

## Ad hoc announcement pursuant to Art. 53 LR

### Media information

#### HIAG expects profits to jump in 2025 financial year

Basel, 22 January 2026 – HIAG Immobilien Holding AG currently expects its consolidated net profit for the 2025 financial year to be 50% to 55% higher than the previous year's figure (2024 financial year: CHF 75.2 million). The net result should therefore significantly exceed the previous year's figures as well as the market's expectations.

The main reasons for the jump in profits are as follows:

- Extraordinary success in the transaction segment: Lucrative sales of properties no longer in line with the strategy led to an above-average contribution to earnings of around CHF 18 million before taxes.
- Positive revaluation effects: Good progress in various project developments resulted in a significant increase in the value of the investment property portfolio before taxes totalling around CHF 50 million.
- Strong demand for promotional project in Cham: At 56% as at 31 December 2025, the notarisation status for the condominiums in the "Livingstone" condominium project on the Chama site exceeded the expectation communicated at the half-year stage (45%), which was reflected in a correspondingly higher pre-tax profit contribution of around CHF 25 million.

HIAG will publish the detailed annual results for 2025 as planned on 3 March 2026.

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### Company calendar

3 March 2026

Publication of 2025 Annual Report & 2025 Sustainability Report

23 April 2026

Annual General Meeting

17 August 2026

Publication of 2026 Half-Year Report

### About HIAG

HIAG is a leading real estate company listed on the SIX Swiss Exchange with an investment property portfolio worth a total of around CHF 2.0 billion. HIAG's business model covers the entire property value chain of portfolio/asset management, site development and transaction management. We invest in residential, commercial and industrial properties in economically strong Swiss regions,

expand the portfolio through development projects and acquisitions, and thus secure stable rental income and a growing dividend base. The transaction business offers attractive potential for profit, and enables effective capital recycling. With this business model, HIAG offers holistic living spaces of the future at its sites for both people and companies, thereby creating economic, ecological and social added value.

#### **Disclaimer**

This media release contains forward-looking statements such as projections, forecasts and estimates. Such forward-looking statements are subject to certain risks and uncertainties that could cause actual results, performance or events to differ materially from those anticipated in this media release. Readers should therefore not rely on these forward-looking statements. The forward-looking statements contained in this media release are based on the current views and assumptions of HIAG Immobilien Holding AG. HIAG Immobilien Holding AG assumes no obligation to update or supplement this media release.