

# Additional information

## Information on investment real estate properties

	City of Zurich		Rest of Canton Zurich		Other regions		Total real estate		
	2020*	2019*	2020*	2019*	2020*	2019*	2020*	2019*	
<b>Residential real estate</b>									
Number	6	6	11	11	4	4	21	21	
Living space	000 m <sup>2</sup>	25	25	93	93	18	18	136	136
Vacancy rate <sup>1</sup>	%	0.8	1.2	2.7	4.9	1.5	1.4	2.1	3.8
Rental income	CHF million	4.6	4.1	11.1	10.8	2.5	2.5	18.3	17.5
Earnings on property <sup>2</sup>	CHF million	4.4	3.7	8.6	9.5	2.1	1.8	15.0	15.0
Gross yield	%	3.4	3.7	3.6	3.8	3.9	4.2	3.6	3.8
Net yield <sup>3</sup>	%	3.2	3.3	2.8	3.3	3.3	3.1	3.0	3.3
Acquisition value	CHF million	187.4	187.3	375.7	375.9	84.4	84.4	647.5	647.4
Market value	CHF million	277.2	273.4	612.0	611.8	125.0	125.0	1 014.2	1 010.2
Average market value by property	CHF million	46.2	45.6	55.6	55.6	31.3	31.3	48.3	48.1
Change in market value <sup>4</sup>	CHF million	3.7	10.4	0.2	2.5	0.0	0.0	3.9	12.9
<b>Commercial real estate</b>									
Number	19	19	15	15	9	9	43	43	
Floor space	000 m <sup>2</sup>	317	317	219	219	90	90	626	626
Vacancy rate <sup>1</sup>	%	0.6	0.4	1.7	1.8	2.9	3.8	1.3	1.5
Rental income	CHF million	44.4	44.5	23.9	26.1	13.5	14.5	81.8	85.1
Earnings on property <sup>2</sup>	CHF million	38.0	38.9	21.9	23.8	11.9	13.5	71.8	76.2
Gross yield	%	4.7	5.0	5.2	5.5	6.2	6.3	5.1	5.3
Net yield <sup>3</sup>	%	4.1	4.4	4.8	5.0	5.4	5.9	4.4	4.8
Acquisition value	CHF million	1 620.8	1 616.2	964.1	964.2	531.7	531.6	3 116.6	3 111.9
Market value	CHF million	1 892.1	1 874.4	917.4	919.9	433.6	438.0	3 243.1	3 232.3
Average market value by property	CHF million	99.6	98.7	61.2	61.3	48.2	48.7	75.4	75.2
Change in market value <sup>4</sup>	CHF million	13.0	22.3	-2.5	-8.6	-4.2	-2.8	6.3	10.9
<b>Investment real estate under construction</b>									
Number	2	2					2	2	
Land area	000 m <sup>2</sup>	9	9				9	9	
Acquisition value	CHF million	89.2	71.7				89.2	71.7	
Market value	CHF million	134.6	99.6				134.6	99.6	
Change in market value <sup>4</sup>	CHF million	17.5	5.9				17.5	5.9	
Investment volume	CHF million	115.8	116.9				115.8	116.9	

\* Should no further particulars be given, values referring to the income statement and yield information concern the first half-year, and balance sheet values the cut-off date on 30.06.2020 or as at 31.12.2019

<sup>1</sup> In percent of target rental income, cumulative as at cut-off date

<sup>2</sup> Rental income minus real estate expenses

<sup>3</sup> Rental earnings in percent of continued market value on 1 January

<sup>4</sup> From revaluation in first half-year 2019 or 2020, respectively

## Key share data

		1 <sup>st</sup> half-year 2020 or 30.06.2020	1 <sup>st</sup> half-year 2019 or 31.12.2019
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	1.0	2.7
Issued shares on cut-off date	number	15 942 821	15 942 821
Treasury shares on cut-off date	number	43 125	45 708
Outstanding shares on cut-off date <sup>1</sup>	number	15 899 696	15 897 113
Annual average of outstanding shares <sup>2</sup>	number	15 899 887	15 889 169
Market price high	CHF	222.00	197.70
Market price low	CHF	161.80	155.90
Share price on cut-off date	CHF	187.60	192.40
Market capitalisation on cut-off date <sup>3</sup>	CHF million	2 982.8	3 058.6
Average trading volume per day (on exchange)	Number of shares	34 659	21 226

<sup>1</sup> Number of shares issued minus treasury shares

<sup>2</sup> Average number of shares outstanding (diluted)

<sup>3</sup> 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 2020

Number of shares	Number of shareholders	Number of shares	%
> 478 284 shares (>3%)	4	3 521 111	22.1
100 001–478 284 shares	16	3 981 355	25.0
10 001–100 000 shares	97	2 702 618	16.9
1001–10 000 shares	372	1 153 258	7.2
1–1000 shares	3 281	678 945	4.3
<b>Total registered</b>	<b>3 770</b>	<b>12 037 287</b>	<b>75.5</b>
Not registered		3 905 534	24.5
<b>Total shares</b>		<b>15 942 821</b>	<b>100.0</b>

36.7% of the share capital is owned by pension funds and insurance companies and 8.2% by natural persons. A further 30.6% is owned by other legal entities as well as funds, investment companies, foundations and banks. 24.5% of the share capital has not been submitted for registration in the share register. Foreign investors own 9.8% (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  
Lindbergh-Allee 1, CH-8152 Glattpark

Allreal Generalunternehmung AG  
Lindbergh-Allee 1, CH-8152 Glattpark  
Zieglerstrasse 53, CH-3007 Bern

Bülachguss AG  
Lindbergh-Allee 1, CH-8152 Glattpark

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

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### Schedule

2020 Annual results  
24 February 2021

2021 Annual general meeting  
16 April 2021

2021 Half-year results  
25 August 2021

2021 Annual results  
23 February 2022

2022 Annual general meeting  
8 April 2022

### Share register

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

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