Factsheet

As at 30 June 2026

Company Profile

Intershop is a real estate company operating exclusively in Switzerland with over 65 employees. Listed on the stock exchange since 1970, the company combines a yielding portfolio of investment properties with the development of sites and real estate. Intershop has both the necessary experience and expertise across the entire real estate value chain to identify properties with income and profit potential, develop them in line with market conditions and sell them at the right time.

Board of Directors

- Ernst Schaufelberger (Chairman)
- Dr. Christop Nater
- Gabriela Theus

Executive Management

- Simon Haus, CEO
- Florian Balschun, CFO
- Mireille Lehmann, Head of Construction and Development, until 30 November
- Martin Munz, Head of Construction and Development, from 1 December
- Yannick Hartmann, Head of Real Estate
- Khoa Trinh, Head of Transactions

Largest Shareholders

Patinex AG, Wilen (Martin and Rosmarie Ebner)	≥ 33⅓% < 50%
UBS Fund Management (Switzerland) AG, Basel	≥ 5% < 10%
Hansjörg Graf, Wollerau	≥ 3% < 5%
Relag Holding AG, Hergiswil	≥ 3% < 5%

Financial Calendar

25.02.2027	Publication of the 2026 Annual Report
31.03.2027	64th Annual General Meeting
26.08.2027	Publication of the 2027 Half-Year Report

Total return 12m

+34.9%

Share price change 12m

+21.5%

Total return 3y

+63.1%

Average continuous return 3y

+17.7%

Market capitalisation

CHF 1,591.3 million

Latest dividend / share

CHF 6.00

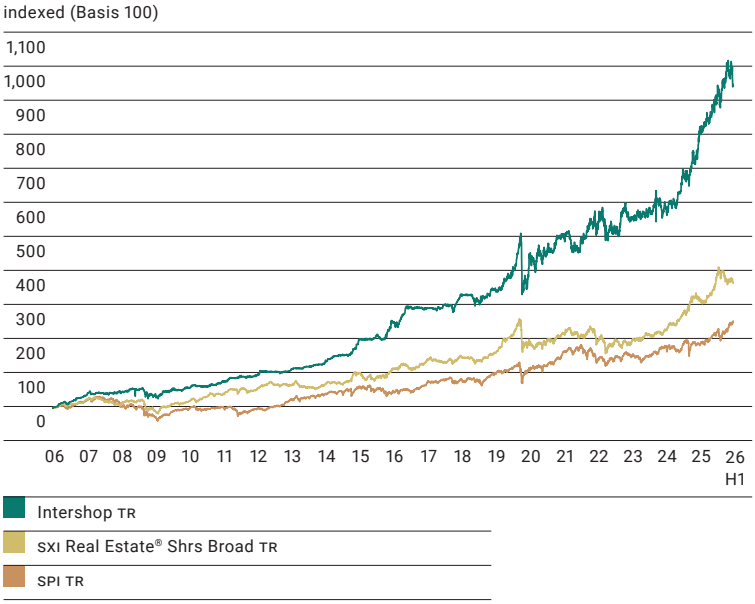
Dividend yield

3.5%

Share Data

Share type	Registered share
Nominal value per share	CHF 2
Symbol SIX	ISN
Security number	133,898,730
ISIN	CH1338987303
Trading currency	CHF
Stock exchange	SIX Swiss Exchange
Issued by	Intershop Holding AG
Number of shares issued	9,500,000

Total return since inception of the comparison index



Intershop

Intershop Holding AG
Puls 5, Giessereistrasse 18
Postfach
CH-8031 Zürich

Investor Relations
Florian Balschun
Chief Financial Officer
florian.balschun@intershop.ch

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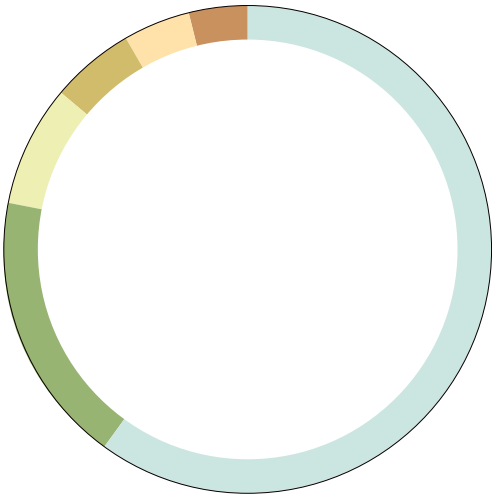
As at 30 June 2026

Intershop Group Key Figures

			H1 2026	H1 2025	+/-
Financials	Net rental income	CHF m	**37.7**	39.5	-4.6%
	Net gains from property disposals	CHF m	**5.1**	2.6	95.1%
	Changes in fair value of properties	CHF m	**47.7**	200.2	-76.2%
	Operating result (EBIT)	CHF m	**84.7**	236.2	-64.1%
	Earnings before tax (EBIT)	CHF m	**81.1**	232.6	-65.1%
	Net income	CHF m	**67.5**	175.9	-61.6%
	Net cash from operations	CHF m	**0.0**	15.0	-100.2%
	Investments in real estate	CHF m	**149.1**	51.5	189.5%
	Total assets	CHF m	**1,963.1**	1,807.7	8.6%
	Total value of property portfolio	CHF m	**1,917.9**	1,750.1	9.6%
	Financial liabilities	CHF m	**638.7**	490.0	30.3%
	Shareholders' equity	CHF m	**1,109.5**	1,097.1	1.1%
	Return on equity	CHF m	**12.3 %**	37.1 %	-24.8pp
	Return on equity excl. changes in fair value	CHF m	**6.2 %**	6.0 %	0.1pp
Portfolio	Number of properties		**43**	43	0.0%
	Lettable area	m²	**575,482**	549,040	4.8%
	Gross yield		**4.7 %**	4.9 %	-0.3pp
	Net yield		**4.0 %**	4.3 %	-0.3pp
	Vacancy rate		**6.5 %**	6.9 %	-0.4pp

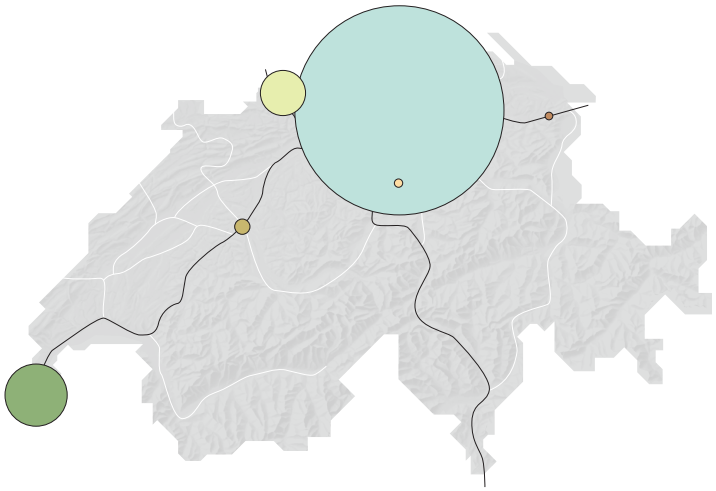
Usage mix in % of rental income

Basis: Rental income H1 2026



39% Office	6% Retail, Gastronomy
34% Commercial, Logistics	6% Education
9% Residential	6% Parking

Geographic distribution of the investment properties by market value



60.1% Zurich	4.4% Espace Mittelland
17.9% Lake Geneva region	2.4% Central Switzerland
13.0% Northwestern Switzerland	2.2% Eastern Switzerland

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