Swiss Properties Invest AG, Baar

Financial statement as of 30.06.2026

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Balance sheet as at 30th June

Assets

in CHF	Notes	2026	2025
Cash and cash equivalents		3'745'152	353'199
Accounts receivable	1	174'826	216'906
Other short-term receivables	2	48'385	101'378
Inventories and non-invoiced services		43'982	94'829
Prepaid expenses and accrued income		39'978	32'975
Total current assets		**4'052'322**	**799'287**
Properties	3	83'371'500	84'542'835
Total non-current assets		**83'371'500**	**84'542'835**
Total Assets		**87'423'822**	**85'342'122**

Liabilities and shareholder's equity

in CHF	Notes	2026	2025
Accounts payable	4	98'366	302'458
Short-term interest-bearing liabilities	5	1'023'000	982'000
Other short-term liabilities	6	249'877	191'946
Accrued expenses and deferred income		355'941	612'480
Total short-term liabilities		**1'727'184**	**2'088'883**
Long-term interest-bearing liabilities	7	52'233'250	53'015'250
Provisions		680'000	0
Total long-term liabilities		**52'913'250**	**53'015'250**
Total liabilities		**54'640'434**	**55'104'133**
Share capital	8	32'000'000	30'000'000
General legal retained earnings		20'000	0
Profit / Loss brought forward		251'795	-317'321
Profit / Loss of the year		511'593	555'309
Total shareholders´ equity		**32'783'388**	**30'237'988**
Total liabilities and shareholder's equity		**87'423'822**	**85'342'122**
Kontrolle		*0.00*	*0.00*

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Income statement from 01.01. - 30.06.

in CHF	Notes	2026	2025
Rental income	9	2’414’233	2’353’637
Other income		61’566	23’483
Accounts receivable loss		-656	1’235
Total operating income		**2’475’143**	**2’378’354**
Property maintenance expenses	10	-537’644	-549’550
Property financial management		-72’968	-69’999
Company management expenses		-195’099	-106’116
Personnel expenses	11	-94’226	-84’101
Other operating expenses		-97’283	-84’050
Depreciation and impairment losses on properties		-445’568	-435’107
Total operating expenses		**-1’442’789**	**-1’328’922**
Operating result		**1’032’354**	**1’049’432**
Financial income		117	0
Financial expenses mortgage		-402’461	-414’518
Other financial expenses		-893	-727
Profit / Loss for the year before taxes		**629’116**	**634’187**
Direct taxes		-117’523	-78’878
Profit / Loss of the year		**511’593**	**555’309**

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Notes to the financial statements as of 30.06.

Disclosure on balance sheet and income statement items

1. Accounts receivable

in CHF	2026	2025
Receivables from tenants	46’433	96’512
Receivables from additional costs	122’713	201’711
Receivables from third parties	5’679	0
Valuation adjustment	0	-81’317
Total	**174’826**	**216’906**

2. Other short-term receivables

in CHF	2026	2025
Receivables from third parties	1’179	6’207
Receivables from Co-ownership	47’205	95’171
Total	**48’385**	**101’378**

3. Properties

in CHF	2026	2025
Investment properties	85’425’690	85’425’690
Solar panels	917’000	1’232’335
Depreciation and impairment losses on investment properties	-2’971’190	-2’115’190
Total	**83’371’500**	**84’542’835**

4. Accounts payable

in CHF	2026	2025
Accounts payable due to third parties	98’366	249’557
Accounts payable due to shareholder	0	52’901
Total	**98’366**	**302’458**

5. Short-term interest-bearing liabilities

in CHF	2026	2025
Mortgage Luzerner Kantonalbank	335’000	335’000
Mortgage Zürcher Kantonalbank	374’000	333’000
Mortgage acrevis	236’000	236’000
Mortgage Aargauer Kantonalbank	78’000	78’000
Total	**1’023’000**	**982’000**

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6. Other short-term liabilities

in CHF	2026	2025
Liabilities due to third parties	59'627	45'736
Liabilities due to prepayment tenants	190'250	146'210
Total	**249'877**	**191'946**

7. Long-term interest-bearing liabilities

in CHF	2026	2025
Mortgage Luzerner Kantonalbank	15'446'250	15'781'250
Mortgage Zürcher Kantonalbank	18'682'000	18'815'000
Mortgage acrevis	14'439'000	14'675'000
Mortgage Aargauer Kantonalbank	3'666'000	3'744'000
Total	**52'233'250**	**53'015'250**

Of which CHF 19'525'250 are short-term morgages that will be extended or reallocated to long-term mortgages after the end of the contract.

Overview by maturity

in CHF	2026	2025
Up to five years	52'233'250	53'015'250
Total	**52'233'250**	**53'015'250**

8. Share capital and reserves from capital contributions

The company increased it's share capital on the 27th March 2026 by CHF 2'000'000. As at 30th June 2026 the share capital consists of 320'000 registered shares at a par value of CHF 100 each for a total of CHF 32'000'000.

9. Rental income

in CHF	2026	2025
Grabenstrasse 8, Nänikon, Zurich	198'869	198'869
Murgstrasse 21, Wängi, Thurgau	413'468	413'468
Industriestrasse 17+17a, Sempach, Luzern	342'604	340'839
Pilatusstrasse 2, Dierikon, Luzern	362'936	316'316
Weststrasse 15, Weinfelden, Thurgau	270'757	263'003
Ringstrasse 1, Schwerzenbach, Zürich	389'078	387'513
Burgstr. 2 + Wasserturmplatz 3, Liestal, Baselland	181'521	178'630
Tüftelstrasse 50, Koblenz, Aargau	255'000	255'000
Total	**2'414'233**	**2'353'637**

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10. Porperty expenses

in CHF	2026	2025
Maintenance	462'995	419'662
Add. costs subject to owner	58'217	107'198
Property tax	7'643	7'643
VAT corrections	8'790	15'047
Total	**537'644**	**549'550**

11. Personnel expenses

in CHF	2026	2025
Gross salaries management	22'650	21'550
Gross salaries employee	57'150	51'100
Other personell expenses	2'547	306
Social securities expenses	11'880	11'145
Total	**94'226**	**84'101**

12. Full-time equivalents

The annual average number of full-time equivalents for the reporting year, as well as the previous year, do not exceed 10.

13. Assets pledge to secure own liabilities, as well as assets with retention of title

in CHF	2026	2025
Grabenstrasse 8, Nänikon, Zurich	8'712'500	8'712'500
Murgstrasse 21, Wängi, Thurgau	14'717'000	14'717'000
Industriesstrasse 17+17a, Sempach, Luzern	12'652'439	12'652'439
Pilatusstrasse 2, Dierikon, Luzern	13'767'479	13'767'479
Weststrasse 15, Weinfelden, Thurgau	7'461'000	7'461'000
Ringstrasse 1, Schwerzenbach, Zürich	12'553'584	12'553'584
Burgstr. 2 + Wasserturmplatz 3, Liestal, Baselland	5'826'000	5'826'000
Tüftelstrasse 50, Koblenz, Aargau	8'852'834	8'852'834
Total	**84'542'835**	**84'542'835**

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14. Borrower's Note

in CHF	2026	2025
Grabenstrasse 8, Nänikon, Zurich	8'000'000	8'000'000
Murgstrasse 21, Wängi, Thurgau	10'500'000	10'500'000
Industriestrasse 17+17a, Sempach, Luzern	8'800'000	8'800'000
Pilatusstrasse 2, Dierikon, Luzern	9'000'000	9'000'000
Weststrasse 15, Weinfelden, Thurgau	7'000'000	7'000'000
Ringstrasse 1, Schwerzenbach, Zürich	9'000'000	9'000'000
Burgstr. 2 + Wasserturmplatz 3, Liestal, Baselland	3'900'000	3'900'000
Tüftelstrasse 50, Koblenz, Aargau	9'100'000	9'100'000
Total	**65'300'000**	**65'300'000**

15. Mortgage liabilities

in CHF	2026	2025
ZKB Fixed term 1.5% (30.09.2024 - 30.06.2034)	5'365'000	5'475'000
ZKB Fixed term 1.5% (30.09.2024 - 30.06.2034)	8'075'000	8'198'000
ZKB Fixed term 0.84% (14.11.2025 - 12.11.2027)	241'000	0
ZKB Fixed term 1.5% (30.09.2024 - 30.06.2034)	5'375'000	5'475'000
acrevis Fixed term 1.6% (01.10.2022 - 31.12.2027)	5'000'000	5'000'000
acrevis Fixed term 1.6% (01.10.2024 - 30.09.2034)	4'755'000	4'911'000
acrevis Fixed term 1.6% (01.10.2024 - 30.09.2034)	4'920'000	5'000'000
LUKB Fixed term 1.65% (01.11.2024 - 01.11.2026)	7'440'000	7'600'000
LUKB Fixed term 1.5% (16.12.2024 - 01.11.2026)	210'000	210'000
LUKB Fixed term 1.49% (13.12.2024 - 13.12.2026)	8'131'250	8'306'250
AKB SARON + 0.70% margin (01.11.2023-31.12.2026)	3'744'000	3'822'000
Total	**53'256'250**	**53'997'250**

16. Audit fees

in CHF	2026	2025
Audit services	17'645	12'373
Total	**17'645**	**12'373**