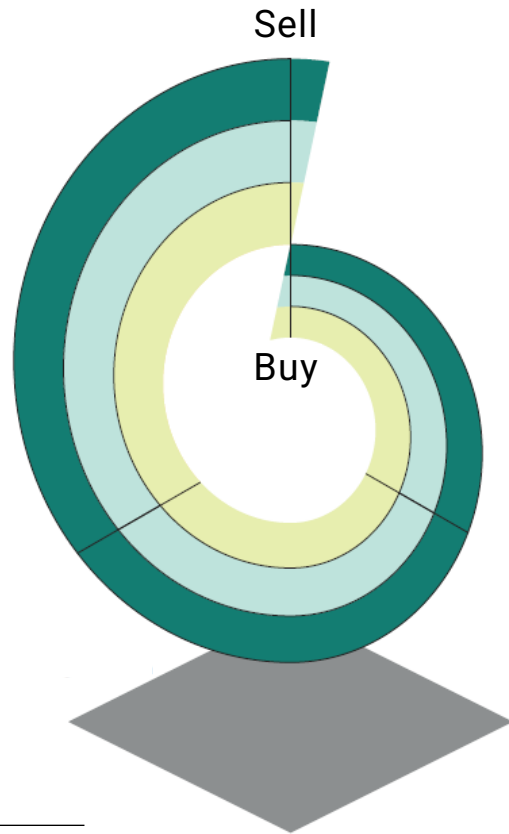


Intershop identifies, develops and realizes the potential of real estate.

Proven Business Model



Development
Asset management
Maintenance

Robust Business Performance

Total Portfolio Value (H1 2025)

CHF 1.83 bn.

- 46 properties (>50% Greater Zurich Area)
- Net yield: 4.6% / 4.2% incl. development properties

Ø return on Equity (2020-2024)

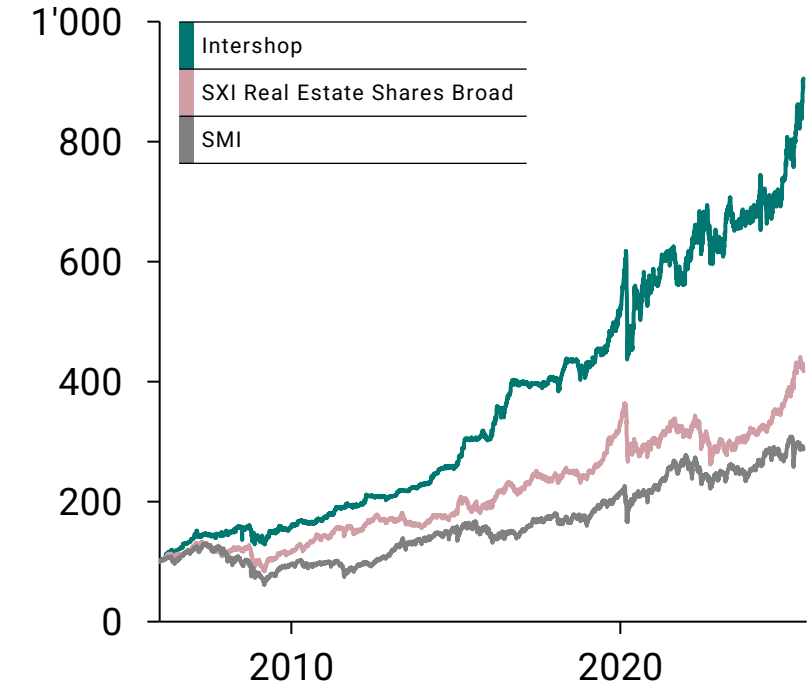
14.5%

12.5% excl. revaluations

Equity ratio / LTV (H1 2025)

56.2% / 33.0%

Strong Total Return Performance



Total Return (5 years)

44.01%

vs. 11.97% in the benchmark index