

SELECTED KEY FIGURES

Investis financial key figures		31.12.2016	31.12.2015
Revenue	CHF 1,000	161,916	157,371
EBITDA before revaluations/disposals	CHF 1,000	28,695	29,886
EBIT	CHF 1,000	76,369	60,208
Net profit	CHF 1,000	45,077	44,569
Funds From Operations (FFO) ¹⁾	CHF 1,000	17,844	20,483
Total assets			
Total assets	CHF 1,000	1,099,750	984,451
Mortgages and bonds	CHF 1,000	325,572	336,105
Share capital	CHF 1,000	1,280	1,000
Total shareholders' equity	CHF 1,000	557,570	427,411
Equity ratio		50.7%	43.4%
Number of employees			
Headcount (as at period end)		1,146	1,082
Ø FTE (full-time equivalents, average over the period)		902	855

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

Data per share		31.12.2016	31.12.2015
Share ratios			
Share capital	CHF 1,000	1,280	1,000
Number of registered shares issued/outstanding	Number	12,800,000	1,000,000
Nominal value per share	CHF	0.10	1.00
Share data			
NAV per outstanding share ¹⁾	CHF	43.48	39.69
NAV per outstanding share not including deferred tax with regard to investment properties ²⁾	CHF	54.85	52.93
Earnings per share (basic/diluted) ³⁾	CHF	3.88	4.16
Gross dividend ⁴⁾	CHF	2.35	
Dividend yield ⁴⁾		4.1%	
Payout ratio ⁴⁾		68.0%	
Share price			
Share price – high	CHF	61.95	
Share price – low	CHF	53.00	
Share price as at year-end	CHF	57.00	
Average number of shares traded per day	Number	9,094	
Market capitalisation at year-end	CHF 1,000	729,600	

- 1) In order to enhance comparability, the number of shares as of 31.12.2015 reflects the number of shares of Investis Holding SA when it was incorporated on 7 June 2016. The number of shares of Investis Investments SA (formerly Investis Holding SA) as at 31 December 2015 amounted to 1,000,000 shares, resulting in a NAV per share of CHF 396.85.
- 2) In order to enhance comparability, the number of shares as of 31.12.2015 reflects the number of shares of Investis Holding SA when it was incorporated on 7 June 2016. The number of shares of Investis Investments SA (formerly Investis Holding SA) as at 31 December 2015 amounted to 1,000,000 shares, resulting in a NAV per share, not including deferred taxes with regards to investment properties, of CHF 529.27.
- 3) In order to enhance comparability, the number of shares as of 31.12.2015 reflects the number of shares of Investis Holding SA when it was incorporated on 7 June 2016. The number of shares of Investis Investments SA (formerly Investis Holding SA) as at 31 December 2015 amounted to 1,000,000 shares, resulting in earnings per share of CHF 41.59.
- 4) Intended distribution per share in accordance with the proposal to the Annual General Meeting of 27 April 2017.

INVESTIS GROUP
ANNUAL REPORT 2016

Properties key figures		31.12.2016	31.12.2015
Residential investment properties	CHF 1,000	841,961	745,866
Commercial investment properties	CHF 1,000	113,129	81,045
Investment properties under construction	CHF 1,000	64	3,507
Undeveloped plots of land	CHF 1,000	7,328	12,235
Properties held for sale	CHF 1,000	18,141	14,116
Total property portfolio	CHF 1,000	980,622	856,769
Total buildings		136	124
Total residential units		2,334	2,220
Gross LTV		33%	39%
Like-for-like rental growth		1.1%	3.4%
Average discount rate		3.7%	4.0%
Vacancy rate		3.7%	3.3%
Annualised full occupancy property rent	CHF million	46.9	41.2
Annualised property rent	CHF million	45.2	39.8
Revenue	CHF 1,000	41,852	40,760
EBITDA before revaluations/disposals	CHF 1,000	27,293	25,011
EBIT	CHF 1,000	76,679	56,906
Real Estate Services key figures		31.12.2016	31.12.2015
Rents under management	CHF billion	1.58	1.38
Revenue	CHF 1,000	136,094	131,256
of which property management		56%	55%
of which facility management		32%	31%
of which construction management		12%	14%
EBIT	CHF 1,000	3,892	6,201
EBIT margin		2.9%	4.7%