|
| Wages and salaries              | 95,758         | 75,944        |
| Share-based compensation        | 1,528          | 1,417         |
| Social security expenses        | 10,315         | 8,044         |
| Pension benefit expenses        | 5,091          | 4,443         |
| Other personnel expenses        | 4,505          | 3,094         |
| <b>Total personnel expenses</b> | <b>117,197</b> | <b>92,942</b> |

### SHARE-BASED COMPENSATION

Participants of share-based compensation are the members of the Board of Directors, the Executive Board and employees in key management positions. The members of the Board of Directors receive fixed remuneration, half of which is awarded in shares. The remuneration of members of the Executive Board and key management positions consists of a fixed and a variable component. At least 50% of the variable compensation is paid in shares. Further details and the description of the Investis share plan are disclosed in chapter 4.3.3 of the [compensation report](#).

|                                 |                  | 2021          | 2020          |
|---------------------------------|------------------|---------------|---------------|
| Board of Directors              |                  | 2,711         | 3,132         |
| Executive Board                 |                  | 11,643        | 13,059        |
| Key Management positions        |                  | 3,063         | 2,273         |
| <b>Total number of shares</b>   |                  | <b>17,417</b> | <b>18,464</b> |
| Share price                     | CHF              | 87.74         | 76.74         |
| <b>Share-based compensation</b> | <b>CHF 1,000</b> | <b>1,528</b>  | <b>1,417</b>  |

## EMPLOYEE BENEFITS

### Pension benefit expenses

| CHF 1,000                                       | Surplus/<br>deficit<br>coverage | Economical part of the<br>organisation |            | Change to<br>2020 /<br>recognised<br>in current<br>result | Contributions<br>concerning<br>the reporting<br>period | Pension benefit expenses<br>within personnel<br>expenses |              |
|---|---------------------------------|--|------------|---|--|--|--------------|
|   | 31.12.2021                      | 31.12.2021                             | 31.12.2020 |   |  | 2021   | 2020         |
| Pension institutions without<br>surplus/deficit | -                               | -                                      | -          | -   | 3,017  | 3,017  | 3,055        |
| Pension institutions with surplus               | n/a                             | n/a                                    | n/a        | n/a   | 2,074  | 2,074  | 1,388        |
| <b>Total</b>                                    | <b>n/a</b>                      | <b>n/a</b>                             | <b>n/a</b> | <b>n/a</b>  | <b>5,091</b>   | <b>5,091</b>   | <b>4,443</b> |

The capitalisation or use of possible economic benefits (stemming from a surplus in the pension institution) is neither intended nor do the conditions for this exist.

### Employer contribution reserve (ECR)

| CHF 1,000                      | Nominal<br>value | Renounced<br>use | Balance<br>sheet | Change in<br>scope of<br>consolidation | Balance<br>sheet | Result from ECR in<br>personnel expenses |          |
|--------------------------------|------------------|------------------|------------------|--|------------------|--|----------|
|                                | 31.12.2021       | 31.12.2021       | 31.12.2021       | 2021                                   | 31.12.2020       | 2021                                     | 2020     |
| Patronage pension institutions | -                | -                | -                | -                                      | -                | -  | -        |
| Pension institutions           | 325              | -                | 325              | 325                                    | -                | -  | -        |
| <b>Total</b>                   | <b>325</b>       | <b>-</b>         | <b>325</b>       | <b>325</b>                             | <b>-</b>         | <b>-</b>                                 | <b>-</b> |

## 5. OTHER OPERATING EXPENSES

| CHF 1,000                             | 2021          | 2020          |
|---------------------------------------|---------------|---------------|
| Rent and utilities                    | 5,535         | 5,115         |
| Administrative expenses               | 9,832         | 9,037         |
| Others                                | 4,914         | 4,340         |
| <b>Total other operating expenses</b> | <b>20,281</b> | <b>18,493</b> |

## 6. INCOME FROM DISPOSAL OF PROPERTIES

| CHF 1,000   | 2021         | 2020          |
|---|--------------|---------------|
| Sales proceeds, net                                       | 5,826        | 91,637        |
| Investment costs  | -4,767       | -68,515       |
| <b>Gross profit from disposal of properties</b>           | <b>1,059</b> | <b>23,122</b> |
| Accumulated valuation gains                               | -            | -9,099        |
| <b>Total income from disposal of properties</b>           | <b>1,059</b> | <b>14,023</b> |
| of which income from disposal of properties held for sale | 652          | 782           |
| of which income from disposal of residential properties   | -            | 4,309         |
| of which income from disposal of commercial properties    | 407          | 8,932         |

For details of the properties sold see [Note 11](#) and [Note 12](#).

## 7. FINANCIAL RESULT

| CHF 1,000                                | 2021          | 2020          |
|--|---------------|---------------|
| Interest income                          | 185           | 362           |
| Share of results of associates           | 374           | 2             |
| Income from disposal of financial assets | 2,617         | 35            |
| Other financial income                   | 69            | 58            |
| <b>Total financial income</b>            | <b>3,245</b>  | <b>458</b>    |
| Interest expenses                        | -3,366        | -3,640        |
| Share of results of associates           | -93           | -178          |
| Other financial expenses                 | -949          | -185          |
| <b>Total financial expenses</b>          | <b>-4,409</b> | <b>-4,003</b> |
| <b>Total financial result</b>            | <b>-1,164</b> | <b>-3,545</b> |

The weighted average interest rate was 0.41% (2020: 0.53%). The average interest rate of the outstanding financial liabilities as per 31 December 2021 stands at 0.34% (31.12.2020: 0.55%).

In 2021, the stake in Flatfox AG (10.8%) was sold, resulting in income from disposal of financial assets of CHF 2.6 million.

In 2021, other financial expenses include CHF 0.3 million (2020: -) for the issuance of bonds.

## 8. INCOME TAXES

| CHF 1,000                 | 2021          | 2020          |
|---------------------------|---------------|---------------|
| Current income taxes      | 7,526         | 8,504         |
| Deferred income taxes     | 25,712        | 10,571        |
| <b>Total income taxes</b> | <b>33,238</b> | <b>19,076</b> |

The difference between the expected income tax expense and the income tax expense shown in the income statement can be explained as follows:

| CHF 1,000  | 2021          | 2020          |
|--|---------------|---------------|
| Profit before taxes  | 233,918       | 132,672       |
| Expected Group tax rate  | 16%           | 16%           |
| <b>Expected income taxes</b>                                   | <b>37,427</b> | <b>21,227</b> |
| Non-deductible expenses  | 310           | 163           |
| Tax-free income  | -627          | -585          |
| Use of non-capitalised tax losses carried forward              | -46           | -11           |
| Non-capitalisable tax losses for the period                    | 85            | 127           |
| Expenses/income which are taxed at a lower/higher tax rate     | -3,829        | -1,779        |
| Impact of changes in tax rate on deferred tax items recognised | -148          | -119          |
| Tax effects for prior periods                                  | 65            | 54            |
| <b>Effective income tax charge</b>                             | <b>33,238</b> | <b>19,076</b> |
| Effective tax rate   | 14%           | 14%           |

Deferred income taxes are calculated for each subsidiary using the local tax rates.

In 2021, the non-capitalised tax assets from losses carried forward amount to CHF 0.1 million (2020: CHF 0.1 million). Deferred income tax assets relate to deferred income taxes on temporary differences. Prepaid expenses include income taxes of CHF 11.5 million (2020: -). Accrued expenses include income taxes of CHF 6.1 million (2020: CHF 5.7 million).

## 9. EARNINGS PER SHARE

Earnings per share are calculated by dividing net profit attributable to Investis Holding SA shareholders by the weighted average number of outstanding shares entitled to dividends. For both periods under review, there were no dilutive effects.

### WEIGHTED AVERAGE NUMBER OF SHARES

|  | 2021              | 2020              |
|--|-------------------|-------------------|
| Shares issued as at 1 January                              | 12,800,000        | 12,800,000        |
| Effects in holding of treasury shares                      | -59,595           | -75,566           |
| <b>Weighted average number of shares as at 31 December</b> | <b>12,740,405</b> | <b>12,724,434</b> |

### EARNINGS PER SHARE

|   |            | 2021         | 2020        |
|---|------------|--------------|-------------|
| Net profit attributable to Investis Holding SA shareholders | CHF 1000   | 200,490      | 113,397     |
| Weighted average number of shares                           |            | 12,740,405   | 12,724,434  |
| <b>Earnings per share (basic/diluted)</b>                   | <b>CHF</b> | <b>15.74</b> | <b>8.91</b> |

## 10. TRADE RECEIVABLES

| CHF 1,000                        | 31.12.2021    | 31.12.2020   |
|----------------------------------|---------------|--------------|
| Trade receivables                | 14,395        | 10,864       |
| Receivables from related parties | -             | 122          |
| Provision for doubtful debts     | -1,582        | -1,416       |
| <b>Total trade receivables</b>   | <b>12,813</b> | <b>9,570</b> |

## 11. PROPERTIES HELD FOR SALE

| CHF 1,000                                  | 2021          | 2020          |
|--|---------------|---------------|
| Acquisition costs as at 1 January          | 21,501        | 40,965        |
| Changes in scope of consolidation          | -             | -2,613        |
| Increases                                  | 169           | 4,192         |
| Disposals                                  | -4,767        | -10,700       |
| Reclassifications                          | -             | -10,342       |
| <b>Acquisition costs as at 31 December</b> | <b>16,904</b> | <b>21,501</b> |

Increases consisted of purchases of buildings and ongoing construction activities in development properties.

In 2021, several apartments of “Route de Crans 89” in Lens, “Gstaadstrasse 6/8” in Saanen and “Avenue Neuve 22” in Ardon, were sold.

In January 2020, the shareholding in the proportional consolidated company Raffaele Investissement SA was increased from 50% to 100%. Hence, the property “Le Prado” was thereafter fully consolidated until August 2020, when 100% of the shares of Raffaele Investissement SA were sold. Moreover, several apartments of “Avenue Neuve 22” in Ardon, “Gstaadstrasse 6/8” in Saanen, “Route de Crans 89” in Lens and “Route de Vermala 43/45” in Crans-Montana were sold in 2020. The property “Chemin des Chantres 8” in St-Sulpice was reclassified as residential property.

## 12. INVESTMENT PROPERTIES

| CHF 1,000                                       | Residential properties | Commercial properties | Properties under construction | Total investment properties |
|---|------------------------|-----------------------|-------------------------------|-----------------------------|
| <b>Market value as at 1 January 2020</b>        | <b>1,260,330</b>       | <b>127,713</b>        | <b>8,765</b>                  | <b>1,396,808</b>            |
| Acquisition costs as at 1 January 2020          | 637,456                | 121,574               | 8,765                         | 767,796                     |
| Increases                                       | 15,586                 | 10,072                | 18,940                        | 44,599                      |
| Disposals                                       | -2,903                 | -50,671               | -                             | -53,575                     |
| Reclassifications                               | 10,342                 | -                     | -                             | 10,342                      |
| <b>Acquisition costs as at 31 December 2020</b> | <b>660,481</b>         | <b>80,975</b>         | <b>27,706</b>                 | <b>769,162</b>              |
| Revaluation as at 1 January 2020                | 622,874                | 6,139                 | -                             | 629,013                     |
| Gains on valuations                             | 109,721                | 1,272                 | -                             | 110,993                     |
| Losses on valuations                            | -15,498                | -16,117               | -                             | -31,615                     |
| Disposals                                       | -11,982                | 2,884                 | -                             | -9,099                      |
| <b>Revaluation as at 31 December 2020</b>       | <b>705,114</b>         | <b>-5,822</b>         | <b>-</b>                      | <b>699,292</b>              |
| <b>Market value as at 31 December 2020</b>      | <b>1,365,595</b>       | <b>75,153</b>         | <b>27,706</b>                 | <b>1,468,454</b>            |
| <b>Market value as at 1 January 2021</b>        | <b>1,365,595</b>       | <b>75,153</b>         | <b>27,706</b>                 | <b>1,468,454</b>            |
| Acquisition costs as at 1 January 2021          | 660,481                | 80,975                | 27,706                        | 769,162                     |
| Increases                                       | 49,232                 | 11,013                | 5,212                         | 65,456                      |
| Reclassifications                               | -                      | 32,654                | -32,654                       | -                           |
| <b>Acquisition costs as at 31 December 2021</b> | <b>709,713</b>         | <b>124,642</b>        | <b>263</b>                    | <b>834,617</b>              |
| Revaluation as at 1 January 2021                | 705,114                | -5,822                | -                             | 699,292                     |
| Gains on valuations                             | 197,062                | 4,656                 | -                             | 201,718                     |
| Losses on valuations                            | -6,116                 | -11,483               | -                             | -17,599                     |
| <b>Revaluation as at 31 December 2021</b>       | <b>896,059</b>         | <b>-12,649</b>        | <b>-</b>                      | <b>883,410</b>              |
| <b>Market value as at 31 December 2021</b>      | <b>1,605,772</b>       | <b>111,993</b>        | <b>263</b>                    | <b>1,718,028</b>            |

Increases consisted of value-enhancing renovations, purchases of buildings and investments.

In 2021, the investment property under construction “Route d’Aproz 65” in Sion was reclassified to commercial properties upon completion.

In 2020, the residential property “Rue de la Mairie 6” in Geneva and three commercial properties – “Chemin des Olliquettes 10” in Petit-Lancy, “Rue du Valais 7/9/11” in Geneva and “Chemin de Grély 21” in Sion – were disposed of. The property “Chemin des Chantres 8” in St-Sulpice was reclassified from properties held for sale.

As at 31 December 2021 and 2020, the valuation of investment properties was carried out by CBRE (Geneva) SA in accordance with national and international standards and guidelines.



### 13. TANGIBLE FIXED ASSETS AND INTANGIBLE ASSETS

| CHF 1,000   | Owner-occupied properties | Other tangible fixed assets | Tangible fixed assets | Intangible assets |
|---|---------------------------|-----------------------------|-----------------------|-------------------|
| <b>Net carrying amount as at 1 January 2020</b>                     | -                         | 4,478                       | 4,478                 | 2,630             |
|   | -                         | -                           |                       |                   |
| Acquisition costs as at 1 January 2020                              | -                         | 11,814                      | 11,814                | 6,457             |
| Changes in scope of consolidation                                   | -                         | 782                         | 782                   | 20                |
| Additions   | -                         | 1,641                       | 1,641                 | 1,524             |
| Disposals   | -                         | -1,749                      | -1,749                | -3                |
| <b>Acquisition costs as at 31 December 2020</b>                     | -                         | 12,488                      | 12,488                | 7,998             |
|   |                           |                             |                       |                   |
| Accumulated depreciation/amortisation as at 1 January 2020          | -                         | 7,335                       | 7,335                 | 3,827             |
| Changes in scope of consolidation                                   | -                         | 263                         | 263                   | 20                |
| Depreciation/amortisation   | -                         | 2,003                       | 2,003                 | 705               |
| Disposals   | -                         | -1,684                      | -1,684                | -3                |
| <b>Accumulated depreciation/amortisation as at 31 December 2020</b> | -                         | 7,917                       | 7,917                 | 4,548             |
| <b>Net carrying amount as at 31 December 2020</b>                   | -                         | 4,570                       | 4,570                 | 3,450             |
|   |                           |                             |                       |                   |
| Acquisition costs as at 1 January 2021                              | -                         | 12,488                      | 12,488                | 7,998             |
| Changes in scope of consolidation                                   | 8,900                     | 9,485                       | 18,385                | 2,999             |
| Additions   | -                         | 2,779                       | 2,779                 | 1,863             |
| Disposals   | -                         | -2,973                      | -2,973                | -769              |
| <b>Acquisition costs as at 31 December 2021</b>                     | 8,900                     | 21,779                      | 30,679                | 12,090            |
|   |                           |                             |                       |                   |
| Accumulated depreciation/amortisation as at 1 January 2021          | -                         | 7,917                       | 7,917                 | 4,548             |
| Changes in scope of consolidation                                   | -                         | 7,435                       | 7,435                 | 891               |
| Depreciation/amortisation   | 157                       | 2,633                       | 2,789                 | 980               |
| Disposals   | -                         | -2,418                      | -2,418                | -668              |
| <b>Accumulated depreciation/amortisation as at 31 December 2021</b> | 157                       | 15,566                      | 15,723                | 5,751             |
| <b>Net carrying amount as at 31 December 2021</b>                   | 8,743                     | 6,212                       | 14,956                | 6,339             |

All intangible assets were acquired.

## 14. GOODWILL ARISING FROM ACQUISITIONS

The goodwill resulting from acquisitions is charged against equity at the acquisition date. The theoretical amortisation is based on a straight-line method over a useful life of five years. The theoretical capitalisation of the goodwill would affect the results of the consolidated financial statements as follows:

### THEORETICAL MOVEMENTS IN GOODWILL

| CHF 1,000   | 2021          | 2020          |
|---|---------------|---------------|
| <b>Acquisition costs</b>                            |               |               |
| Acquisition costs as at 1 January                   | 60,396        | 57,817        |
| Additions from acquisitions                         | 22,516        | 2,914         |
| Additions from buy-out of non-controlling interests | 867           | -             |
| Adjustment of goodwill acquired in prior years      | -74           | -156          |
| Disposal  | -             | -180          |
| <b>Acquisition costs as at 31 December</b>          | <b>83,705</b> | <b>60,396</b> |
| Accumulated amortisation as at 1 January            | 53,278        | 49,304        |
| Amortisation for the period                         | 7,507         | 3,998         |
| Disposal  | -             | -24           |
| <b>Accumulated amortisation as at 31 December</b>   | <b>60,785</b> | <b>53,278</b> |
| <b>Theoretical values as at 31 December</b>         | <b>22,920</b> | <b>7,118</b>  |

### EFFECT ON CONSOLIDATED INCOME STATEMENT

| CHF 1,000   | 2021           | 2020           |
|---|----------------|----------------|
| Net profit as per financial statements                        | 200,680        | 113,596        |
| Release of disposal of goodwill as per financial statements   | -              | 180            |
| Disposal of theoretical value of goodwill                     | -              | -156           |
| Amortisation of goodwill                                      | -7,507         | -3,998         |
| <b>Theoretical net profit including goodwill amortisation</b> | <b>193,173</b> | <b>109,622</b> |

### EFFECT ON CONSOLIDATED BALANCE SHEET

| CHF 1,000   | 31.12.2021     | 31.12.2020     |
|---|----------------|----------------|
| <b>Equity</b>                                     |                |                |
| Equity as per financial statements                | 967,978        | 821,952        |
| Theoretical value of goodwill                     | 22,920         | 7,118          |
| <b>Theoretical equity when reporting goodwill</b> | <b>990,898</b> | <b>829,070</b> |

## 15. FINANCIAL ASSETS

| CHF 1,000                                  | 31.12.2021    | 31.12.2020    |
|--|---------------|---------------|
| Loans to third parties                     | 12,003        | 13,390        |
| Loans to associates                        | 418           | 416           |
| Investments in associates <sup>1)</sup>    | 8,781         | 7,633         |
| Assets from employer contribution reserves | 325           | -             |
| Other financial assets                     | 7,847         | 5,540         |
| <b>Total financial assets</b>              | <b>29,373</b> | <b>26,979</b> |

- 1) Including goodwill arising from the acquisition in the amount of CHF 3.3 million (2020: CHF 2.7 million) which was recognised as part of the investment in associates.

In 2021, loans to third parties include unpaid selling price consideration of CHF 3.4 million (2020: CHF 3.4 million) and CHF 2.0 million (2020: CHF 4.1 million) of the former shareholder loan to disposed Group company La Foncière de la Dixence SA.

In 2021, investments in associates include acquisitions of 41% of the share capital of PlanYourMove SA. Other financial assets include the increase of the investment in the share capital of Taurus SA to 8% and the disposal of the participation of 11% of the share capital of Flatfox AG.

In 2020, investments in associates include acquisitions of 47% of the share capital of RedPapillons SA and 33% of the share capital of LM Properties SA. Other financial assets include the acquisition of 6% of the share capital of Taurus Group SA. The remaining participation of 13% of the share capital of YetiVisit SA was sold.

## 16. FINANCIAL LIABILITIES

| CHF 1,000                                | 31.12.2021     | 31.12.2020     |
|--|----------------|----------------|
| Bank loans                               | 183,500        | -              |
| Private placements                       | 30,000         | -              |
| Bonds                                    | 180,000        | 240,000        |
| <b>Current financial liabilities</b>     | <b>393,500</b> | <b>240,000</b> |
| Bonds                                    | 255,000        | 320,000        |
| <b>Non-current financial liabilities</b> | <b>255,000</b> | <b>320,000</b> |
| <b>Total financial liabilities</b>       | <b>648,500</b> | <b>560,000</b> |

Bonds due for repayment within the next twelve months are reported under current financial liabilities.

As at 31 December 2021 and 2020, no properties were pledged to secure available credit lines. Credit lines with Swiss banks (without securities) totalled CHF 382 million (31.12.2020: CHF 382 million), of which CHF 198 million was unused as at 31 December 2021 (31.12.2020: CHF 368 million).

In 2021, a CHF 115 million bond maturing on 14 February 2025 was issued on 15 February 2021. The coupon is 0.25%. The proceeds were used to refinance the CHF 140 million bond that expired on 15 February 2021, with a coupon of 0.773%. The CHF 100 million bond, maturing on 15 November 2021, with a coupon of 0.55%, was repaid on redemption date.

In 2020, the CHF 100 million bond, maturing on 12 June 2020, with a coupon of 0.35%, was repaid on redemption date.

As at the balance sheet date, the following bonds are outstanding:

| ISIN             | CH 0361533224      | CH 0419041519      | CH 0589030979      |
|------------------|--------------------|--------------------|--------------------|
| Trading currency | CHF                | CHF                | CHF                |
| Issuing volume   | 180 million        | 140 million        | 115 million        |
| Listing          | SIX Swiss Exchange | SIX Swiss Exchange | SIX Swiss Exchange |
| Coupon           | 0.75%              | 0.05%              | 0.250%             |
| Tenor            | 5 years            | 4 years            | 4 years            |
| Payment date     | 3 Oct 2017         | 9 Oct 2019         | 15 Feb 2021        |
| Redemption date  | 3 Oct 2022         | 9 Oct 2023         | 14 Feb 2025        |

As at the balance sheet date, amounts falling due are as follows:

| CHF 1,000                          | Due within the first year | Due within the second year | Due within the third year and beyond | 31.12.2021     | Interest rate |
|------------------------------------|---------------------------|----------------------------|--------------------------------------|----------------|---------------|
| Bank loans                         | 183,500                   | -                          | -                                    | 183,500        | 0-1%          |
| Private placements                 | 30,000                    | -                          | -                                    | 30,000         | 0.0%          |
| Bonds                              | 180,000                   | 140,000                    | 115,000                              | 435,000        | 0-1%          |
| <b>Total financial liabilities</b> | <b>393,500</b>            | <b>140,000</b>             | <b>115,000</b>                       | <b>648,500</b> |               |

  

| CHF 1,000                          | Due within the first year | Due within the second year | Due within the third year and beyond | 31.12.2020     | Interest rate |
|------------------------------------|---------------------------|----------------------------|--------------------------------------|----------------|---------------|
| Bonds                              | 240,000                   | 180,000                    | 140,000                              | 560,000        | 0-1%          |
| <b>Total financial liabilities</b> | <b>240,000</b>            | <b>180,000</b>             | <b>140,000</b>                       | <b>560,000</b> |               |

The interest maturity periods correspond to the above-listed maturities. The weighted average interest rate of the outstanding financial liabilities as per 31 December 2021 stands at 0.34% (31.12.2020: 0.55%).

## 17. PROVISIONS

| CHF 1,000                           | 2021         | 2020         |
|-------------------------------------|--------------|--------------|
| Provisions as at 1 January          | 1,020        | 1,450        |
| Increase                            | 558          | 123          |
| Use                                 | -187         | -288         |
| Release                             | -252         | -265         |
| <b>Provisions as at 31 December</b> | <b>1,139</b> | <b>1,020</b> |

The position includes provisions for pending legal cases and disputes, for warranties and for lease commitments.

## 18. DEFERRED TAXES

| CHF 1,000   | 2021           | 2020           |
|---|----------------|----------------|
| Deferred tax assets                                     | 9              | 90             |
| Deferred tax liabilities                                | 137,752        | 127,197        |
| <b>Deferred tax liabilities as at 1 January (net)</b>   | <b>137,742</b> | <b>127,108</b> |
| Changes in scope of consolidation                       | 1,179          | 64             |
| Changes recognised in the income statement              | 25,712         | 10,571         |
| <b>Deferred tax liabilities as at 31 December (net)</b> | <b>164,634</b> | <b>137,742</b> |
| Deferred tax assets                                     | -              | 9              |
| Deferred tax liabilities                                | 164,634        | 137,752        |

Deferred taxes are calculated using the local applicable tax rates for each subsidiary (see [Note 8](#)).

## 19. EQUITY

As at 31 December 2021, the share capital consists of 12,800,000 registered shares at a par value of CHF 0.10 each and remains unchanged from 31 December 2020.

### CONDITIONAL SHARE CAPITAL

Article 3a of the Company's Articles of Association sets out that the Company's share capital shall be increased by a maximum amount of CHF 30,000 through the issuance of no more than 300,000 fully paid-up registered shares with a nominal value of CHF 0.10 by way of the exercise of options or similar rights belonging to employees and members of the Board of Directors and the Executive Board in accordance with the applicable regulations and resolutions of the Board of Directors.

Article 3b of the Company's Articles of Association sets out that the share capital may be increased by the issuance of up to 1,280,000 fully paid-in registered shares with a nominal value of CHF 0.10 each, up to CHF 128,000, by means of the exercise of conversion rights and/or warrants granted in connection with newly or already issued bonds or similar debt instruments of the Company or its Group companies to Company creditors and/or investors.

### RETAINED EARNINGS

Retained earnings are only distributable on a limited basis:

- The retained earnings of Investis Holding SA pursuant to a resolution of the Annual General Meeting
- The retained earnings of subsidiaries in accordance with local fiscal and statutory requirements, first to the respective parent company

The non-distributable statutory and legal reserves of the Group amount to CHF 9.9 million (2020: CHF 3.9 million).

## TREASURY SHARES

Members of the Board of Directors, the Executive Board and employees in key management positions received part of their compensation in shares. See [compensation report](#) and [Note 4](#).

|   | 2021     |                    | 2020     |                    |
|---|----------|--------------------|----------|--------------------|
|   | Quantity | Value<br>CHF 1,000 | Quantity | Value<br>CHF 1,000 |
| Net carrying amount as at 1 January                           | 71,366   | 4,350              | 84,851   | 5,172              |
| Purchase of treasury shares <sup>1)</sup>                     | 3,850    | 391                | -        | -                  |
| Use of treasury shares <sup>2)</sup>                          | -18,464  | -1,377             | -13,485  | -849               |
| Gain on use of treasury shares recognised in capital reserves |          | 251                |          | 27                 |
| Net carrying amount as at 31 December                         | 56,752   | 3,615              | 71,366   | 4,350              |

1) In 2021, Investis Holding SA acquired 3,850 (2020: -) registered treasury shares at an average price of CHF 101.50 (2020: -).

2) In 2021, Investis Holding SA used registered treasury shares at an average price of CHF 74.56 (2020: CHF 62.97).

## 20. CONTINGENT ASSETS AND LIABILITIES

| CHF 1,000                           | 31.12.2021 | 31.12.2020    |
|-------------------------------------|------------|---------------|
| Bank guarantee                      | -          | 13,732        |
| Irrevocable purchase obligation     | -          | p. m.         |
| <b>Total contingent liabilities</b> | -          | <b>13,732</b> |

In 2021, the bank guarantee in the amount of CHF 13.7 million in connection with the construction project of Valotel SA in St. Gallen expired unused after the completion of the project. With the purchase of the remaining 20% stake in ProLabo Sàrl, the corresponding irrevocable purchase obligation expired.

In 2020, Investis Investments SA acquired 80% of the shares in the company ProLabo Sàrl, Sion. The purchase agreement contains an irrevocable obligation to purchase the remaining 20% of the shares latest as per 31 December 2022. The purchase price depends on the operating result of the acquired company in the financial year prior to the execution of the put option by the seller.

## 21. PLEDGED ASSETS AND OFF-BALANCE SHEET LEASE/RENTAL OBLIGATIONS

As at 31 December 2021 and 2020, there are no pledged assets.

Off-balance sheet lease and rental obligations are structured as follows, according to maturity:

| CHF 1,000   | 31.12.2021   | 31.12.2020    |
|---|--------------|---------------|
| <b>Off-balance sheet lease/rental obligations</b> |              |               |
| Up to 1 year                                      | 3,255        | 3,946         |
| From 1 year up to 5 years                         | 6,173        | 7,124         |
| Over 5 years                                      | 506          | 1,406         |
| <b>Total</b>                                      | <b>9,935</b> | <b>12,476</b> |

## 22. TRANSACTIONS WITH RELATED PARTIES

Business transactions with related parties are based on standard commercial contractual forms and conditions. All transactions are included in the 2021 and 2020 consolidated financial statements. There are loans and services from and to related parties. The respective balances are reported separately in these financial statements (see [Note 10](#) and [Note 15](#)).

In 2020, 100% of the shares of Raffaele Investissement SA were sold by Investis Investments SA for CHF 6.1 million to a company controlled by Stéphane Bonvin.

## 23. EVENTS AFTER THE BALANCE SHEET DATE

On 28 January 2022, two 0.0% private placements were issued with a volume of CHF 20 million (maturing at the end of March) and CHF 30 million (maturing at the end of April). In addition, another 0.0% private placement with a volume of CHF 20 million (maturing at the end of May) was issued on 25 February 2022.

The Board of Directors approved the consolidated annual financial statements for publication on 22 March 2022. These statements are also subject to approval by the Annual General Meeting of Investis Holding SA on 3 May 2022.

No other events occurred between 31 December 2021 and the date of approval of the consolidated financial statements, which would require adjustments to the carrying amounts of the Group's assets and liabilities as at 31 December 2021 or disclosure in this section.



## 24. GROUP COMPANIES

|                              | Domicile      | Original currency | Share capital in CHF 1,000 | 31.12.2021                       | 31.12.2020                       | Footnote        |
|------------------------------|---------------|-------------------|----------------------------|----------------------------------|----------------------------------|-----------------|
|                              |               |                   |                            | Ownership interest <sup>1)</sup> | Ownership interest <sup>1)</sup> |                 |
| <b>Investis Holding SA</b>   | <b>Zurich</b> | <b>CHF</b>        | <b>1,280</b>               | <b>n. a.</b>                     | <b>n. a.</b>                     | <b>C</b>        |
| <b>Properties</b>            |               |                   |                            |                                  |                                  |                 |
| Investis Properties SA       | Lens          | CHF               | 1,650                      | 100%                             | 100%                             | C               |
| Alaïa Invest SA              | Lens          | CHF               | 100                        | 100%                             | 100%                             | C               |
| OurPlace SA                  | Morges        | CHF               | 100                        | 72%                              | 100%                             | C               |
| OR omiresidences Sàrl        | Lens          | CHF               | 20                         | 100%                             | 100%                             | C               |
| Domus Angelo S.à.r.l.        | Luxembourg    | EUR               |                            |                                  | 100%                             | C <sup>2)</sup> |
| <b>Real Estate Services</b>  |               |                   |                            |                                  |                                  |                 |
| Privera AG                   | Muri bei Bern | CHF               | 4,000                      | 100%                             | 100%                             | C               |
| hauswartprofis AG            | Mägenwil      | CHF               | 200                        | 100%                             | 100%                             | C               |
| SoRenova SA                  | Lens          | CHF               | 100                        | 100%                             | 100%                             | C               |
| Rohr AG                      | Hausen (AG)   | CHF               | 100                        | 100%                             |                                  | C               |
| analysis lab SA              | Bienne        | CHF               | 100                        | 100%                             |                                  | C               |
| ProLabo Sàrl                 | Sion          | CHF               | 20                         | 100%                             | 80%                              | C               |
| AGD Renovationen AG          | Neuenhof      | CHF               | 500                        | 53%                              | 53%                              | C               |
| <b>Corporate</b>             |               |                   |                            |                                  |                                  |                 |
| Investis Investments SA      | Lens          | CHF               | 1,000                      | 100%                             | 100%                             | C <sup>3)</sup> |
| Investis Management SA       | Lens          | CHF               | 100                        | 100%                             | 100%                             | C               |
| Investis SA                  | Lens          | CHF               | 100                        | 100%                             | 100%                             | C               |
| Servicis AG                  | Zurich        | CHF               | 50                         | 100%                             | 100%                             | C               |
| RedPapillons SA              | Morges        | CHF               | 100                        | 47%                              | 47%                              | E               |
| Insite Management SA         | Echandens     | CHF               | 120                        | 42%                              | 42%                              | E               |
| PlanYourMove SA              | Ecublens (VD) | CHF               | 215                        | 41%                              |                                  | E               |
| Polytech Ventures Holding SA | Ecublens (VD) | CHF               | 214                        | 33%                              | 33%                              | E               |
| LM Properties SA             | Ecublens (VD) | CHF               | 100                        | 33%                              | 33%                              | E               |
| PropTech Partners SA         | Lausanne      | CHF               | 161                        | 30%                              | 30%                              | E               |

C) Consolidated

E) Financial investment included in the consolidated financial statements using the equity method.

1) Ownership interest is equal to voting rights.

2) The company was dissolved in 2021.

3) Company held directly by Investis Holding SA.



# Statutory Auditor's Report

To the General Meeting of Investis Holding SA, Zürich

## Report on the Audit of the Consolidated Financial Statements

### Opinion

We have audited the consolidated financial statements of Investis Holding SA and its subsidiaries (the Group), which comprise the [consolidated balance sheet](#) as at 31 December 2021 and the [consolidated income statement](#), [consolidated statement of cash flows](#) and [consolidated statement of changes in equity](#) for the year then ended, and [notes to the consolidated financial statements](#), including a summary of significant accounting policies.

In our opinion the consolidated financial statements (including the tables in the chapter "[Property portfolio](#)") give a true and fair view of the consolidated financial position of the Group as at 31 December 2021, and its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Swiss GAAP FER, in accordance with Article 17 of the Directive on Financial Reporting (Directive Financial Reporting, DFR) of SIX Swiss Exchange and comply with Swiss law.

### Basis for Opinion

We conducted our audit in accordance with Swiss law and Swiss Auditing Standards. Our responsibilities under those provisions and standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We are independent of the Group in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Report on Key Audit Matters based on the circular 1/2015 of the Federal Audit Oversight Authority



#### Valuation of investment properties

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



### Key Audit Matter

Investment properties form a substantial part of the consolidated balance sheet and showed an overall fair value of mCHF 1,718 as at 31 December 2021.

The Group's total investment properties are valued at fair value as at the balance sheet date. The valuation is based on the external valuation expert's report. The fair value estimates performed every six months using mainly the discounted cash flow model are significantly influenced by assumptions and estimates with regard to the expected future cash flows and the discount rate used for each property depending on its individual rewards and risks.

### Our response

In the course of our audit, we assessed the external valuation expert's competence and independence. We met with the external valuation expert regarding the valuation of the investment properties and discussed the valuation methodology and selected input factors applied in the valuation. We used our own real estate valuation specialists to support our audit procedures.

In collaboration with these specialists we performed analytical procedures on the total population of the investment properties and conducted our own valuations on a sample basis. The sample of properties was identified based on quantitative and qualitative factors.

For this sample, we performed, amongst others, the following audit procedures:

- evaluating the methodical accuracy of the model used to determine the fair value;
- challenging the most important input factors applied in the valuation (such as discount rates, market rents, vacancy rates, operating and maintenance cost, and renovation capital expenditures) by comparing them with past figures, benchmarks, publicly available data and our own market assessments.

For further information on Valuation of Investment Properties refer to the following:

- [Accounting Principles](#), section Investment properties
- [Note 12 Investment properties](#)

### Other matter

The consolidated financial statements of Investis Holding SA for the year ended 31 December 2020 were audited by another auditor who expressed an unmodified opinion on those statements on 22 March 2021.

### Responsibility of the Board of Directors for the Consolidated Financial Statements

The Board of Directors is responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with Swiss GAAP FER and the provisions of Swiss law, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.



### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and Swiss Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Swiss law and Swiss Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the Board of Directors or its relevant committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors or its relevant committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Board of Directors or its relevant committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report, unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



## Report on Other Legal and Regulatory Requirements

In accordance with article 728a para. 1 item 3 CO and the Swiss Auditing Standard 890, we confirm that an internal control system exists, which has been designed for the preparation of consolidated financial statements according to the instructions of the Board of Directors.

We recommend that the consolidated financial statements submitted to you be approved.

KPMG AG

A handwritten signature in blue ink, appearing to read 'Benz'.

Reto Benz  
Licensed Audit Expert  
Auditor in Charge

A handwritten signature in blue ink, appearing to read 'P. Fahrni'.

Philipp Fahrni  
Licensed Audit Expert

Zurich, 22 March 2022

KPMG AG, Badenerstrasse 172, PO Box, CH-8036 Zurich

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