

Additional information

Information on investment real estate properties

	City of Zurich		Rest of Canton Zurich		Other regions		Total real estate		
	2019*	2018*	2019*	2018*	2019*	2018*	2019*	2018*	
Residential real estate									
Number	6	6	11	11	4	4	21	21	
Living space	'000 m ²	22	22	93	93	18	18	133	133
Vacancy rate ¹	%	1.2	0.7	4.9	2.7	1.4	2.0	3.8	2.1
Rental income	CHF million	4.1	4.1	10.8	10.1	2.5	2.5	17.5	16.7
Earnings on property ²	CHF million	3.7	4.0	9.5	8.1	1.8	2.1	15.0	14.2
Gross yield	%	3.7	3.9	3.8	4.1	4.2	4.5	3.8	4.1
Net yield ³	%	3.3	3.8	3.3	3.3	3.1	3.8	3.3	3.5
Acquisition value	CHF million	144.0	144.0	375.7	375.0	84.4	84.3	604.0	603.3
Market value	CHF million	235.4	224.9	572.3	569.2	116.7	116.7	924.4	910.8
Average market value by property	CHF million	39.2	37.5	52.0	51.7	29.2	29.2	44.0	43.4
Change in market value ⁴	CHF million	10.4	0.7	2.5	0.4	0.0	0.0	12.9	1.1
Commercial real estate									
Number	19	19	16	16	9	9	44	44	
Floor space	'000 m ²	317	317	226	226	90	90	633	633
Floor space ¹	%	0.4	0.9	1.8	3.0	3.8	4.1	1.5	2.0
Rental income	CHF million	44.5	45.3	26.1	26.0	14.5	9.9	85.1	81.2
Earnings on property ²	CHF million	38.9	42.0	23.8	23.5	13.5	9.2	76.2	74.7
Gross yield	%	5.0	5.1	5.5	5.4	6.3	5.1	5.3	5.2
Net yield ³	%	4.4	4.8	5.0	4.9	5.9	4.7	4.8	4.8
Acquisition value	CHF million	1 612.2	1 608.7	987.4	987.4	531.6	531.6	3 131.2	3 127.7
Market value	CHF million	1 799.4	1 773.6	948.1	956.7	457.6	460.7	3 205.1	3 191.0
Average market value by property	CHF million	94.7	93.3	59.3	59.8	50.8	51.2	72.8	72.5
Change in market value ⁴	CHF million	22.3	9.5	-8.6	-0.1	-2.8	-4.8	10.9	4.6
Investment real estate under construction									
Number	2	2	-	-	-	-	2	2	
Land area	'000 m ²	9	9	-	-	-	9	9	
Acquisition value	CHF million	56.9	47.1	-	-	-	56.9	47.1	
Market value	CHF million	73.7	58.1	-	-	-	73.7	58.1	
Change in market value ⁴	CHF million	5.9	3.8	-	3.4	-	5.9	7.2	
Investment volume	CHF million	117.5	120.1	-	-	-	117.5	120.1	

* Should no further particulars be given, values referring to the income statement concern the 1st half-year, and balance sheet values the cut-off date on 30.06.2019 or 31.12.2018

¹ In percent of target rental income, cumulative as at cut-off date

² Rental income minus real estate expenses

³ Rental earnings in percent of continued market value on 1 January

⁴ From revaluation in first half-year 2019 or 2018, respectively

Key share data

		1 st half-year 2019 resp. 30.06.2019	1 st half-year 2018 resp. 31.12.2018
Issued share capital on cut-off date	CHF million	15.9	15.9
Authorised capital on cut-off date	CHF million	1.0	1.0
Conditional capital on cut-off date	CHF million	2.7	2.7
Issued shares on cut-off date	number	15 942 821	15 942 821
Treasury shares on cut-off date	number	55 738	57 055
Outstanding shares on cut-off date ¹	number	15 887 083	15 885 766
Outstanding shares on average ²	number	15 886 232	15 887 687
Share price high	CHF	172.00	168.10
Share price low	CHF	152.50	154.10
Share price on cut-off date	CHF	168.00	153.10
Market capitalisation on cut-off date ³	CHF million	2 669.0	2 432.1
Average trading volume per day (on exchange)	number shares	19 986	23 273

¹ Number of issued shares minus treasury shares

² Average number of shares outstanding according to IAS 33

³ Share price on cut-off date multiplied by the number of outstanding shares on cut-off date

Share statistics

Share type	Registered share
Par value per share	CHF 1
Securities number	883 756
SIX symbol	ALLN
ISIN	CH0008837566
Bloomberg	ALLN SW
Reuters	ALLN.S

Shareholder structure as at 30 June 2019

Number of shares	Number of shareholders	Number of shares	%
> 478 284 shares (> 3%)	6	3 898 012	24.4%
100 001–478 284 shares	18	3 861 336	24.2%
10 001–100 000 shares	104	3 036 726	19.1%
1001–10 000 shares	370	1 109 038	7.0%
1–1000 shares	2 911	651 552	4.1%
Total registered	3 409	12 556 664	78.8%
Not registered		3 386 157	21.2%
Total shares		15 942 821	100.0%

45.6% of the share capital is owned by pension funds and insurance companies and 8.1% by natural persons. A further 25.1% is owned by other legal entities as well as investment funds, foundations and banks. 21.2% of the share capital has not been submitted for registration in the share register. Foreign investors own 7.3% (registered shares).

Organisation and schedule

Structure and Addresses

Allreal Holding AG
Allreal Finanz AG
Grabenstrasse 25,
CH-6340 Baar

Allreal Home AG
Allreal Office AG
Allreal Toni AG
Allreal Vulkan AG
Allreal West AG
Apalux AG
Eggbühlstrasse 15, CH-8050 Zurich

Allreal Generalunternehmung AG
Eggbühlstrasse 15, CH-8050 Zurich
Zieglerstrasse 53, CH-3007 Bern
Sinslerstrasse 67, CH-6330 Cham
Bohl 2, CH-9000 St. Gallen

Bülachguss AG
Solistrasse 25, CH-8180 Bülach

The interactive online version of this Half-year Report is available at <http://ir.allreal.ch>.
Only the German version of this Half-year Report is legally binding.

Contacts

Roger Herzog
Chief Executive Officer
T +41 44 319 12 04
roger.herzog@allreal.ch

Thomas Wapp
Chief Financial Officer
T +41 44 319 14 88
thomas.wapp@allreal.ch

Reto Aregger
Chief Communications Officer
T +41 44 319 12 67
reto.aregger@allreal.ch
(as from 21 October 2019)

Schedule

2019 Annual results
27 February 2020

2020 Annual shareholders'
meeting
24 April 2020

2020 Half-year results
26 August 2020

2020 Annual results
24 February 2021

2021 Annual shareholders'
meeting
16 April 2021

Share register

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

areg.ch
Fabrikstrasse 10
CH-4614 Hägendorf
T +41 62 209 16 60
F +41 62 209 16 69
info@areg.ch
www.areg.ch

Publisher

Allreal Holding AG
Grabenstrasse 25
CH-6340 Baar
T +41 41 711 33 03
www.allreal.ch

Imprint

Text and editorial office
Allreal Corporate Communications,
CH-8050 Zurich

Graphic design
WBG AG
für visuelle Kommunikation,
CH-8045 Zurich

Layout/Prepress/Press
Linkgroup AG, CH-8008 Zurich