

SELECTED KEY FIGURES

Investis financial key figures		31.12.2017	31.12.2016
Revenue	CHF 1,000	189,987	161,916
EBITDA before revaluations/disposals	CHF 1,000	37,311	28,695
EBIT	CHF 1,000	60,871	76,369
Net profit	CHF 1,000	57,604	45,077
Net profit without revaluation effects	CHF 1,000	26,789	9,419
Funds From Operations (FFO) ¹⁾	CHF 1,000	29,460	17,844
Total assets			
Total assets	CHF 1,000	1,238,222	1,099,750
Mortgages and bonds	CHF 1,000	436,357	325,572
Gross LTV		39%	33%
Deferred tax liabilities	CHF 1,000	154,977	145,579
Total shareholders' equity	CHF 1,000	568,989	557,570
Equity ratio		46.0%	50.7%
Number of employees			
Headcount (as at period end)		1,420	1,146
FTE (full-time equivalent, average over the period)		1,143	902

1) FFO is defined as cash flow from operating activities + investments in properties held for sale + interest received less interest paid.

Data per share		31.12.2017	31.12.2016
Share ratios			
Share capital	CHF 1,000	1,280	1,280
Number of registered shares issued/outstanding		12,800,000	12,800,000
Nominal value per share	CHF	0.10	0.10
Share data			
NAV per outstanding share	CHF	44.38	43.48
NAV per outstanding share not including deferred tax with regard to investment properties	CHF	55.91	54.85
Earnings per share (basic/diluted)	CHF	4.49	3.88
Gross dividend ¹⁾	CHF	2.35	2.35
Dividend yield ¹⁾		3.8%	4.1%
Payout ratio ¹⁾		52.4%	68.0%
Share price			
Share price – high	CHF	64.95	61.95
Share price – low	CHF	55.40	53.00
Share price at end of period	CHF	62.65	57.00
Average number of shares traded per day		5,562	9,094
Market capitalisation at end of period	CHF 1,000	801,920	729,600

1) Intended distribution per share in accordance with the proposal to the Annual General Meeting of 20 April 2018.

Properties key figures		31.12.2017	31.12.2016	
Residential investment properties	CHF 1,000	940,629	841,961	
Commercial investment properties	CHF 1,000	127,784	113,129	
Investment properties under construction	CHF 1,000	14,826	64	
Undeveloped plots of land	CHF 1,000	1,673	7,328	
Properties held for sale	CHF 1,000	35,805	18,141	
Total property portfolio	CHF 1,000	1,120,717	980,622	
Total buildings		139	136	
Total residential units		2,508	2,334	
Average discount rate		3.62%	3.71%	
Revenue		CHF 1,000	47,492	41,852
Like-for-like rental growth		1.9%	1.1%	
EBITDA before revaluations/disposals		CHF 1,000	32,394	27,293
EBIT		CHF 1,000	58,039	76,679
Annualised full occupancy property rent		CHF million	51.5	46.9
Annualised property rent		CHF million	49.6	45.2
Vacancy rate		3.5%	3.7%	
Real Estate Services key figures		31.12.2017	31.12.2016	
Rents under management	CHF billion	1.68	1.58	
Revenue	CHF 1,000	147,637	136,094	
of which property management		53%	56%	
of which facility services		46%	32%	
of which construction management		1%	12%	
EBIT	CHF 1,000	7,839	3,892	
EBIT margin		5.3%	2.9%	