Financial report

Consolidated half-year financial statements of Allreal Group

Consolidated income statement

CHF million	Note	1st half-year 2025	1st half-year 2024
Rental income from investment properties	2	103.5	111.0
Income from Realisation	4	75.9	78.3
Income from sales Development	4	28.8	11.0
Other income	4	1.8	2.1
Operating income		**210.0**	**202.4**
Direct expenses for rented investment properties	5	−10.7	−13.2
Direct expenses from Realisation	4	−66.9	−67.8
Direct expenses from sales Development	4	−18.5	−6.8
Direct operating expenses		**−96.1**	**−87.8**
Personnel expenses	6	−19.9	−20.7
Other operating expenses	7	−5.4	−5.4
Operating expenses		**−25.3**	**−26.1**
Capitalised own developments		**4.9**	**4.5**
Earnings from sale of investment properties	3	**2.5**	**0.0**
Higher valuation of investment properties		86.0	9.5
Lower valuation of investment properties		−17.9	−7.3
Higher valuation of investment properties under construction		2.2	4.5
Lower valuation of investment properties under construction		0.0	0.0
Earnings from revaluation of investment properties	8	**70.3**	**6.7**
EBITDA		**166.3**	**99.7**
Depreciation other property, plant and equipment		−0.7	−1.2
Depreciation intangible assets		−0.1	−0.2
Operating profit (EBIT)		**165.5**	**98.3**
Financial income		0.7	0.9
Financial expenses	9	−16.7	−18.9
Earnings before tax		**149.5**	**80.3**
Tax expenses	10	−32.7	−13.1
Net profit		**116.8**	**67.2**
Earnings per share in CHF		7.07	4.07
Diluted earnings per share in CHF		7.07	4.07

Consolidated balance sheet

CHF million	Note	30.06.2025	31.12.2024 audited
Investment properties	12	5 156.1	5 110.2
Investment properties under construction	12	48.1	75.2
Other property, plant and equipment		10.2	17.3
Financial assets		98.2	90.2
Intangible assets		0.2	0.2
Deferred tax assets		0.6	0.8
Non-current assets		**5 313.4**	**5 293.9**
Development properties	13	608.4	501.5
Investment properties held for sale		–	10.5
Trade receivables		71.6	56.6
Tax receivables		1.1	0.7
Other receivables		12.9	12.8
Cash		4.5	4.3
Current assets		**698.5**	**586.4**
Assets		**6 011.9**	**5 880.3**
Share capital	14	16.6	16.6
Capital reserves		413.1	470.9
Goodwill		−47.1	−47.1
Treasury shares		−14.2	−14.8
Retained earnings		2 274.4	2 215.4
Equity		**2 642.8**	**2 641.0**
Long-term borrowings	15	2 053.9	2 155.4
Deferred tax liabilities		444.9	423.5
Long-term provisions		0.8	0.8
Long-term liabilities		**2 499.6**	**2 579.7**
Trade payables		95.4	67.1
Current tax liabilities		21.4	7.5
Other current liabilities		41.9	38.8
Provisions		1.4	1.9
Borrowings	15	709.4	544.3
Short-term liabilities		**869.5**	**659.6**
Liabilities		**3 369.1**	**3 239.3**
Equity and liabilities		**6 011.9**	**5 880.3**

Consolidated statement of changes in shareholders' equity

CHF million	Share capital	Capital reserves	Treasury shares	Goodwill	Retained earnings: Revaluation reserves	Retained earnings: Other retained earnings	Total
As at 31 December 2023	**16.6**	**528.7**	**−14.8**	**−47.1**	**406.7**	**1 655.0**	**2 545.1**
Net profit						67.2	67.2
Purchase treasury shares							0.0
Sale treasury shares						−0.1	0.0
Distribution to shareholders		−57.8				−57.8	−115.6
Share-based remuneration			0.1				0.1
Reclassification					6.8	−6.8	0.0
As at 30 June 2024	16.6	470.9	−14.7	−47.1	413.5	1 657.5	2 496.7
Net profit						144.2	144.2
Purchase treasury shares			–				0.0
Sale treasury shares			0.1			−0.1	0.0
Authorised capital increase							0.0
Share-based remuneration			0.1				0.1
Reclassification					81.9	−81.9	0.0
As at 31 December 2024	**16.6**	**470.9**	**−14.6**	**−47.1**	**495.4**	**1 719.8**	**2 641.0**
Net profit						116.8	116.8
Purchase treasury shares			-				0.0
Sale treasury shares							0.0
Distribution to shareholders		−57.8				−57.8	−115.6
Share-based remuneration			0.6				0.6
Reclassification					54.4	−54.4	0.0
As at 30 June 2025	**16.6**	**413.1**	**−14.0**	**−47.1**	**549.8**	**1 724.4**	**2 642.8**

Capital reserves represent the amount (premium) earned by shareholders over and above the nominal value on subscription of share capital of Allreal Holding AG after deduction of the corresponding issue costs. The capital reserves and retained earnings can be distributed to shareholders up to the statutory minimum requirement of CHF 8.3 million (50% of share capital).

Consolidated cash flow statement

CHF million	Note	**1st half-year 2025**	1st half-year 2024
Net profit before tax		149.5	80.3
Net financial expenses		16.0	18.1
Earnings from revaluation of investment properties	8	−70.3	−6.7
Depreciation other property, plant and equipment		0.7	1.1
Depreciation intangible assets		0.1	0.1
Earnings from sale of investment properties	3	−2.5	0.0
Capitalised own developments		−3.7	−2.0
Share-based remuneration		0.6	0.1
Other items		1.2	1.0
Change in development properties		−29.3	−9.1
Change in trade receivables		−15.2	2.4
Change in other receivables		0.1	−2.9
Change in provisions		−0.5	0.3
Change in trade payables		28.3	−4.3
Change in other current liabilities		7.3	−3.4
Cost of finance paid		−20.9	−20.3
Financial income received		0.7	0.5
Income tax paid		1.5	−7.6
Cash flow from operating activities		**63.6**	**47.6**
Investment in investment properties	12	−12.3	−4.4
Divestment of investment properties	12	19.3	0.0
Investment in investment properties under construction	12	−9.8	−5.1
Acquisition of other property, plant and equipment		−0.1	−2.7
Investment in intangible assets		−0.1	−0.2
Increase in financial assets		−14.0	−2.3
Decrease in financial assets		5.9	3.1
Cash flow from investing activities		**−11.1**	**−11.6**
Increase in borrowings		131.5	166.0
Decrease in borrowings		−93.2	−94.9
Issue of bond loan		125.0	150.0
Repayment of bond loan		−100.0	−149.6
Purchase of bond loan		0.0	0.0
Purchase treasury shares		0.0	0.0
Sale treasury shares		0.0	0.0
Distribution to shareholders		−115.6	−115.6
Cash flow from financing activities		**−52.3**	**−44.1**
Change in cash		**0.2**	**−8.1**
Cash at 1 January		4.3	12.6
Cash at 30 June		**4.5**	**4.5**

Segment information for the first half of 2025

CHF million	Real Estate	Development & Realisation	Total segments	Holding/ eliminations	Total
Income statement					
Operating income	103.5	106.5	210.0	0.0	210.0
Profit from intercompany services	−4.6	4.9	0.3	−0.3	0.0
Direct operating expenses	−10.7	−85.5	−96.1	0.0	−96.1
Operating expenses	−3.8	−20.8	−24.6	−0.7	−25.3
Capitalised own developments	0.0	4.9	4.9	0.0	4.9
Earnings from sale of investment properties	2.5	0.0	2.5	0.0	2.5
Earnings from revaluation of investment properties	70.3	0.0	70.3	0.0	70.3
EBITDA	**157.2**	**10.1**	**167.3**	**−1.0**	**166.3**
Depreciation and amortisation	0.0	−0.8	−0.8	0.0	−0.8
Operating profit (EBIT)	**157.2**	**9.3**	**166.5**	**−1.0**	**165.5**
Financial income	0.7	0.0	0.7	0.0	0.7
Financial expense	−15.0	−1.7	−16.7	0.0	−16.7
Tax expense	−30.9	−2.4	−33.3	0.6	−32.7
Net profit	**112.0**	**5.2**	**117.2**	**−0.4**	**116.8**
EBITDA excl. revaluation gains	86.9	10.1	97.0	−1.0	96.0
Operating profit (EBIT) excl. revaluation gains	86.9	9.3	96.2	−1.0	95.2
Net profit excl. revaluation effect	**57.8**	**5.2**	**63.0**	**−0.4**	**62.6**
Operating margin in percent[1]	91.2	35.8	79.3	0.0	78.5
Rental income from investment properties	103.5	0.0	103.5	0.0	103.5
Completed project volume third-party projects	0.0	75.9	75.9	0.0	75.9
Completed project volume own projects	0.0	50.4	50.4	0.0	50.4
Total sales (according to internal reporting)	103.5	126.3	229.8	0.0	229.8
less sales from intercompany services	0.0	−32.1	−32.1	0.0	−32.1
Total sales to third parties (according to internal reporting)	103.5	94.2	197.7	0.0	197.7
plus reconciliation item external reporting	0.0	10.5	10.5	0.0	10.5
Other income	0.0	1.8	1.8	0.0	1.8
Operating income	103.5	106.5	210.0	0.0	210.0
Balance sheet as at 30.06.2025					
Non-current assets	5 302.5	10.9	5 313.4	0.0	5 313.4
Current assets	30.2	667.0	697.2	1.3	698.5
Total assets	**5 332.7**	**677.9**	**6 010.6**	**1.3**	**6 011.9**
Provisions	0.0	2.2	2.2	0.0	2.2
Other debt (excl. financing and taxes)	51.8	85.4	137.2	0.0	137.2
Financial liabilities	2 462.5	300.8	2 763.3	0.0	2 763.3
Tax liabilities	447.5	18.9	466.4	0.0	466.4
Total debt	**2 961.8**	**407.3**	**3 369.1**	**0.0**	**3 369.1**
Total assigned equity[2]	**2 370.9**	**270.6**	**2 641.5**	**1.3**	**2 642.8**
Investment in non-current assets	10.9	0.2	11.1	0.0	11.1

1 EBIT less revaluation gains as a percentage of income from business activity (balance of operating income, direct operating expenses, capitalised own development, and income from sale of investment properties)
2 Assignment of equity to individual segments corresponds to internal financial reporting guidelines requiring an equity ratio of 40% for the Development & Realisation segment; financial and tax liabilities will be assigned accordingly.

Segment information for the first half of 2024

CHF million	Real Estate	Development & Realisation	Total segments	Holding/ eliminations	Total
Income statement					
Operating income	111.0	91.4	202.4	0.0	202.4
Profit from intercompany services	−4.5	4.8	0.3	−0.3	0.0
Direct operating expenses	−13.2	−74.6	−87.8	0.0	−87.8
Operating expenses	−3.6	−21.6	−25.2	−0.9	−26.1
Capitalised own developments	0.0	4.5	4.5	0.0	4.5
Earnings from sale of investment properties	0.0	0.0	0.0	0.0	0.0
Earnings from revaluation of investment properties	6.7	0.0	6.7	0.0	6.7
EBITDA	**96.4**	**4.5**	**100.9**	**−1.2**	**99.7**
Depreciation and amortisation	0.0	−1.4	−1.4	0.0	−1.4
Operating profit (EBIT)	**96.4**	**3.1**	**99.5**	**−1.2**	**98.3**
Financial income	0.9	0.0	0.9	0.0	0.9
Financial expense	−17.3	−1.6	−18.9	0.0	−18.9
Tax expense	−11.6	−0.3	−11.9	−1.2	−13.1
Net profit	**68.4**	**1.2**	**69.6**	**−2.4**	**67.2**
EBITDA excl. revaluation gains	89.7	4.5	94.2	−1.2	93.0
Operating profit (EBIT) excl. revaluation gains	89.7	3.1	92.8	−1.2	91.6
Net profit excl. revaluation effect	**61.7**	**1.2**	**62.9**	**−2.4**	**60.5**
Operating margin in percent[1]	91.7	14.6	77.9	0.0	76.9
Rental income from investment properties	111.0	0.0	111.0	0.0	111.0
Completed project volume third-party projects	0.0	78.3	78.3	0.0	78.3
Completed project volume own projects	0.0	40.2	40.2	0.0	40.2
Total sales (according to internal reporting)	111.0	118.5	229.5	0.0	229.5
less sales from intercompany services	0.0	−33.0	−33.0	0.0	−33.0
Total sales to third parties (according to internal reporting)	111.0	85.5	196.5	0.0	196.5
plus reconciliation item external reporting	0.0	3.7	3.7	0.0	3.7
Other income	0.0	2.1	2.1	0.0	2.1
Operating income	111.0	91.3	202.3	0.0	202.3
Balance sheet as at 30.06.2024					
Non-current assets	5 186.1	19.2	5 205.3	0.3	5 205.6
Current assets	10.2	527.7	537.9	0.5	538.4
Total assets	**5 196.3**	**546.9**	**5 743.2**	**0.8**	**5 744.0**
Provisions	0.0	3.0	3.0	0.0	3.0
Other debt (excl. financing and taxes)	24.9	71.8	96.7	0.0	96.7
Financial liabilities	2 525.4	237.7	2 763.1	0.1	2 763.2
Tax liabilities	375.5	8.6	384.1	0.3	384.4
Total debt	**2 925.8**	**321.1**	**3 246.9**	**0.4**	**3 247.3**
Total assigned equity[2]	**2 270.5**	**225.8**	**2 496.3**	**0.4**	**2 496.7**
Investment in non-current assets	8.7	2.9	11.6	0.0	11.6

1 EBIT less revaluation gains as a percentage of income from business activity (balance of operating income, direct operating expenses, capitalised own development, and income from sale of investment properties)
2 Assignment of equity to individual segments corresponds to internal financial reporting guidelines requiring an equity ratio of 40% for the Development & Realisation segment; financial and tax liabilities will be assigned accordingly.

Selected notes

1. Basic principles

1.1 Basis of preparation

The consolidated half-year financial statements for 2025 were prepared in accordance with Swiss GAAP FER 31 “Complementary recommendation for listed companies” and are compatible with the Listing Rules as well as Article 17 of the Directive on Financial Reporting (DFR) of SIX Swiss Exchange. The same accounting principles apply as for the consolidated financial statements for 2024. No new FER standards had come into force as at 1 January 2025.

Individual business activities of Allreal Group are subject to fluctuations over the course of the year, in particular in the Development & Realisation segment – for example the planning and execution of construction projects and the sale of development properties. No exceptional circumstances came about in the first half of 2025 that had a significant impact on the asset, financial or earnings situation of Allreal Group.

The consolidated half-year financial statements 2025 were approved by the Board of Directors of Allreal Holding AG on 20 August 2025.

1.2 Scope of consolidation

Company	Registered office	Share capital CHF million	Share-holding in 2025	Share-holding in 2024
Allreal Holding AG	Opfikon ZH	16.60	–	–
Allreal Generalunternehmung AG	Opfikon ZH	10.00	100%	100%
Allreal Home AG	Opfikon ZH	26.52	100%	100%
Allreal Office AG	Opfikon ZH	150.00	100%	100%
Allreal Romandie SA	Plan-les-Ouates GE	0.10	100%	100%
Allreal Toni AG	Opfikon ZH	90.00	100%	100%
Creactive Properties SA[1]	Plan-les-Ouates GE	–	–	100%
Roof SA	Plan-les-Ouates GE	0.50	100%	100%

1 Merged with Allreal Romandie SA effective 1 January 2025

Compared to 31 December 2024, the scope of consolidation changed following the absorption of Creactive Properties SA by Allreal Romandie SA. The company was fully owned directly by Allreal Holding AG in the previous year, meaning that there were no changes for consolidation purposes.

2. Rental income from investment properties

CHF million	1st half-year 2025	1st half-year 2024
Rental income from residential properties	27.0	26.4
Rental income from commercial properties	76.5	84.6
Income from renting investment properties	**103.5**	**111.0**

The cumulative vacancy rate for the first half of 2025 totalled 2.9% of target rental income (compared with 1.5% in the first half of 2024), with residential properties accounting for 0.7% and commercial properties 3.8% (compared with 0.8% and 1.7%, respectively, in the first half of 2024).

3. Income from sale of investment properties

CHF million	**1st half-year 2024**	1st half-year 2024
Proceeds from sale	11.0	0.0
Transaction costs on sale	−0.1	0.0
Balance sheet value = market value on 31 December of the previous year	−8.4	0.0
Earnings from sale of investment properties	2.5	0.0

In the first half of 2025, a property on Marterlochstrasse in Bülach was sold for CHF 11 million. After deduction of all transaction costs, income from sale of investment properties amounted to CHF 2.5 million.

4. Earnings from Development & Realisation

CHF million	**1st half-year 2025**	1st half-year 2024
Income from Realisation	75.9	78.3
Direct expenses from Realisation	−66.9	−67.8
Earnings from Realisation	**9.0**	**10.5**
Income from sales Development	28.8	11.0
Direct expenses from sales Development	−18.5	−6.8
Income from sales Development	**10.3**	**4.2**
Capitalised own developments	**4.9**	**4.5**
Other income	**1.8**	**2.1**
Earnings from Development & Realisation segment	**26.0**	**21.3**

Earnings from realisation consists of architects’ and project & development fees (CHF 6.3 million) and earnings from construction activity (CHF 2.9 million) (first half-year of 2024: CHF 9.3 million/CHF 1.7 million). This contrasts with directly offset sales deductions of CHF 0.2 million (first half-year of 2024: CHF 0.5 million).

Income from sales Development is made up of revenue from the Spiserstrasse in Zurich, Avenue de l’Amandolier in Geneva and Avenue du Curé-Baud in Grand-Lancy residential real estate projects (CHF 28.8 million). This resulted in gains on sales of CHF 10.3 million.

5. Direct expenses for rented investment properties

CHF million	**1st half-year 2025**	1st half-year 2024
Administrative and operating expenses, residential properties	−0.7	−1.1
Administrative and operating expenses, commercial properties	−3.8	−3.5
Maintenance and repair expenses, residential properties	−2.2	−2.2
Maintenance and repair expenses, commercial properties	−4.0	−6.4
Real estate expenses	**−10.7**	**−13.2**

6. Personnel expenses

CHF million	**1st half-year 2025**	1st half-year 2024
Salaries and wages	−15.2	−16.5
Social insurance benefits	−1.3	−1.7
Employee pension plans	−1.4	−1.2
Share-based remuneration	−0.6	−0.1
Other personnel expenses	−1.4	−1.2
Personnel expenses	**−19.9**	**−20.7**

7. Other operating expenses

CHF million	**1st half-year 2025**	1st half-year 2024
IT expenses	−1.0	−0.9
Rental expenses	−0.3	−0.3
Consultancy and legal fees	−0.7	−1.1
Administration expenses	−1.9	−1.8
Capital taxes	−1.1	−1.0
Other general operating expenses	−0.4	−0.3
Other operating expenses	**−5.4**	**−5.4**

8. Income from revaluation of investment properties

CHF million	**1st half-year 2025**	1st half-year 2024
Higher valuation of investment properties	86.0	9.5
Higher valuation of investment properties under construction	2.2	4.5
Lower valuation of investment properties	−17.9	−7.3
Lower valuation of investment properties under construction	0.0	0.0
Earnings from revaluation of investment properties	**70.3**	**6.7**

The higher valuation of investment properties can be attributed to revaluations of commercial properties and residential properties amounting to CHF 31.7 million and CHF 54.3 million, respectively (first half-year of 2024: commercial properties CHF 9.5 million / residential properties CHF 0 million). CHF 17.9 million of the lower valuation of investment properties relates to commercial properties (first half-year of 2024: commercial properties CHF 7.3 million / residential properties CHF 0 million).

As at 30 June 2025, the average capitalisation rates amounted to 2.88% (31.12.2024: 2.93%)

Wüest Partner AG continues to act as the external valuation expert on a contract basis.

9. Financial expense

CHF million	**1st half-year 2025**	1st half-year 2024
Interest expense for bond issues	−7.8	−8.0
Interest expense payable to banks/insurance companies for liabilities	−8.9	−10.7
Capitalised building loan interest	0.2	0.0
Other financial expenses	−0.2	−0.2
Financial expense	**−16.7**	**−18.9**

10. Tax expense

CHF million	**1st half-year 2025**	1st half-year 2024
Income taxes	−8.3	−6.2
Property gains taxes	−2.7	−0.7
Total current taxes on business activities	**−11.0**	**−6.9**
Deferred taxes on revaluation	−16.1	0.1
Other deferred taxes	−5.6	−6.3
Total deferred taxes on business activities	**−21.7**	**−6.2**
Total tax expense	**−32.7**	**−13.1**

In the Development & Realisation segment, expenses for property gains taxes are contingent on the time of sale of development properties; in the Real Estate segment, they are contingent on sales from the portfolio. These property taxes are incurred on an irregular basis accordingly.

11. Net profit per share/net asset value (NAV) per share

	1st half-year 2025	1st half-year 2024
Number of outstanding shares as at 1 January (in thousands)	16 511	16 510
Authorized capital increase (in thousands)	–	–
Change in holdings of treasury shares (in thousands)	3	1
Number of outstanding shares on balance sheet date (in thousands)	16 514	16 511
Average number of outstanding shares (in thousands)	16 515	16 513
Net profit excl. revaluation effect (in CHF million)	62.6	60.5
Earnings from revaluation of investment properties (in CHF million)	70.3	6.7
Deferred taxes on revaluation gains (in CHF million)	−16.1	0.0
Net profit incl. revaluation effect (in CHF million)	116.8	67.2
Earnings per share incl. revaluation effect (CHF)	**7.07**	**4.07**
Earnings per share excl. revaluation effect (CHF)	**3.79**	**3.66**
Diluted earnings per share		
– incl. revaluation effect (CHF)	7.07	4.07
– excl. revaluation effect (CHF)	3.79	3.66

The share-based remuneration of members of Group Management has the effect of diluting the earnings per share. For this calculation, the average number of outstanding shares increases from 16, 513,218 to 16, 514,948 shares.

CHF million	30.06.2025	31.12.2024
Outstanding shares on balance sheet date (in thousands)	16 514	16 511
Equity on balance sheet date (CHF million)	2 642.8	2 641.0
Net asset value (NAV) per share after deferred taxes (CHF)	**160.03**	**159.95**
Equity plus provision for deferred taxes less deferred tax assets (CHF million)	3 087.1	3 063.7
Net asset value (NAV) per share before deferred taxes (CHF)	**186.94**	**185.56**

12. Investment properties

CHF million	30.06.2025	31.12.2024
Residential properties	1 712.4	1 654.3
Commercial properties	3 443.7	3 455.9
Investment properties	**5 156.1**	**5 110.2**
Investment properties under construction	48.1	75.2
Investment properties	**5 204.2**	**5 185.4**

The changes in the first half of 2025 can be summarised as follows:

CHF million	Residential properties	Commercial properties	Total yield-producing properties	Investment properties under con-struction	Total investment properties
As at 01.01.2025	1 654.3	3 455.9	5 110.2	75.2	5 185.4
Purchases	0.0	0.0	0.0	0.0	0.0
Value-enhancing investments	3.8	20.2	24.0	9.8	33.8
Capitalised building loan interest	0.0	0.0	0.0	0.2	0.2
Disposals	0.0	−8.4	−8.4	0.0	−8.4
Reclassifications	0.0	−38.5	−38.5	−39.3	−77.8
Market value adjustments	54.3	13.8	68.2	2.2	70.3
Rent-free periods	0.0	0.6	0.6	0.0	0.6
As at 30.06.2025	**1 712.4**	**3 443.7**	**5 156.3**	**48.1**	**5 204.2**
of which pledged or	1 197.5	2 678.6	3 876.1	0.0	3 876.1
subject to transfer restrictions	69.9%	77.8%	75.2%	0.0%	74.5%

The value-enhancing investments relate to the investment properties Freiburgstrasse 130, Bern (CHF 9.3 million), Allianz office building, Wallisellen (CHF 1.5 million), Hohenstieglenstrass 12–13 and 2–16, Glattbrugg (CHF 0.9 million), Vulkanstrasse 106, Zurich Altstetten (CHF 0.8 million), Zollikerstrtrasse 183, Zurich (CHF 0.7 million) and miscellaneous other properties (CHF 10.8 million). The reclassifications relate to the property on Freiburgstrasse in Bern as a commercial property, Baarematte in Baar as an investment property under construction and building under construction, and the property at Soodmattenstrasse 8/10 in Adliswil as a development reserve.

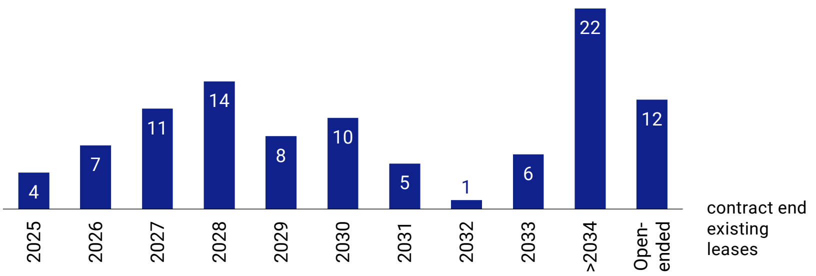
Largest tenants, commercial properties

The five largest tenants accounted for 33% of the total rental income from commercial properties:

CHF million	**30.06.2025**	31.12.2024
Canton Zurich	16%	15%
Allianz Suisse Insurance Company Ltd	6%	6%
Everllence Switzerland Ltd	5%	4%
Generali Switzerland	3%	5%
La Prairie Group Ltd	3%	3%
Total	**33%**	**33%**

The five largest tenants' share of total rental income from all investment properties (residential and commercial) in the first half-year of 2025 amounts to around 24% (Canton of Zurich 12%, Allianz Suisse Insurance Company Ltd 4%, Everllence 4%, Generali Switzerland 2% and La Prairie Group 2%).

Maturity profile of commercial leases
as a percentage of outstanding rental income (CHF million – rounded)



The weighted remaining term of fixed-term commercial leases is 5.3 years (31.12.2024: 5.0 years) and takes into account the earliest possible date that the tenant can terminate their contract. We have already found a follow-up solution for over half of the leases that are due to expire in 2025.

Investment properties under construction as at 30 June 2025

Location	Property	Acquisition/ project start	Area of property in m²	Register of suspected contami-nated sites	Market value CHF million[1]	Estimated investment volume CHF million[2]	Target rental income on completion p.a. CHF million	Expected completion
Baar	Baarermatte	2002/2025	7337	no	0.4	40.8	2.1	2028
Genf	Avenue de l'Amandolier 21	2021	1291	no	13.7	9.8	0.4	2025
Genf	Rue Edouard-Rod 10	2021/2023	1328	no	14.1	15.8	0.5	2025
Zürich	Renggerstrasse 3	1999/2023	1389	no	19.9	25.7	0.7	2026
Total investment properties under construction					**48.1**	**92.1**	**3.7**	

1 As per valuation on 30.06.2025
2 Building and land costs

Baarematte, Baar

New build of the commercial property with a mobility tower in a pioneering sustainability concept certified to the SNBS Gold standard. The amount of space available for rent totals more than 6,000 m^2. The project is being executed by the Realisation division and, upon completion in the second half of 2028, will be reported in the portfolio of investment properties. For the market valuation as at the balance sheet date, nominal discount and capitalisation rates of 4.33% and 3.30%, respectively, were applied.

The investment property under construction is 100% solely owned by Allreal.

Avenue de l'Amandolier, Geneva

Construction of a new apartment building with 16 rental apartments, as well as retail space. The amount of space available for rent totals 1291 m^2. The project is being executed by the Realisation division and, upon completion in the second half of 2025, will be reported in the portfolio of investment properties. For the market valuation as at the balance sheet date, nominal discount and capitalisation rates of 3.47% and 2.45% were applied (31.12.2024: 3.78% / 2.50%).

The investment property under construction is 100% solely owned by Allreal.

Rue Edouard-Rod, Geneva

Construction of a new apartment building with 16 rental apartments, as well as retail space on the ground floor. The amount of space available for rent totals 1328 m^2. The project is being managed by the Realisation division and, upon completion in the second half of 2025, will be reported in the portfolio of investment properties. For the market valuation as at the balance sheet date, nominal discount and capitalisation rates of 3.47% and 2.45% were applied (31.12.2024: 3.78% / 2.50%).

The investment property under construction is 100% solely owned by Allreal.

Renggerstrasse, Zurich

Conversion of a commercial building into an apartment building consisting of 21 apartments, covering 1,591 m^2 of rentable space. The project is being executed by the Realisation division and, upon completion in the first half of 2026, will be reported in the portfolio of investment properties. For the market valuation as at the balance sheet date, nominal discount and capitalisation rates of 3.22% and 2.20% were applied (31.12.2024: 3.53% / 2.25%).

The investment property under construction is 100% solely owned by Allreal.

13. Development properties

CHF million	Development reserves	Buildings under construction	Completed properties	Development properties
As at 01.01.2025	451.0	50.5	0.0	501.5
Purchases	0.0	0.0	0.0	0.0
From construction activity/development	2.2	18.5	0.0	20.7
Income from sales Development	0.0	10.3	0.0	10.3
Impairment	0.0	0.0	0.0	0.0
Disposals / offsetting prepayments	0.0	−1.7	0.0	−1.7
Reclassifications	−2.7	80.3	0.0	77.6
As at 30.06.2025	**450.5**	**157.9**	**0.0**	**608.4**

The reclassification concerns the projects Eggen in Lucerne and Strubenacher in Zumikon from development reserves to buildings under construction and Baarermatte in Baar from investment properties to buildings under construction, as well as Soodmattenstrasse 8/10 in Adliswil from investment properties to development reserves. The rest of the changes are in line with the normal progress of the projects shown in the balance sheet at their various stages.

As at 30 June 2025, the composition of the balance sheet position of development properties was as follows:

Location	Properties	Acquisition/ project start	Site area in m²	Register of suspected contamin-ated sites	Book value in CHF million[2]	Estimated investment volume CHF million[1]	Project status	Expected comple-tion
Development reserves								
Adliswil	Soodmattenstrasse 8/10	2017	10 043	no	49.2	75.0	in planning	open
Chavannes-près-Renens VD	Av. de la Gare 84 bis / Route de la Maladière	2021	33 111	no	126.0	341.0	in planning	open
Confignon GE	Route de Base / Ch. des Charrotons 25 / Ch. des Grands-Champs 23	2021	6 231	no	21.0	61.0	in planning	open
Geneva	Ch. Dr-J-L Prévost 3	2021	1 186	no	14.4	30.0	in planning	open
Geneva	Ch. Buisson 6	2021	480	no	3.2	4.0	in planning	open
Geneva	Ch. Mestrezat 5A, 5B et 7	2021	3 762	no	22.0	40.0	in planning	open
Geneva	Av. de Joli-Mont 2 / Av. Louis-Casaï 12 / Av. de Riant-Parc	2021	2 038	no	7.7	29.0	in planning	open
Geneva	Av. Louis-Casaï 62	2023	1 932	no	0.7	23.0	in planning	open
Nyon VD	Route des Tattes d'Oie 83 et 91	2021	6 093	yes	10.1	42.0	in planning	open
Riehen BS	Inzlingerstrasse	2019	10 883	no	21.4	62.0	in planning	open
Sunikon-Steinmaur ZH	Hohlgasse 7	2022	4 916	no	12.8	51.0	in planning	open
Veyrier GE	Pré des Dames	2021	15 441	no	20.8	92.0	in planning	open
Winterthur ZH	Vitus-Areal	2023	75 000	yes	97.0	535.0	in planning	open
Zurich	Badenerstrasse 501–505	2020	1 739	no	33.8	65.0	in planning	open
Zurich	Hauserstrasse	2019	1 341	no	7.1	11.0	in planning	open
Zurich	Spiserstrasse 15	2023	387	no	3.3	5.8	in planning	open
Total development reserves					450.5	1 466.8		
Buildings under construction								
Baar	Baarermatte	2002	10 625	no	30.1	130.0	in progress	2028
Geneva	Av. de l'Amandolier 21	2021	997	no	9.3	11.0	in progress	2025
Grand-Lancy GE	Av. du Curé-Baud 22	2021	1 040	no	3.5	12.0	in progress	2026
Lucerne	Eggen	2018	8 386	no	40.0	93.0	in progress	2027
Zumikon ZH	Strubenacher	2019	4 569	no	15.8	42.0	in progress	2027
Zurich	Spiserstrasse	2018/2019	3 066	no	59.2	74.4	in progress	2025
Total buildings under construction					**157.9**	**362.4**		
Completed real estate								
Total completed real estate					**0.0**			
Total development properties					**608.4**	**1 829.2**		

1 Land and building costs
2 Book value includes acquisition costs for the land 100% owned by Allreal and accrued project costs of third parties

Baarermatte, Baar

New build of four residential buildings with 104 condominiums and 6 studios. The project covers floor space of 12,406 m^2 certified to the SNBS Gold standard. It is being built by the Realisation division and is scheduled for completion in 2028. As at 30 June 2025, marketing had not yet started.

Avenue de l'Amandolier, Geneva

New-build of 14 condominiums and 14 underground parking spaces. The project covers floor space (100% residential) of 1549 m^2 certified to the Haut Standard Energétique standard. It is being built by the Realisation division and is scheduled for completion in 2025. As at 30 June 2025, all 14 residential units had been notarised.

Avenue du Curé-Baud, Grand-Lancy

New-build of 13 condominiums and 11 underground parking spaces. The project covers floor space (100% residential) of 1373 m^2 certified to the Haut Standard Energétique standard. It is being built by the Realisation division and is scheduled for completion in 2026. As at 30 June 2025, all 13 residential units had been notarised.

Panorama Eggen, Lucerne

Construction of a new residential complex with 73 condominiums and 71 underground parking spaces. The project covers 7849 m^2 in residential space and is certified to the Minergie-ECO standard. It is being built by the Realisation division and is scheduled for completion in 2027. As at 30 June 2025, 21 of the 73 residential units had been reserved.

Strubenacher Living, Zumikon

New-build of 19 terraced houses and 38 underground parking spaces. The project covers 3356 m^2 in residential space and meets the Minergie-ECO standard. It is being built by the Realisation division and is scheduled for completion in 2027. As at 30 June 2025, 12 of the 19 residential units had been reserved.

Spiserstrasse, Zurich

Construction of a new residential complex with 57 condominiums, 6 townhouses and 35 underground parking spaces. The project covers 6406 m^2 in residential space. It is being built by the Realisation division and is scheduled for completion in the second half of 2025. As at 30 June 2025, all but one of the 63 residential units had been notarised.

14. Share capital

As at the balance sheet date, the share capital of Allreal Holding AG comprises 16,592,821 registered shares with a par value of CHF 1.00 each. Each share carries one vote and confers entitlement to attend the annual general meeting if entered in the share register.

Shareholdings developed as follows:

Number of shares	Shares issued	Treasury shares	Outstanding shares
2024			
As at 1 January	16 592 821	82 549	16 510 272
Purchase of treasury shares		11	
Sale of treasury shares		–227	
Share-based remuneration		–735	
As at 31 December	**16 592 821**	**82 598**	**16 511 223**
2025			
As at 1 January	16 592 821	81 598	16 511 223
Purchase of treasury shares		0	
Sale of treasury shares		–11	
Share-based remuneration		–3 213	
As at 30 June	**16 592 821**	**78 374**	**16 514 447**

The average purchase price per share stands at CHF 181.24 (31.12.2024: CHF 181.25). The total purchase price is deducted from consolidated equity.

On 21 April 2023, the annual general meeting approved the introduction of a capital range. Within the capital range, the Board of Directors is authorised to increase the share capital one or more times and by any amount up to a maximum of CHF 18,252,103 at any time up to 21 April 2028, or the expiry of the capital range if earlier, by issuing up to 1,659,282 fully paid-up registered shares with a par value of CHF 1.00 each and/or to reduce it down to a minimum of CHF 15,763,180 by eliminating up to 829,641 fully paid-up registered shares with a par value of CHF 1.00 each. Capital reductions may be conducted by either reducing the par value of the shares or eliminating shares, or a combination of both.

The annual general meeting of Allreal Holding AG of 25 April 2025 voted in favour of a distribution of CHF 7.00 per share, corresponding to a total amount of CHF 116.1 million. Of this amount, CHF 3.50 per share was paid out in the form of a repayment of reserves from contribution of capital and CHF 3.50 per share as a dividend.

15. Borrowings, maturity of liabilities at nominal values:

CHF million	<1 year	1–3 years	3–5 years	>5 years	Total
As at 31.12.2024					
Borrowings	655.4	484.9	794.7	767.6	2 702.7
Total in %	**24.3**	**17.9**	**29.4**	**28.4**	**100.0**
As at 30.06.2025					
Borrowings	742.1	486.6	644.7	892.6	2 766.0
Total in %	**26.8**	**17.6**	**23.3**	**32.3**	**100.0**

The financial debt consists of loans secured by mortgage (fixed advances and fixed-rate mortgages) and of bond issues. The bank loans in the form of fixed advances are extended on a rolling basis.

The average interest lock-in period for all financial liabilities as at the balance sheet date is 38 months (31.12.2024: 40 months).

As at the balance sheet date, the bond issues and fixed-rate mortgages are recognised as follows:

CHF million	Effective interest	Fair value category	Nominal value[1]	**Book value as at**	**Fair value as at**	Book value as at	Fair value as at
				30.06.2025	**30.06.2025**	31.12.2024	31.12.2024
0.4% bond issue 2019–26.09.2029	0.43%	200.0	181.7	181.4	177.9	181.4	177.2
0.6% bond issue 2021–15.07.2030	0.66%	250.0	242.6	241.8	238.2	241.8	237.7
0.7% bond issue 2020–22.09.2028	0.73%	175.0	175.0	174.8	174.6	174.8	174.0
0.75% bond issue 2017–19.06.2026	0.76%	150.0	148.3	148.3	148.7	148.3	148.5
0.875% bond issue 2017–30.03.2027	0.86%	160.0	158.6	158.7	159.3	158.7	159.3
1.375% bond issue 2015–31.03.2025	1.32%	100.0	100.0	–	–	100.0	100.1
1.375% bond issue 2025–29.04.2032	1.43%	125.0	125.0	124.5	126.0	–	–
2.1% bond issue 2024–04.04.2031	2.13%	150.0	150.0	149.8	158.0	149.8	158.4
3.0% bond issue 2023–19.04.2028	3.05%	150.0	150.0	149.8	159.4	149.7	160.5
Fixed-rate mortgages	–	–	951.0	951.0	966.2	951.0	964.5

1 Par value equals issue amount offset against repurchased bonds.

CHF 0.3 million was spent on the amortisation of the issuing costs for the bonds in the reporting period (first half-year of 2024: CHF 0.3 million).

As at 30 June 2025, fixed advances amounting to CHF 483.7 million and fixed-rate mortgages amounting to CHF 951.0 million (at nominal values) are in place, all of which were taken out with Swiss banks, insurance companies or pension funds. Immediately callable credit limits are in place amounting to CHF 304.8 million.

The average interest rate of all financial liabilities as at 30 June 2025 is 1.16% (31.12.2024: 1.25%).

The contractual clauses agreed with lenders (financial covenants) concerning minimum capitalisation (equity ratio, net gearing, interest coverage ratio and refinancing of properties) were complied with without exception in the reporting period.

16. Capital commitments, contingent liabilities and legal disputes

CHF million	**30.06.2025**	31.12.2024
Purchase commitments	57.4	22.0
Guarantees and sureties	0.0	0.0

The purchase commitments are related to contractual agreements for the acquisition of development properties. The utilisation of the obligation is dependent on the fulfilment of the conditions agreed with the counterparties.

As in the previous year, there are no guarantees or sureties in favour of third parties. Beyond this, in the individual financial statement, Allreal Holding AG has issued guarantees and sureties amounting to an additional CHF 50.1 million in connection with financing transactions with third parties on behalf of individual subsidiaries (31.12.2024: CHF 61.2 million).

As at 30 June 2025, there are no pending legal disputes of a nature liable to have a significant impact on the asset and income situation of Allreal Group for which no corresponding provisions are in place.

17. Events after the balance sheet date

On 1 July 2025, ownership of a 5500 m^2 plot with attractive development potential in Zumikon was transferred. The purchase price was CHF 35.8 million. No further events took place which would result in any adjustments to the book values of the assets and liabilities or which would need to be disclosed here.