

swiss prime insight

ANNUAL REPORT AS AT 31 DECEMBER 2012


picking the real value



SWISS PRIME SITE

SWISS PRIME INSIGHT AS AT 31 DECEMBER 2012

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Translation: The original of this annual report is written in German. In the case of inconsistencies between the German original and this English translation, the German version shall prevail.

SELECTED GROUP KEY FIGURES

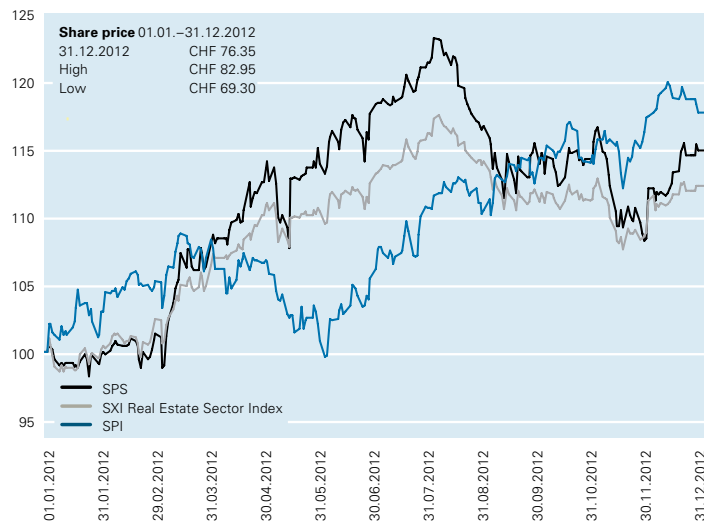
	in	31.12.2012	31.12.2011	Change in %
Investment properties (fair value*)	CHF m	8 600.3	8 165.1	5.3
Rental income, net	CHF m	407.4	410.8	(0.8)
Income from real estate services	CHF m	14.1	–	–
Income from retail and gastronomy, net	CHF m	159.0	155.1	2.5
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	CHF m	536.2	606.2	(11.5)
Earnings before interest and taxes (EBIT)	CHF m	519.1	592.1	(12.3)
Revaluation of investment properties, properties under construction and development sites (IAS 40)	CHF m	187.3	178.1	5.2
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	316.3	355.1	(10.9)
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	324.2	365.1	(11.2)
Shareholders' equity attributable to shareholders of Swiss Prime Site AG	CHF m	3 923.4	3 443.7	13.9
Equity ratio	%	42.4	40.0	6.0
Borrowed capital	CHF m	5 323.0	5 168.6	3.0
Borrowed capital ratio	%	57.6	60.0	(4.0)
Total capital	CHF m	9 246.4	8 612.3	7.4
ROE (weighted)	%	9.1	10.6	(14.2)
ROIC (weighted)	%	4.9	5.8	(15.5)
Cash flow from operating activities	CHF m	94.8	200.5	(52.7)
Cash flow from investing activities	CHF m	(138.7)	113.2	(222.5)
Cash flow from financing activities	CHF m	119.1	(196.9)	(160.5)
Figures without revaluation effects**				
Earnings before interest and taxes (EBIT)	CHF m	331.8	413.9	(19.8)
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	204.6	250.8	(18.4)
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	204.6	250.8	(18.4)
Earnings per share (weighted)	CHF	3.73	4.62	(19.3)
ROE (weighted)	%	6.1	7.7	(20.8)

* Trading properties are recognised at lower of cost or net realisable value.

** revaluations (IAS 40) and deferred taxes

TREND OF THE SWISS PRIME SITE SHARE (REINVESTED), TOTAL RETURN

01.01.–31.12.2012

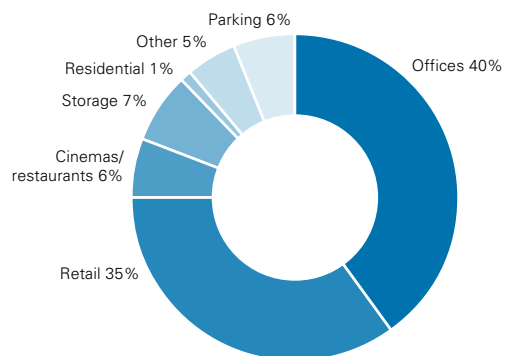


SHARE DETAILS

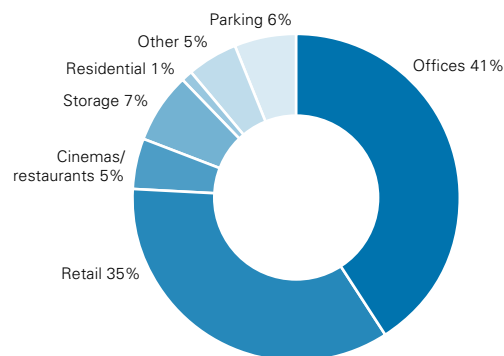
Share price (01.01.–31.12.2012)	31.12.2012	CHF 76.35
	Highest	CHF 82.95
	Lowest	CHF 69.30
Market capitalisation	31.12.2012	CHF m 4 581.9
NAV before deferred taxes	31.12.2012	CHF 78.77
	31.12.2011	CHF 76.72
	Change	2.7%
NAV after deferred taxes	31.12.2012	CHF 65.38
	31.12.2011	CHF 63.34
	Change	3.2%
Earnings per share (weighted)	31.12.2012	CHF 5.76
	31.12.2011	CHF 6.53
	Change	(11.8%)
Share statistics	Total registered shares	60 011 611
	Securities no.	803 838
	ISIN no.	CH 000 803 838 9
	SIX symbol	SPSN
	First trading day	05.04.2000

PORTFOLIO SPLIT BY TYPE OF USE

Based on net rental income as at 31.12.2012, segment view

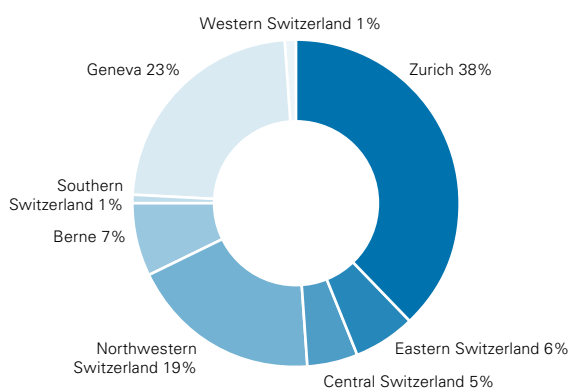


Based on net rental income as at 31.12.2011, segment view

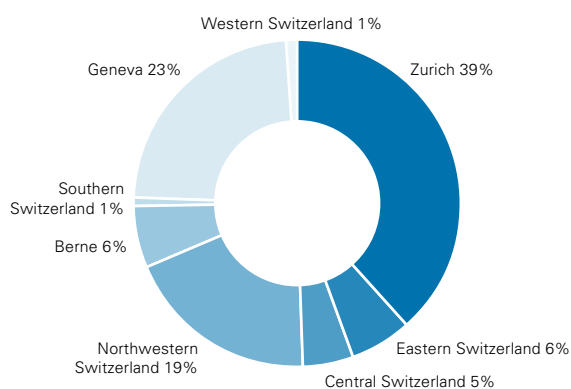


PORTFOLIO SPLIT BY REGION

Based on fair value as at 31.12.2012



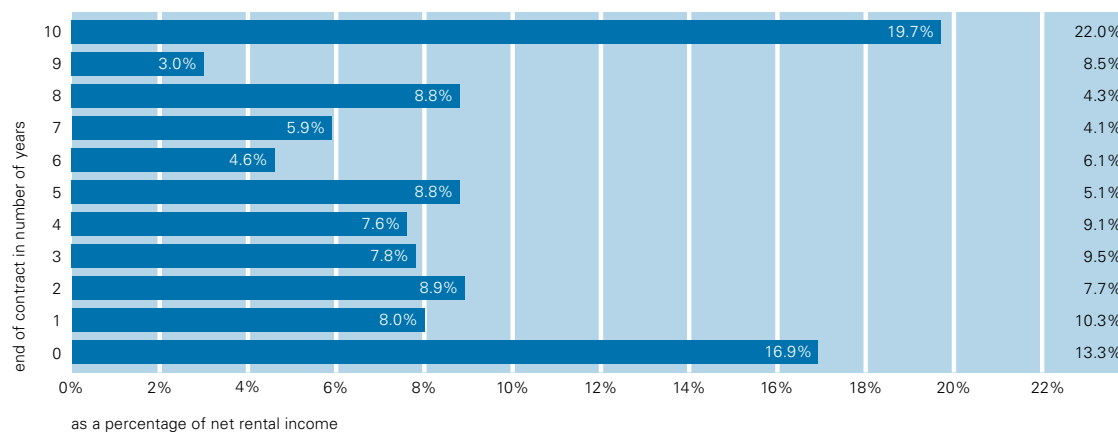
Based on fair value as at per 31.12.2011



LEASE EXPIRY PROFILE

Based on net rental income as at 31.12.2012, segment view

31.12.2011



MULTI-YEAR SUMMARY OF KEY FIGURES

	in	31.12.2012	31.12.2011	31.12.2010	31.12.2009	31.12.2008
Key portfolio figures						
Investment properties (fair value*)	CHF m	8 600.3	8 165.1	8 020.3	8 081.6	3 785.5
Investment properties	Number	188	186	198	230	110
Average property size	CHF m	45.7	43.9	40.5	35.1	34.4
Rental income, net	CHF m	407.4	410.8	417.3	251.7	207.1
Net yield on properties	%	4.5	4.8	4.9	4.9	5.1
Loss of earnings rate	%	5.4	4.6	4.2	4.0	4.5
Key retail figures						
Income from retail and gastronomy, gross	CHF m	175.1	168.1	164.1	34.0	–
Loss of earnings	CHF m	(16.1)	(13.0)	(7.1)	(1.2)	–
Income from retail and gastronomy, net	CHF m	159.0	155.1	157.0	32.8	–
Cost of goods sold	CHF m	72.6	73.0	75.1	17.8	–
Gross profit	CHF m	86.4	82.1	81.9	15.0	–
Gross profit margin	%	54.3	52.9	52.2	45.7	–
Key financial figures						
EBITDA	CHF m	536.2	606.2	438.2	223.3	200.9
EBIT	CHF m	519.1	592.1	411.1	219.4	200.9
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	316.3	355.1	235.0	187.4	116.4
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	324.2	365.1	240.9	190.5	116.4
Shareholders' equity attributable to shareholders of Swiss Prime Site AG	CHF m	3 923.4	3 443.7	3 267.2	3 221.4	1 418.8
Equity ratio	%	42.4	40.0	39.3	37.8	37.0
Borrowed capital	CHF m	5 323.0	5 168.6	5 050.2	5 273.5	2 411.4
Borrowed capital ratio	%	57.6	60.0	60.7	61.8	63.0
Non-controlling interests	CHF m	–	–	–	33.8	–
Total shareholders' equity and borrowed capital	CHF m	9 246.4	8 612.3	8 317.4	8 528.7	3 830.2
Interest-bearing financial liabilities	CHF m	4 144.7	4 188.7	4 192.1	4 440.1	2 204.2
Interest-bearing financial liabilities in % of balance sheet total	%	44.8	48.6	50.4	52.1	57.5
Loan-to-value ratio of property portfolio	%	48.0	51.0	52.1	54.6	58.2
Weighted average interest rate on financial liabilities	%	2.6	2.8	2.8	2.8	3.0
Weighted average residual term to maturity of interest-bearing financial liabilities	years	4.5	4.5	3.9	3.4	4.4
ROE (weighted)	%	9.1	10.6	7.2	10.0	8.5
ROIC (weighted)	%	4.9	5.8	4.3	4.3	4.9
Cash flow from operating activities	CHF m	94.8	200.5	130.9	109.7	77.5
Cash flow from investing activities	CHF m	(138.7)	113.2	109.7	(180.0)	(56.6)
Cash flow from financing activities	CHF m	119.1	(196.9)	(321.2)	159.0	(20.4)

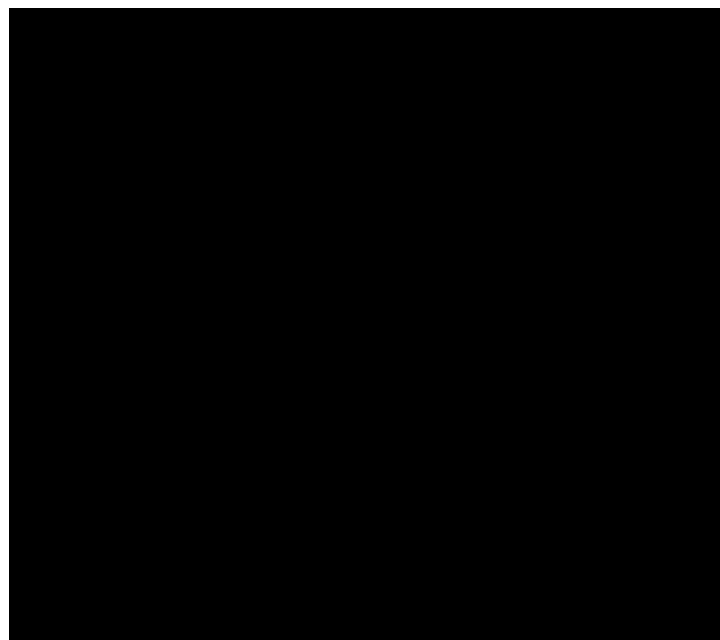
* Trading properties are recognised at lower of cost or net realisable value.

MULTI-YEAR SUMMARY OF KEY FIGURES

	in	31.12.2012	31.12.2011	31.12.2010	31.12.2009	31.12.2008
Key financial figures excluding revaluation effects*						
EBIT	CHF m	331.8	413.9	324.7	165.4	158.6
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	204.6	250.8	171.7	117.1	93.5
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	204.6	250.8	171.7	117.0	93.5
ROE (weighted)	%	6.1	7.7	5.4	6.5	6.9
ROIC (weighted)	%	3.6	4.5	3.6	3.2	4.3
Key figures per share						
Share price at end of period	CHF	76.35	70.55	69.75	58.00	50.80
Share price, highest	CHF	82.95	74.60	72.25	59.90	68.00
Share price, lowest	CHF	69.30	65.85	58.00	41.80	49.30
Earnings per share (weighted)	CHF	5.76	6.53	4.34	6.09	4.95
NAV before deferred taxes	CHF	78.77	76.72	72.11	71.22	66.01
NAV after deferred taxes	CHF	65.38	63.34	60.14	59.52	59.25
Distribution/nominal value reduction	CHF	–	–	–	3.50	3.40
Distribution from capital contribution reserves	CHF	3.60**	3.60	3.50	–	–
Cash yield on closing price of the reporting period	%	4.7**	5.1	5.0	6.0	6.7
Share performance (TR) p.a. in the last 12 months	%	14.9	6.1	27.1	22.0	(6.7)
Share performance (TR) p.a. in the last 3 years	%	15.7	18.0	13.1	(2.4)	(1.1)
Share performance (TR) p.a. in the last 5 years	%	12.0	4.6	8.5	6.0	7.2
Premium/(discount)	%	16.8	11.4	16.0	(2.6)	(14.3)
Market capitalisation	CHF m	4 581.9	3 835.7	3 792.2	3 153.4	1 303.2
Employees						
Number of employees	People	1 462	771	602	876	2
Equal full-time employees	Posts	1 239	547	468	675	2
Share statistics						
Shares issued	Number	60 011 611	54 368 714	54 368 714	54 368 714	25 653 598
Average treasury shares held	Number	(4 369)	(36 117)	(173 262)	(1 465 828)	(2 122 988)
Average outstanding shares	Number	54 873 552	54 332 597	54 195 452	30 751 332	23 530 610
Treasury shares held	Number	(4 828)	(4 244)	(44 037)	(245 982)	(1 708 529)
Outstanding shares	Number	60 006 783	54 364 470	54 324 677	54 122 732	23 945 069

* revaluations (IAS 40) and deferred taxes

** according to proposal to Annual General Meeting





Foreword by the Chairman
of the Board of Directors

FOREWORD BY THE CHAIRMAN OF THE BOARD OF DIRECTORS

Dear shareholders,
Dear ladies and gentlemen,

Swiss Prime Site turned in a favourable performance in the financial year 2012. Indeed, earnings before interest and taxes (EBIT) amounted to CHF 519.1 million and profit totalled CHF 316.3 million, including revaluation gains of CHF 187.3 million. However, EBIT and profit declined by 12.3% and 10.9%, respectively, on a year-on-year basis. The decrease was attributable primarily to the fact that income from property divestments was extraordinarily high in the previous year's period.

The Company's real estate portfolio grew by 5.3% to CHF 8.6 billion in the reporting year, confirming the high quality of its holdings, with rental income of CHF 407.4 million and a loss of earnings rate of 5.4%.

Swiss Prime Site succeeded in acquiring Wincasa AG in October 2012 – one of the leading real estate services companies in Switzerland – thereby securing the know-how and experience of a key property management partner and enabling the Company to expand its earnings base as well.

The core business together with the Wincasa activities form the basis of the real estate segment. The second, retail and gastronomy segment, comprises the business activities of Jelmoli – The House of Brands department store with its proprietary-managed floor space, in addition to that of Clouds Restaurant located in Prime Tower and Hotel Ramada Encore in Geneva.

The value of the real estate portfolio grew by CHF 435.2 million, resulting primarily from value changes in existing properties (CHF +253.4 million). The most significant investments included the Maaghof North and East project, the SkyKey project in Zurich and the Majowa/Swiss Post headquarters in Berne, as well as the acquisition of Riverside Business Park in Solothurn/Zuchwil. This property comprises a more than 170 000-square-metre site with commercial, office and warehouse floor space, including substantial land reserves harbouring development potential for a vast array of uses in the medium to longer term. Two commercial buildings were divested in St. Gallen and Zurich in the financial year 2012. The well-diversified real estate portfolio consisted of 188 properties at year end.

In the wake of the successful capital increase in December 2012, which resulted in a rise in shareholders' equity of roughly CHF 339 million, Swiss Prime Site is well positioned in terms of capital base for taking further steps along the growth path.

The Swiss Prime Site share turned in a performance +14.9% in the reporting year, thus outperforming the SXI Real Estate Shares Index (+12.3%) as well as SXI Swiss Real Estate Shares Index (+13.1%).

Based on the solid earnings per share of CHF 5.76 [CHF 6.53] and overall favourable prospects for the current financial year, the Board of Directors will propose an unchanged distribution of CHF 3.60 per share to the Annual General Meeting of 16.04.2013. The payout should be effected as in the previous year through a withholding tax-exempt distribution from capital contribution reserves, corresponding to a cash yield of 4.7% based on the closing share price at year end.

I would like to thank the Board of Directors, the Management Board and all the employees for their constructive co-operation and strong commitment to Swiss Prime Site, as well as express my appreciation to the shareholders for the confidence they have placed in our Company.

Hans Peter Wehrli





Corporate governance

INVESTMENTS IN SUBSIDIARIES

Fully consolidated subsidiaries with a shareholding interest (directly or indirectly) of 100%

Subsidiaries	Purpose	31.12.2012 Share capital in CHF 1 000	31.12.2011 Share capital in CHF 1 000
Clouds Gastro AG, Zurich	Restaurant business	500	500
GLPH SA, Lancy	Hotel business	100	100
Jelmoli Ltd, Zurich	Retail company	6 600	6 600
SPS Beteiligungen Alpha AG, Olten	Investment company	650 000	650 000
SPS Beteiligungen Beta AG, Olten	Investment company	450 000	450 000
SPS Beteiligungen Gamma AG, Olten	Investment company	300 000	300 000
SPS Immobilien AG, Olten	Real estate company	50 000	50 000
Wincasa AG, Winterthur*	Real estate services company	1 500	–

* purchase as per 25.10.2012

During the reporting year, the Group implemented the following change:
– acquisition of Wincasa AG, Winterthur, as at 25.10.2012

All investments in subsidiaries were unlisted companies. These companies were consolidated on the basis of their shareholding interest. The registered shares of the Holding Company itself – Swiss Prime Site AG with headquarters in Olten – are listed on the SIX Swiss Exchange under the securities number 803 838 and ISIN number CH 000 803 838 9. Swiss Prime Site AG reported market capitalisation of CHF 4 581.9 million [CHF 3 835.7 million] as at 31.12.2012.

OPERATING SEGMENTS

According to IFRS 8, Swiss Prime Site reports in two operating segments: real estate and retail and gastronomy (formerly retail trade). The allocation of the major subsidiaries to these operating segments was as follows:



Investments in associates valued according to the equity method

Investments in associates	Purpose	31.12.2012 Share capital in CHF 1 000	31.12.2011 Share capital in CHF 1 000
Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld, shareholding of 31.0%	Real estate company	1 000	1 000
Parkgest Holding SA, Geneva, shareholding of 38.8%	Parking	4 750	4 750
Parking Riponne S.A., Lausanne, shareholding of 27.1%	Parking	5 160	5 160

SHAREHOLDER STRUCTURE AS AT 31.12.2012**Shareholder structure by number of shares**

Number of shares	Registered shareholders		Registered shares	
	Number	%	Number	% *
1 to 5 000	6 220	92.8	4 078 143	6.8
5 001 to 50 000	360	5.4	5 626 565	9.4
50 001 to 500 000	113	1.7	16 433 473	27.3
500 001 to 1 800 348	9	0.1	8 634 801	14.4
1 800 349 and above	3	0.0	8 503 772	14.2
Total registered shareholders/shares	6 705	100.0	43 276 754	72.1
Unrecorded shares			16 734 857	27.9
Total shares issued			60 011 611	100.0

* as % of shares issued

Shareholder structure by countries/regions

Countries/regions	Registered shareholders		Registered shares	
	Number	%	Number	%
Switzerland	6 277	93.6	30 765 577	71.1
Europe (excluding Switzerland)	326	4.9	9 422 882	21.8
Other countries	102	1.5	3 088 295	7.1
Total registered shareholders/shares	6 705	100.0	43 276 754	100.0

Shareholder structure by shareholder categories

Shareholder categories	Registered shareholders		Registered shares	
	Number	%	Number	%
Natural persons	5 825	86.8	7 005 777	16.1
Legal entities	348	5.2	14 937 816	34.5
Pension funds	194	2.9	8 904 674	20.6
Insurance companies	31	0.5	1 627 991	3.8
Funds	152	2.3	7 441 336	17.2
Other	155	2.3	3 359 160	7.8
Total registered shareholders/shares	6 705	100.0	43 276 754	100.0

As at the balance sheet date, the Company acknowledged the following major shareholders:

	31.12.2012	31.12.2011
Major shareholders (shareholding interest > 3.0%)	Shareholding interest* in %	Shareholding interest* in %
Credit Suisse Funds AG, Zurich	5.5	5.0
BlackRock Investment Management (UK) Ltd, London	5.1	n/a
Wecken Klaus R., Bürgenstock	3.4	4.3
Fust Walter, Freienbach	n/a	4.3

* according to entry in the register of shareholders or the notifications received by the Company

CROSS-INVESTMENTS

As at the balance sheet date, there were no cross-investments.

CAPITAL STRUCTURE ON 31.12.2012

Capital	Number of registered shares	Nominal per share in CHF	Total in CHF 1 000
Share capital	60 011 611	15.30	918 178
Authorised capital	4 544 399	15.30	69 529
Conditional capital	7 812 704	15.30	119 534

All outstanding shares are voting and dividend-entitled shares. There are no preferential rights.

Authorised capital

The Board of Directors is authorised to increase the share capital within the aforementioned limits at any time until 19.04.2013. The subscription right of the shareholders is safeguarded. The precise wording can be found in the Company's articles of association.

Conditional capital

The conditional capital is divided into an amount of up to CHF 96.431 million [CHF 99.297 million] (6 302 704 [6 490 000] shares) for exercising options and/or conversion rights granted with bonds or similar issues, and into an amount of up to CHF 23.103 million [CHF 23.103 million] (1 510 000 [1 510 000] shares) for option rights granted to shareholders. The precise wording can be found in the Company's articles of association. In 2012, convertible bonds with a volume amounting to nominal CHF 13.465 million were converted into share capital. Further details can be found in the section «Convertible bonds and options».

SHARE CAPITAL CHANGES OVER THE LAST THREE YEARS

Changes	Number of registered shares	Nominal per share in CHF	Nominal value in CHF 1 000
Share capital as at 31.12.2009	54 368 714	18.80	1 022 132
Nominal value reduction on 12.07.2010	–	(3.50)	(190 290)
Share capital as at 31.12.2010	54 368 714	15.30	831 841
Share capital as at 31.12.2011	54 368 714	15.30	831 841
Conversion of 2 693 units of the CHF 300 million convertible bond (2010–2015) in 2012	187 296	15.30	2 866
Capital increase on 05.12.2012	5 455 601	15.30	83 471
Share capital as at 31.12.2012	60 011 611	15.30	918 178

More details on the changes to the share capital can be found in Note 29 «Shareholders' equity». Swiss Prime Site AG has only registered shares outstanding.

RESTRICTIONS ON TRANSFERABILITY AND NOMINEE REGISTRATIONS

Pursuant to Article 5 of the articles of association, every shareholder and usufructuary may request to be registered in the share register. Only those persons whose names appear in the share register and who have acquired shares in their own name and on their own account are registered as shareholders or usufructuaries by the Company. The Company recognises only one beneficiary per share.

Each share is entitled to a vote at the Annual General Meeting. The Board of Directors is authorised to reject foreign purchasers of registered shares as shareholders with voting rights insofar as and as long as their recognition can prevent the Company from providing the verification governing the composition of its shareholders that is required by federal law. Otherwise, there are no restrictions on registration or voting rights.

CONVERTIBLE BONDS AND OPTIONS

On 20.01.2010, Swiss Prime Site AG issued a convertible bond with the following key data:

Issuing volume	CHF 300.000 million
Volume on balance sheet date	CHF 286.535 million
Interest rate	1.875% p.a., payable annually on 20.01., starting on 20.01.2011
Term to maturity	5 years (20.01.2010–20.01.2015)
Conversion price	CHF 70.97 (CHF 71.89 at issuing date)
Listing	SIX Swiss Exchange
Securities number	10877 415 (SPS10)

Each individual bond with a nominal value of CHF 5 000 can be converted into registered shares of the Company at any time. The new shares to be issued are secured by conditional capital.

In 2012 for the first time, conversions took place with a volume amounting to nominal CHF 13.465 million of this convertible bond, resulting in an increase in share capital of CHF 2.866 million, or 187 296 registered shares, and in capital reserves of CHF 10.375 million.

On 21.06.2011, Swiss Prime Site AG issued a convertible bond with the following key data:

Volume	CHF 190.350 million
Interest rate	1.875% p.a., payable annually on 21.06., starting on 21.06.2012
Term to maturity	5 years (21.06.2011–21.06.2016)
Conversion price	CHF 82.89 (CHF 83.97 at issuing date)
Listing	SIX Swiss Exchange
Securities number	13 119 623 (SPS11)

Each individual bond with a nominal value of CHF 5 000 can be converted into registered shares of the Company at any time. The new shares to be issued are secured by conditional capital.

BOARD OF DIRECTORS

Hans Peter Wehrli (1952), Zurich

Prof. Dr. oec. publ.

Chairman of the Board of Directors

Non-executive member of the Board of Directors

Member since: 29.04.2002

Elected until: AGM 2014

Education: Hans Peter Wehrli graduated in 1977 with a degree in business management studies from the University of Zurich, received a PhD (Dr. oec. publ.) in 1980. Various study visits to American universities

Professional activity: Hans Peter Wehrli has been professor of business management studies and has held the chair for marketing at the University of Zurich since 1993.

In addition to his role as Chairman of the Board of Directors of Swiss Prime Site AG, on 31.12.2012 Hans Peter Wehrli also held seats on the boards of directors of the following companies: Belimo Holding AG, Hinwil (chairman of the board of directors), and Datacolor AG, Lucerne.

Thomas Wetzel (1956), Küsnacht

Dr. iur. solicitor

Vice-Chairman of the Board of Directors

Non-executive member of the Board of Directors

Member since: 11.05.1999

Elected until: AGM 2014

Education: Thomas Wetzel graduated with a degree in law from the University of Zurich in 1981, dissertation at the University of Basel in 1983, admitted to the Bar of the canton of Schaffhausen in 1985

Professional activity: Thomas Wetzel has been a partner at the law office Wenger Plattner, Basel, Zurich and Berne since 2003. Prior to that, he worked as a legal consultant and solicitor for several law offices and served as secretary to the Court of Appeals of the canton of Schaffhausen. From 1988 to 1997 he was a member of the management board, and in recent years, deputy chairman of the management board of Intershop Holding AG, Zurich. Thomas Wetzel lectures at the Institute for Banking and Finance/CUREM (Center for Urban & Real Estate Management) at the University of Zurich, Zurich.

In addition to his role as Vice-Chairman of the Board of Directors of Swiss Prime Site AG, as at 31.12.2012, Thomas Wetzel also held seats on the boards of directors of the following companies: Brandenberger + Ruosch AG, Dietlikon (chairman of the board of directors), EBV Immobilien AG, Urdorf (chairman of the board of directors), VERIT Investment Management AG, Zurich (chairman of the board of directors), Caretta + Weidmann Baumanagement AG, Zurich, Erdgas Zurich AG, Zurich, Geschäftshaus City AG Dübendorf, Dübendorf. In addition, he held a position on the body in the following company: Swiss Foundation for International Real Estate Investments (AFIAA), Zurich (chairman of investment committee).

Christopher M. Chambers (1961), London, UK
Non-executive member of the Board of Directors

Member since: 22.10.2009
Elected until: AGM 2015

Professional activity: Christopher M. Chambers has been a senior advisor at Lone Star Europe (Real Estate), London, since June 2011. He worked as a policy advisor for the Charities Office of Clarence House, HRH The Prince of Wales, London, from 2005 to 2008. He is a member of the board of directors of Kensington Preparatory School, London. From 2002 to 2005, he was CEO of Man Investments and executive member of group management (main board director) of Man Group Plc (leading global provider of alternative investments). From 1997 to 2002 he was managing director and head of European Equity Capital Markets at Credit Suisse First Boston, and from 1990 to 1997 he was a director at Barclays de Zoete Wedd, London.

In addition to his role as board member at Swiss Prime Site AG, as at 31.12.2012, Christopher M. Chambers held positions on bodies in the following companies: Berenberg Bank (Switzerland) Ltd, Zurich (member of board of directors), Evolution Group Plc, London (member of board of directors until 31.12.2012), GE Money Bank Ltd, Zurich (member of board of directors), and Royal Society of Arts, Manufacturing and Commerce (member/fellow). From December 2007 to June 2010, he was non-executive chairman of the board of directors of Jelmolli Holding Ltd, Zurich, and member of the committee.

Bernhard Hammer (1950), Kammersrohr
Dr. iur. attorney-at-law and notary
Non-executive member of the Board of Directors

Member since: 29.04.2002
Elected until: AGM 2013

Education: PhD in law (Dr. iur.) in 1978 from the University of Zurich, and qualification as an attorney and notary in 1979

Professional activity: From 1987 to 1997, Bernhard Hammer was CEO of Stuag Holding, Berne, and from 1997 to 1999 member of the board of directors and steering committee of Batigroup AG, Basel. In addition, he was chairman of the board of directors of Comet Holding Ltd, Wünnewil-Flamatt from 1990 to 2007.

In addition to his role as board member at Swiss Prime Site AG, as at 31.12.2012, Bernhard Hammer also held seats on the boards of directors of the following companies, among others: BASo Holding SA, Fribourg, Flumroc Ltd, Flums, PeterS AG, Zurich, Sasolim Holding AG, Solothurn, Sofisa Société Financière S.A., Fribourg, and VINCI Energies Switzerland Ltd, Zurich. In addition, he held a position in the following company: Bill de Vigier Foundation, Solothurn (chairman of foundation board).

Rudolf Huber (1955), Pfäffikon, SZ
Dr. oec. publ.
Non-executive member of the Board of Directors

Member since: 29.04.2002
Elected until: AGM 2015

Education: PhD in business management studies in 1982 and doctorate in business management studies in 1985 from the University of Zurich

Professional activity: Rudolf Huber worked in the financial department of various industrial companies, including from 1992 to 2004 as member of the executive board and chief financial officer of the Geberit group, Rapperswil-Jona. He works as an independent business consultant and guest lecturer at the School of Business at the Lucerne University of Applied Sciences and Arts and has a teaching position at the University of St. Gallen. Since 2006, he has been chairman of the CFO Forum Switzerland – CFOs.

In addition to his role as board member at Swiss Prime Site AG, as at 31.12.2012 Rudolf Huber also held seats on the boards of directors of the following companies, among others: Looser Holding AG, Arbon (chairman of board of directors), Georg Fischer Ltd, Schaffhausen, Hoerbiger Holding AG, Zug, Wicor Holding AG, Rapperswil-Jona, and Zhuolang Textile Machinery Co. Ltd, Jintan, China.

Mario F. Seris (1955), Zurich

lic. phil. I

Non-executive member of the Board of Directors

Member since: 27.04.2005

Elected until: AGM 2013

Education: graduation with a degree in English and Education from the University of Zurich in 1981

Professional activity: From 1981 to 1997, Mario F. Seris managed various human resources departments at Credit Suisse AG. From 1997 he was global head of human resources at Credit Suisse Asset Management and from 2002 chief operating officer of Credit Suisse Asset Management, Switzerland. From end 2002 to 2005, he was also co-chief operating officer, Europe, and directed Credit Suisse Asset Management Switzerland as chief executive officer. From 2005 to 2010, he was global head of Real Estate Asset Management at Credit Suisse AG. Since 2011, he has represented Credit Suisse AG as senior advisor on various boards of directors and investment committees in the real estate and fund sectors.

In addition to his role as board member at Swiss Prime Site AG, on 31.12.2012, Mario F. Seris also held seats on the boards of directors of the following companies: Credit Suisse Real Estate Fund International Holding Ltd, Zug (chairman of board of directors), CS REFI Chile Fund Holding Ltd, Zug (chairman of board of directors), REF Global Chile Fund Holding AG, Zug (chairman of board of directors), REF Global Holding Ltd, Zug (chairman of board of directors), and Credit Suisse Funds AG, Zurich (until 04.12.2012). In addition, he held positions on bodies in the following companies until 14.08.2012: Credit Suisse Asset Management Immobilien Kapitalanlagegesellschaft mbH, Frankfurt am Main (chairman of supervisory board), and Credit Suisse Realwerte (Deutschland) GmbH, Frankfurt am Main (chairman of supervisory board).

Klaus R. Wecken (1951), Bürgenstock

Non-executive member of the Board of Directors

Member since: 22.10.2009

Elected until: AGM 2015

Education: studies in economics at the University of Freiburg in Breisgau

Professional activity: From 1974 on, Klaus R. Wecken was co-founder, partner and chairman of various companies in Germany and Switzerland. From 1984 on, he was co-founder and chairman of KHK Software AG, Frankfurt am Main, which he sold to SAGE Group, Newcastle, UK, in 1997. From 1999 on, he was co-founder and principal shareholder of the real estate company Tivona AG, Basel, which was integrated through Jelmoli Holding Ltd, Zurich, into Swiss Prime Site Group in 2009. From 2001 to 2002, he was member of the board of directors of Jelmoli Holding Ltd, Zurich. Since 2007, Klaus R. Wecken has established more than 30 stakes focused on fields such as the Internet, software and medical technology through his family office Wecken & Cie. Wecken & Cie. is major shareholder in Westgrund AG, Berlin – a real estate company listed in Germany, among others.

In addition to his role as board member at Swiss Prime Site AG, on 31.12.2012, Klaus R. Wecken also held positions on bodies in the following companies: Bockstecherhof Immobilien AG, Basel (chairman of board of directors), Care4 Ltd, Basel (chairman of board of directors), FAIRRANK Swiss AG, Basel (chairman of board of directors), SIC invent Ltd, Basel (member of board of directors), FAIRRANK SE, Cologne, DE (chairman of supervisory board), Jedox AG, Freiburg i.Br., DE (chairman of supervisory board), simfy AG, Cologne, DE (member of supervisory board), W&W Immobilien GmbH, Rheinfelden, DE, as well as other associated real estate companies (CEO), and member of the advisory committee of some of his investment companies.

Peter Wullschleger (1965), Oftringen
 Secretary to the Board of Directors
 (not member of the Board of Directors)

In this function since: 11.05.1999

Education: Swiss certified accountant since 1992

Professional activity: Peter Wullschleger is chief financial officer of Swiss Prime Site and was head of Finance & Controlling of Real Estate Asset Management, Credit Suisse AG, Zurich (managing director) up until 31.12.2012. He began his career with Credit Suisse AG in the Finance & Controlling department in 1986. Prior to that, he was head accountant at Devo AG, Olten.

As at 31.12.2012, Peter Wullschleger held a seat on the boards of directors of the following companies of the Swiss Prime Site Group: Clouds Gastro AG, Zurich, Ensemble artisanal et commercial de Riantbosson S.A. (EACR), Frauenfeld, GLPH SA, Lancy, Jelmoli Ltd, Zurich, SPS Beteiligungen Alpha AG, Olten, SPS Beteiligungen Beta AG, Olten, SPS Beteiligungen Gamma AG, Olten, SPS Immobilien AG, Olten, and Wincasa AG, Winterthur. In addition, he held positions on bodies in the following companies: City Markt Aarau AG, Aarau (member of the board of directors), Arthur Frey AG Supplementary Foundation, Olten (foundation board representative), SPS and Jelmoli Pension Fund, Zurich (foundation board member), Arthur Frey AG Personnel Pension Plan Foundation, Olten (foundation board member), and SPS and Jelmoli Welfare Foundation, Zurich (foundation board member).

All members of the Board of Directors are Swiss nationals, except for Klaus R. Wecken (German national). The Board of Directors consists entirely of non-executive members who have not served on the Management Board of Swiss Prime Site AG or another Group Company within the past three years. With the exception of business relationships (see management contract and Note 32 «Transactions with related parties»), the Company has no other significant business relations with Credit Suisse Group.

Departures during the reporting period

None

Elections and period of office

After expiry of the individual term of office (maximum three years), the member must be re-elected by the Annual General Meeting. The aim is to progressively re-elect the members of the Board of Directors.

Members of the Board of Directors shall submit their resignation at the ordinary Annual General Meeting in the year in which they reach the age of 65.

Regulation of the powers and duties of the Board of Directors

The Board of Directors is responsible for the general management of the Company and the supervision and monitoring of the Management Board. The Board of Directors makes the fundamental decisions that determine the activity of the Company. Within the framework of its activities, the Board of Directors ensures a profit-focused and competent management of the Company by its Management Board according to the provisions of the articles of association, the regulations and the applicable legislation.

The Board of Directors acts as a joint body. If needed, it can form committees from among its members and allocate powers to these committees in separate sets of regulations or by amending the existing organisational regulations.

The Board of Directors acts as a collective body. Unless otherwise provided in the resolutions of the Board of Directors and the organisational regulations, its members shall have no personal authority over the Company, and for this reason cannot issue any instructions of their own accord.

The Board of Directors is responsible for the general management, the supervision and monitoring of the Company's Management Board. It issues directives on the business and investment policy and keeps itself regularly informed of the course of business.

The Board of Directors delegates all executive management activities to the Management Board unless otherwise provided by law, the articles of association or the organisational regulations.

The Board of Directors can delegate the preparation and implementation of all resolutions or the monitoring of activities to one or more committees, individual members or the Management Board. It shall ensure appropriate reporting to its members.

The Board of Directors can entrust executive management tasks to third parties on a contractual basis.

During the reporting year, seven meetings and five conference calls of the Board of Directors took place.

On the basis of the organisational regulations, the Board of Directors currently has three committees (Audit Committee, Compensation Committee and Investment Committee) that are described in detail in the following sections.

AUDIT COMMITTEE

The functions, duties and powers of the Audit Committee are set out in separate rules and essentially comprise the following areas:

The Audit Committee monitors the Management Board of Swiss Prime Site AG with respect to financial reporting, compliance with legislation, requirements, internal rules and guidelines, as well as with respect to risk management and monitoring external corporate activities.

The Audit Committee monitors and assesses the independence, the work, the auditing costs, the scope of audit and the findings of the external auditors, the quality, implementation and disclosure of the accounting principles and the adequacy of the financial control mechanisms.

The Audit Committee monitors and assesses the independence and the work of the valuation experts and the valuation principles.

During the reporting year, three meetings and three conference calls of the Audit Committee took place.

Every year, at least one meeting with the external auditors is held. On the basis of this meeting, the Audit Committee forms an in-depth picture of the activities of the auditors and informs the Board of Directors about its findings.

The Audit Committee acts as a joint and collective body. Its members have no personal authority over the Company, and for this reason cannot issue instructions of their own accord. The Audit Committee has a right of proposal to the Board of Directors.

The Audit Committee reports regularly to the Board of Directors about its activities and submits the necessary proposals.

The Audit Committee comprises the following members:

Rudolf Huber, chairman
Christopher M. Chambers, member
Bernhard Hammer, member
Mario F. Seris, member

COMPENSATION COMMITTEE

The functions, duties and powers of the Compensation Committee are set out in separate rules and essentially comprise the following areas:

The Compensation Committee prepares the guidelines and proposals for the compensation payable to the Board of Directors and its committees, the Management Board, the real estate asset manager, the property/facility management, related persons and the external valuation experts.

The Compensation Committee monitors compliance with the compensation principles determined by the Board of Directors, the Committee itself and the Management Board.

The Compensation Committee acts as a joint and collective body. Its members have no personal authority over the Company, and for this reason cannot issue instructions of their own accord. The Compensation Committee has the right to submit proposals to the full Board of Directors.

During the reporting year, three meetings of the Compensation Committee took place.

The Compensation Committee reports to the Board of Directors about its activities and submits the necessary proposals.

The Compensation Committee comprises the following members:

Thomas Wetzel, chairman
Mario F. Seris, member
Hans Peter Wehrli, member

INVESTMENT COMMITTEE

The functions, duties and powers of the Investment Committee are defined in the investment regulations and include the following main tasks:

The Investment Committee monitors compliance with the investment guidelines defined in the investment regulations.

The Investment Committee reviews the acquisition and divestment of properties and submits the proposal for the purchase or sale of properties to the Management Board and the Board of Directors.

The Investment Committee exercises its powers as a joint and collective body. Its members have no personal authority over the Company, and for this reason cannot issue instructions of their own accord. The Investment Committee has the right to submit proposals to the Management Board or the Board of Directors.

During the reporting year, four meetings and two conference calls of the Investment Committee took place.

The Investment Committee reports on its activities to the Board of Directors and the Management Board and submits the necessary proposals.

The Investment Committee comprises the following members:

Markus Graf, chairman
Bernhard Hammer, member
Klaus R. Wecken, member
Thomas Wetzel, member

MANAGEMENT BOARD

Markus Graf (1949), Feldbrunnen
Member of the Management Board
Chief Executive Officer

In this function since: 01.12.2000

Education: graduated as HTL/STV architect

Professional activity: Markus Graf has been Chief Executive Officer of Swiss Prime Site since 2000. He was head of Real Estate Asset Management, Credit Suisse AG, Zurich (managing director) from 1995 to 30.11.2012. Prior to that, he held management positions with several construction and real estate companies.

As at 31.12.2012, Markus Graf was chairman of the board of directors of the following companies of Swiss Prime Site Group: Clouds Gastro AG, Zurich, GLPH SA, Lancy, Jelmoli Ltd, Zurich, SPS Beteiligungen Alpha AG, Olten, SPS Beteiligungen Beta AG, Olten, SPS Beteiligungen Gamma AG, Olten, and SPS Immobilien AG, Olten. In addition, he held a seat on the boards of directors of the following companies: Credit Suisse Funds AG, Zurich (since 04.12.2012), Société Internationale de Placements SA, Basel, and Wincasa AG, Winterthur.

Peter Wullschleger (1965), Oftringen
Member of the Management Board
Chief Financial Officer

In this function since: 11.05.1999

Education: Swiss certified accountant since 1992

Professional activity: Peter Wullschleger is Chief Financial Officer of Swiss Prime Site and was head of Finance & Controlling of Real Estate Asset Management, Credit Suisse AG, Zurich (managing director) up until 31.12.2012. He began his career with Credit Suisse AG in the Finance & Controlling department in 1986. Prior to that, he was head accountant at Devo AG, Olten.

As at 31.12.2012, Peter Wullschleger held a seat on the boards of directors of the following companies of Swiss Prime Site Group: Clouds Gastro AG, Zurich, Ensemble artisanal et commercial de Riantbosson S.A. (EACR), Frauenfeld, GLPH SA, Lancy, Jelmoli Ltd, Zurich, SPS Beteiligungen Alpha AG, Olten, SPS Beteiligungen Beta AG, Olten, SPS Beteiligungen Gamma AG, Olten, SPS Immobilien AG, Olten, and Wincasa AG, Winterthur. In addition, he held positions on bodies in the following companies: City Markt Aarau AG, Aarau (member of the board of directors), Arthur Frey AG Supplementary Foundation, Olten (foundation board representative), SPS and Jelmoli Pension Fund, Zurich (foundation board member), Arthur Frey AG Personnel Pension Plan Foundation, Olten (foundation board member), and SPS and Jelmoli Welfare Foundation, Zurich (foundation board member).

Peter Lehmann (1958), Wilen, Wollerau
Member of the Management Board
Chief Investment Officer

In this function since: 01.03.2002

Education: graduated as construction planner from GIB Solothurn in 1978

Professional activity: Peter Lehmann is Chief Investment Officer of Swiss Prime Site and was senior advisor of Real Estate Asset Management, Credit Suisse AG, Zurich (managing director) up until 31.12.2012. He began his career with Credit Suisse AG in 1991 as head of Construction and Acquisition Switzerland and from 2004 to 2009 as head of Development. Prior to his positions at Credit Suisse AG, he was a regional manager for construction for the fund management arm of Schweizerische Volksbank and an architectural project manager at W. Thommen AG, Trimbach.

As at 31.12.2012, Peter Lehmann held a seat on the boards of directors of the following companies of the Swiss Prime Site Group: Clouds Gastro AG, Zurich, GLPH SA, Lancy, Jelmoli Ltd, Zurich, SPS Beteiligungen Alpha AG, Olten, SPS Beteiligungen Beta AG, Olten, SPS Beteiligungen Gamma AG, Olten, und SPS Immobilien AG, Olten.

Franco Savastano (1965), Stallikon
Member of the Management Board
Chief Executive Officer of Jelmoli – The House of Brands

In this function since: 01.04.2012

Education: 1984 retail business diploma in men's fashion sales, 1986 business school degree types R and S from the Limania commercial school in Baden; 1989 advanced degree in economics from the Kaufmännischen Lehrinstitut Zurich

Professional activity: Franco Savastano has been Chief Executive Officer of Jelmoli – The House of Brands department store in Zurich since 01.04.2012 and member of the Swiss Prime Site Management Board. From 2001 to 2012, he held the position of director of the Grieder fashion stores in German-speaking Switzerland, as well as procurement director for Grieder throughout Switzerland. From 1997 to 2001, Franco Savastano held positions as head of the creative teams for the fashion labels Strellson and Tommy Hilfiger Clothing. From 1988 to 1996, he worked as procurement/procurement director at Fein-Kaller and Donna; from 1986 to 1988 he was assistant to the director of sales at Hugo Boss Switzerland Ltd.

In addition, Franco Savastano held positions on bodies in the following companies on 31.12.2012: SPS and Jelmoli Pension Fund, Zurich (foundation board member), as well as SPS and Jelmoli Welfare Foundation, Zurich (foundation board member).

Departures during the reporting period

Hanspeter Grüninger (1953), Freienstein
Member of the Management Board
Chief Executive Officer of Jelmoli – The House of Brands (01.04.2010–31.03.2012)

All members of the Management Board are Swiss nationals.

PRINCIPLES OF THE DISTRIBUTION OF POWERS BETWEEN THE BOARD OF DIRECTORS AND THE MANAGEMENT BOARD

The basic principles and the separation of the functions and powers between the Board of Directors and the Management Board are regulated in detail in the organisation and competence regulations.

The Board of Directors is responsible for the general management, the supervision and monitoring of the Company's Management Board. It issues directives on the business and investment policy and keeps itself regularly informed of the course of business.

The Management Board is responsible for the operational management of the Company and represents the Company relative to third parties. As representative of the Management Board, the Chief Financial Officer also participates in the meetings of the Audit Committee and the Compensation Committee. In addition, the external auditors participate in the Audit Committee meeting in spring.

Members of the Management Board are invited to attend the meetings of the Board of Directors.

ARRANGEMENT OF THE INFORMATION AND CONTROL INSTRUMENTS APPLIED TO THE MANAGEMENT BOARD

The Management Board informs the Board of Directors regularly (at least quarterly) in detail on the course of business by means of a standardised reporting system. By means of this reporting system, the Board of Directors can monitor the Management Board and its actions. The Audit Committee, the Compensation Committee and the Investment Committee report to the Board of Directors regarding their activities during the regular meetings.

COMPENSATION, PARTICIPATIONS AND LOANS TO MEMBERS OF THE BOARD OF DIRECTORS AND THE MANAGEMENT BOARD

Basic fees for members of the Board of Directors

Function	Basic fee in CHF 1 000	Expense allowance in CHF 1 000
Chairman of the Board of Directors	250	3
Vice-Chairman of the Board of Directors	125	3
Member of the Board of Directors	110	3
Secretary to the Board of Directors	15	3
Chairman of the Audit Committee	30	3
Member of the Audit Committee	20	3
Chairman of the Compensation Committee	20	3
Member of the Compensation Committee	15	3
Member of the Investment Committee	20	5

The members of the Board of Directors receive one half of their basic fee in cash and one half in shares of Swiss Prime Site AG. There are no further participation programmes.

The shares are allocated at the end of the financial year on the basis of the market price at the beginning of the financial year, less a 10% discount. The delivered shares remain blocked for a period of four years.

The fee for the same function within the group of companies is paid only once.

In the case of multiple functions, a maximum lump sum for expenses of CHF 0.006 million is paid.

The basic fees are proposed by the Compensation Committee and adopted by the Board of Directors.

No separate basic fees/salaries are paid in respect of the activity of the persons who serve as members of the Management Board if they are employed by the asset manager because their compensation is included in the management fee. One member of the Management Board sits on the Investment Committee and another member of the Management Board also serves as secretary to the Board of Directors.

Further information about fees and shareholdings of the Board of Directors, the Management Board and members of the committees can be found in Note 32 «Transactions with related parties» and in Note 9 of the separate financial statements of Swiss Prime Site AG «Compensation, participations and loans to members of the Board of Directors and the Management Board».

Options

There were no options outstanding or allocated as at the balance sheet date.

Additional fees and compensation

No additional fees were paid in 2012.

Loans to governing bodies

There were no outstanding loans to governing bodies as at the balance sheet date.

SHAREHOLDER PARTICIPATION RIGHTS

The current articles of association can be found on the homepage at www.swiss-prime-site.ch under the heading Company/Corporate Governance. The following are references to selected articles:

- Share register and registration provisions (Article 5)
- Powers of General Meeting (Article 8)
- Convening/agenda of the General Meeting (Article 10)
- Voting rights and adoption of resolutions (Article 12)
- Special quorums (Article 13)

CHANGE OF CONTROL AND DEFENCE MEASURES

Anyone who directly, indirectly or in joint agreement with third parties acquires shares and, together with the shares already in their possession, exceeds the limit of 33⅓% of the voting rights, whether exercisable or not, must submit an offer for all listed shares of the Company. There are no other provisions, agreements or plans.

STATUTORY AUDITOR

Duration of the mandate and period of office of the auditor in charge

Since the Company was founded (1999), the statutory auditor of Swiss Prime Site has been KPMG Ltd, Badenerstrasse 172, 8004 Zurich. KPMG Ltd also acts as independent auditor for all fully consolidated subsidiaries. The auditors are elected each year by the Annual General Meeting.

The auditor in charge has been in this role since 01.01.2007. The auditor's period of office ends with the financial year 2012.

Fee

For the current reporting period, audit fees in the amount of CHF 0.916 million [CHF 0.766 million] and CHF 0.283 million [CHF 0.100 million] for costs in relation to the capital increase [the issue of the convertible bond] have been recognised.

MANAGEMENT CONTRACTS

Swiss Prime Site transferred the asset management functions to Credit Suisse AG, Real Estate Asset Management, Zurich. All details are regulated in the management agreement dated August 2001. The agreement was revised due to the new organisational structure as per 01.01.2013.

Principle

Swiss Prime Site mandates Credit Suisse AG to implement, monitor and supervise the financial activities of the Company, as well as the administrative and technical management and the controlling of the properties. Credit Suisse AG assists, advises, prepares proposals and handles the property transactions within the framework of the investment regulations of Swiss Prime Site AG.

Management fee (basic compensation)

Per year 0.14% to 0.31% (on a graduated basis) [0.14% to 0.31%] of total assets (i.e. total of all valued consolidated assets, at the beginning of each quarter):

from 01.01.2011	in CHF bn	in %
Share of total assets up to	1.5	0.31
Next share of total assets up to	3.0	0.29
Next share of total assets up to	4.5	0.22
Next share of total assets up to	6.0	0.21
Next share of total assets up to	7.5	0.20
Next share of total assets up to	10.0	0.17
Next share of total assets up to	12.5	0.16
Next share of total assets up to	15.0	0.15
Next share of total assets from	15.0	0.14

Swiss Prime Site adapted its organisational structure as at 01.01.2013 to the Company's robust growth as well as the increasingly more complex challenges presented by real estate investments. Significant management services that had previously been provided by Credit Suisse AG, Real Estate Asset Management, up until 31.12.2012 based on a management agreement have been integrated into the Company. The management agreement with Credit Suisse AG will remain in effect in a reduced form. Starting from 2013, the management fee amounts to 0.105% of total assets (i.e. total of all valued consolidated assets, at the beginning of each quarter).

Construction management fee (construction trustee, builder representative)

The construction management fee is 2.00% of the respective total construction costs (construction of buildings, comprehensive renovations and modification of buildings).

Purchase and sales commission

1.50% to 5.00% of the purchase or sales price (excluding purchase or sale costs) of each property acquired, contributed or sold by Swiss Prime Site:

	in CHF m	in %
Purchase and sales price under	1.0	5.00
Purchase and sales price under	3.0	3.00
Purchase and sales price from	3.0	1.50

For large transactions, for example, purchases of blocks of properties or company acquisitions, the parties will reach a separate compensation agreement.

As per 01.01.2013 the commissions for construction management and purchase and sales commissions were adjusted as well. The major amendments were:

Construction management fee

- 2.0% of total construction costs < CHF 25.0 million (renovations and modifications)
- 0.5% to 1.5% of total construction costs > CHF 25.0 million (new buildings and major renovations)
- due diligence services are charged separately

Purchase and sales commissions

- Credit Suisse AG acting as broker: 0.5% to 5.0% of the purchase or sales price plus 0.25% for the preparation of all relevant documents; for large transactions, the parties will reach a separate compensation agreement
- third-party acting as broker: 0.25% of the purchase or sales price for the preparation of all relevant documentation

Compensation paid to the asset manager is listed in Note 32 «Transactions with related parties».

INFORMATION POLICY**Frequency**

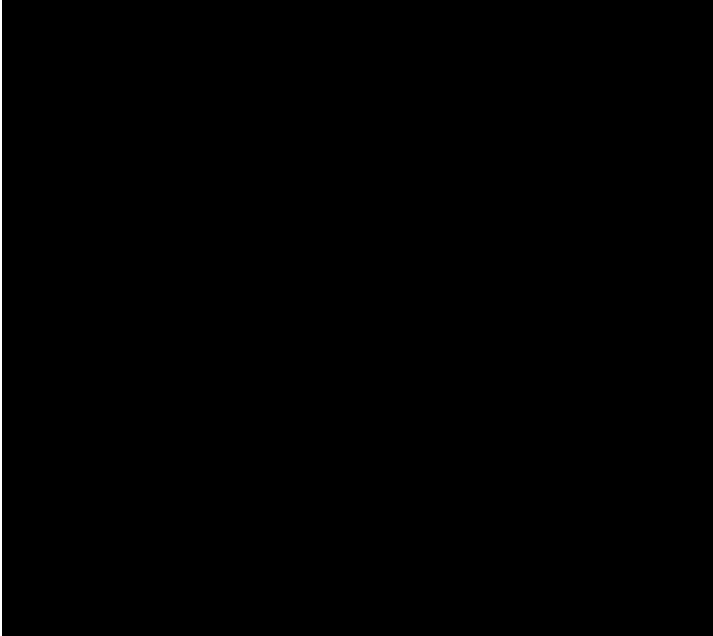
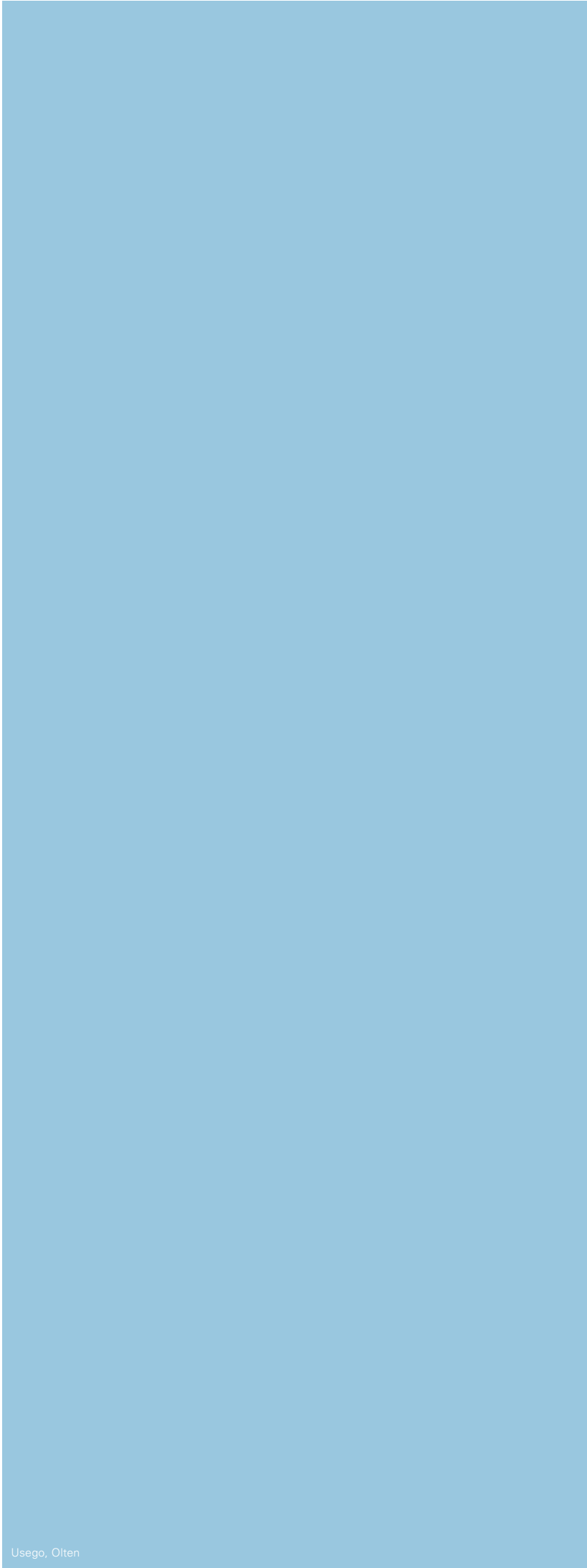
The Company publishes a semi-annual newsletter with information about the events of the preceding six months. The financial reporting occurs in the form of semi-annual and annual reports, complemented by quarterly press releases of selected key figures, in compliance with the International Financial Reporting Standards (IFRS) of the International Accounting Standards Board (IASB).

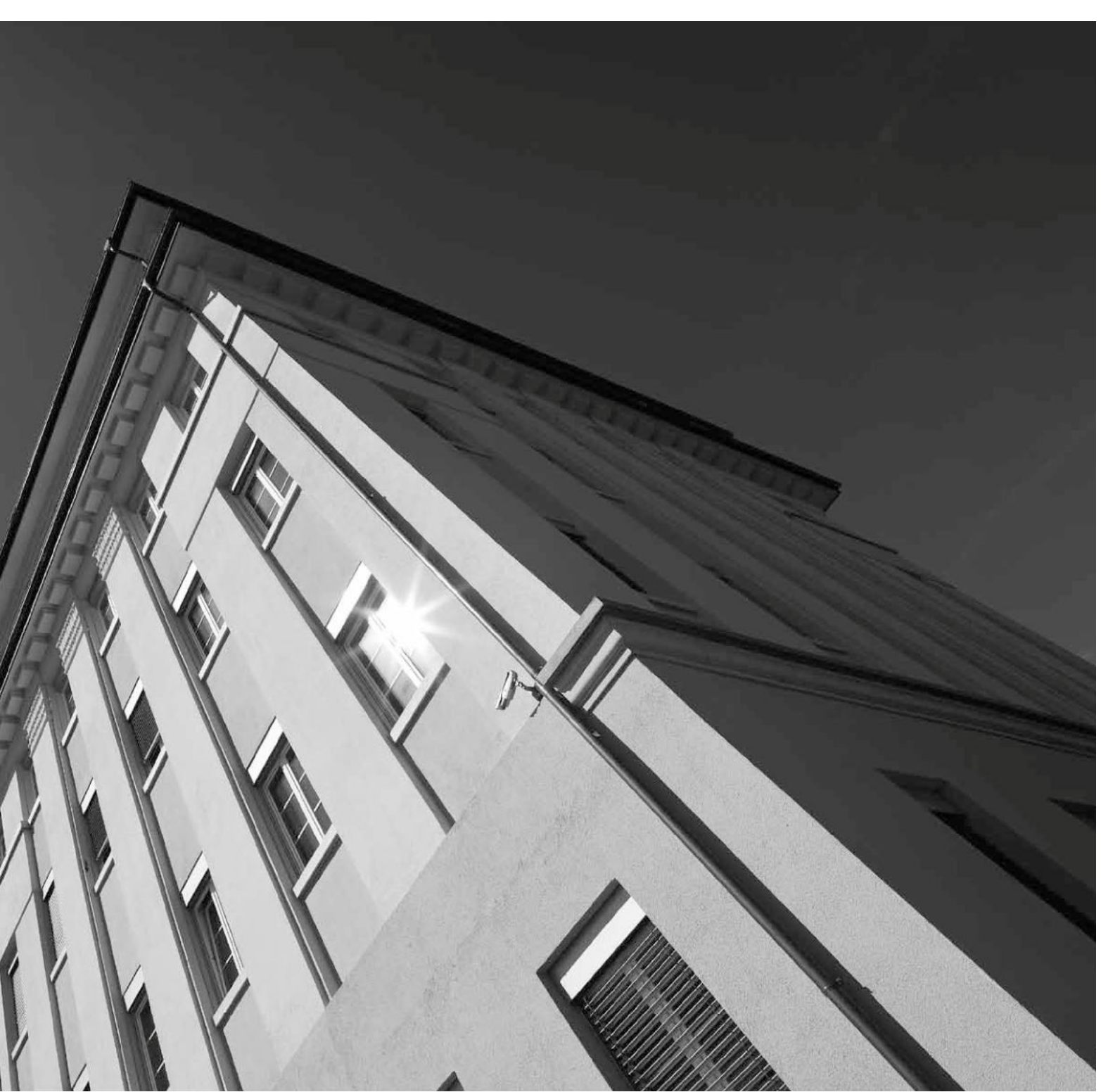
Other information media

Further information about the Company can be found on the website www.swiss-prime-site.ch.

SIGNIFICANT CHANGES SINCE THE BALANCE SHEET DATE

No significant changes have taken place since the balance sheet date.





Sustainability report

SUSTAINABILITY REPORT

The sustainability report for the financial year 2012 focuses on the implementation of constructional development measures and highlights how Swiss Prime Site meets the standards of comprehensive sustainability, for example, with the quality seal of approval of the German Sustainable Building Council (DGNB) as well as with the new building project Majowa in Berne. These principles also apply, by analogy, to the Company's subsidiaries such as SPS Immobilien AG, Wincasa AG, Jelmoli Ltd, or Clouds Gastro AG.

Principles of sustainability

Swiss Prime Site has pursued the principles of sustainability since it was founded in 1999. At the same time, the Company has also focused on the economic, social and ecological aspects of a sustainable corporate strategy.

In economic terms, Swiss Prime Site strives for boosting enterprise value over the long term and achieving a solid performance for the shareholders. The most significant indicators for success are the performance of the real estate portfolio, the resulting realised returns and the business achievements of the subsidiaries as well as share price and cash yields.

Swiss Prime Site fulfils the social requirements of the real estate investments through assuming responsibility for a property over its entire life cycle – from evaluation of the location and property, to market-oriented utilisation, and extending to demolition or sale of the real estate. The Company strives to properly integrate new building projects in particular into the local urban development and socio-cultural context. Needs on the part of the stakeholders are taken into consideration to the utmost extent possible.

In terms of the environmental aspects, Swiss Prime Site is committed to conserving resources, minimising pollutant emissions and boosting energy efficiency. The selection of a property's location is regarded as a decision of significant ecological relevance.

Part of corporate strategy

For Swiss Prime Site, sustainability plays a role in its corporate strategy, extending far beyond measures aimed at protecting the environment. In fact, the Company pursues a holistic and long-term-oriented approach, according to the aforementioned principles.

In the best interests of stakeholders

The following statements in this report demonstrate how Swiss Prime Site incorporates certain aspects of sustainability into its relationships with various stakeholders.

Sustainability for investors

The development of Swiss Prime Site into Switzerland's leading real estate investment company with the largest portfolio and highest market capitalisation progressed in numerous steps, which comprised purchases of individual properties as well as acquisitions of other portfolios or real estate companies.

All the acquisitions in addition to the numerous new building projects were consistently focused on creating sustainable value for shareholders. Swiss Prime Site invests in real estate that generates reliable cash flows, thereby enabling the Company to effect attractive distributions to its shareholders. The low loss of earnings rates as well as dynamic performance of the Swiss Prime Site share reflect the quantified results of this strategy. In fact, loss of earnings rates averaged between 4.0% and 6.3% from 2003 to 2012, consistently hovering considerably below the sector mean. Last year's distribution amounting to CHF 3.60 per share equated to an attractive cash yield of 5.1% (based on the closing share price as at 31.12.2011 of CHF 70.55).

The Swiss Prime Site share in the past 12 years has proven to be a security that continuously retains its value and generates attractive returns, even amid turbulent times.

Sustainability for tenants

Tenants rank among the most important stakeholders, enjoying a status as the Company's customers and deciding from time to time (e.g. prior to expiration of a rental agreement) whether they want to continue «buying» the products (leased floor space) that the firm offers. Occupancy rates – i.e. the ratio of effective rental income to target rental income – and duration of the rental agreements play a significant role as indicators of customer satisfaction.

As at 31.12.2012, more than half of net rental income was derived from rental agreements with terms of five or more years. The rental contracts with terms of ten or more years accounted for approximately 20% of target rental income. Experience reveals that tenants of Swiss Prime Site properties decide in favour of either extending prior to contract expiration, or exercising the option to extend in nine out of ten rental agreements. Long-term partnerships between tenants and landlords are advantageous for both parties since changes in tenants can generally result in sometimes significant financial, social and ecological burdens.

In addition to location, quality of the real estate and rent levels, satisfaction on the part of tenants is particularly determined by the qualitative aspects of the relationship with the landlord. Swiss Prime Site takes this factor into account through regularly fostering direct dialogue with tenants, or by means of assigning this task to partners with a proven track record. Thanks to the acquisition of Wincasa AG carried out in October 2012, Swiss Prime Site is able to manage most of the properties in its portfolio in-house, thereby directly dealing with any concerns on the part of tenants. At the same time, environmentally relevant issues such as energy consumption and pollutant emissions as well as security matters are playing an increasingly significant role too.

Sustainability for property users

For the tens of thousands of people that visit or occupy Swiss Prime Site properties on a daily basis – primarily for the purpose of working or shopping – the location is of paramount importance. Indeed, location determines the commuting expenses incurred by the user to travel back and forth to the building. The greater the number of people who commute a short distance, the lower the strain on the public transportation network and, in turn, the lower the pressure to further expand the infrastructure. Short commuting times to the workplace and quick accessibility to shopping districts are therefore also attractive for individuals because they save time, benefit budgets and enhance the quality of life.

Consciously taking these interdependences into account, since its inception Swiss Prime Site has been focusing on locations in major cities or economic agglomerations that are well connected to the existing transportation network as well as rapidly accessible for the largest number of users possible.

Portfolio strategy

Swiss Prime Site has built up its real estate portfolio according to the principle of property picking, primarily acquiring newer properties based on their fulfilment of strict and sustainability-specific investment criteria. Hence, older buildings are only acquired in the portfolio if they exhibit a sound basic structure and/or have a unique location. In order to ensure attractive locations and properties, Swiss Prime Site also acquired other real estate portfolios or stock-exchange-listed real estate companies such as Maag Holding Ltd (2004) or Jelmoli Holding Ltd (2009).

All real estate acquired is subject to active portfolio management, based on the premise that properties no longer conforming to the Company's investment strategy are divested, and properties harbouring longer-term potential for value increases are acquired or constructed. Consequently, the average age of the portfolio is reduced. The stepped-up realisation of new building development projects in recent years has also contributed to rejuvenation of the real estate portfolio. In fact, buildings that had been constructed, or totally renovated, either prior to 1900 or subsequent to 2001 accounted for roughly 52% of the total portfolio value of CHF 8.6 billion at the end of 2012 (excluding building land and new building projects). [In the previous year, comparable figures amounted to around 55% with a portfolio value of CHF 8.2 billion, subsequent to 2000].

Implementation of constructional development

Existing properties

Swiss Prime Site strives to undertake tremendous efforts aimed at systematically improving the ecological sustainability of its existing properties, within the scope of its environmentally specific capacity.

In addition to ordinary maintenance and repair measures, Swiss Prime Site therefore also launched an initiative in the reporting year targeted at reducing energy and water consumption levels and, in parallel, cutting the greenhouse emissions of its existing properties. The key aspects of the programme are as follows:

- recording/compiling the consumption-relevant data
- identifying the energy efficiency potential and dividing it into two primary groups: candidates for operational optimisation or new heating systems; candidates for thermal insulation
- determining the execution options
- segmenting the portfolio for prioritising the measures

The energy controlling/operational optimisation project's objective is aimed at reducing CO₂ emissions of the overall portfolio by 10% in the next five years without taking any investment measures. Swiss Prime Site has assigned Credit Suisse AG, Real Estate Asset Management, the task of implementing this programme, in collaboration with Siemens Switzerland Ltd and Wincasa AG.

By February 2013, roughly 23 existing properties were connected to the Siemens energy monitoring and controlling tool, which is capable of monitoring the energy consumption of these buildings online at all times and producing a notification given any deviations from the target values. From 2014 on, the energy efficiency of most of the other buildings will be subject to review on an annual basis by means of the energy consumption data derived from the energy accounting process. Each building will undergo a one-time operational optimisation process conducted by energy engineers on site.

The process of evaluating and monitoring all the buildings will be carried out by Siemens Switzerland Ltd with the Internet-based energy monitoring and controlling tool, enabling Swiss Prime Site and its partners to access the energy consumption data any time. This process, coupled with benchmarking, forms the basis for executing corrections and taking further measures for reducing CO₂ emissions.

Renovations and restructuring

Within the scope of its active portfolio management and property-specific strategies, Swiss Prime Site essentially ensures that the real estate holdings meet the current and future needs of market participants and exhibit favourable leasing prospects. For this purpose, the Company invests significant resources each year in the renovation, restructuring, modernisation and revitalisation of the properties. A substantial share of these investments is generally earmarked for measures aimed at reducing energy consumption and CO₂ emissions.

The renovation, modernisation and repositioning of the Flurpark commercial property located in Zurich commenced in the reporting year, comprising rental floor space of roughly 26 000 square metres in future. The building constructed in 1979 will be upgraded with highly efficient building and spatial technology, in addition to glass façade with integrated shading.

Swiss Prime Site has subjected the Murifeld commercial building complex located at Weltpoststrasse 5 in Berne to a restructuring and modernisation process involving varying degrees of intervention. The differentiation is carried out based on a detailed analysis, demonstrating that the sustainability of existing properties can be ideally optimised through applying a property-specific approach. More significant restructuring measures are being taken for the Murifeld East building. The heart of the structure will be shelled, and the floors will be designed more attractively with an atrium and equipped with flexible-use offices comprising roughly 5 700 square metres of rental floor space. Following completion of the restructuring activities at end 2013, the structure will nearly attain the level of a brand new building with the installation of a state-of-the-art ventilation system. Taking into account the sound condition of the Murifeld West office building, the restructuring measures completed in autumn 2012 focussed on aesthetic enhancements and therefore on avoidance of grey energy consumption.

New building projects

The stepped-up intensity of the development and execution of new building projects rejuvenates the real estate portfolio and underpins its sustainability. New building projects currently under construction include SkyKey as well as Maaghof North and East in Zurich, in addition to the Swiss Post headquarters (Majowa) in Berne (see also Note 22 «Investment properties»).

With the acquisition of Riverside Business Park in Solothurn/Zuchwil in December 2012, Swiss Prime Site secured a commercial real estate site situated directly on the banks of the Aare river. The Company also aims to utilise the land reserves of the property comprising roughly 170 000 square metres for the construction of residential buildings. The partial conversion of industrial and commercial wasteland as well as dense construction contribute to considerate handling of the limited land resources, which constitutes a key element of the sustainability-oriented strategy pursued by Swiss Prime Site.

Labels

Labels and standards that define, measure and certify the sustainability standards of real estate have become indispensable in today's realm of new building development and property modification projects. More and more firms are following the trend toward incorporating the utilisation and management of building floor space into their own company-specific sustainability principles. Such firms aim to only lease floor space in buildings that are designed in accordance with sustainability standards. Labels are increasingly being enlisted as a means of verifying such sustainability.

These labels can be roughly divided into two categories: First-generation labels – such as the well-established Minergie label in Switzerland or the most widely disseminated international LEED (Leadership in Environmental and Energy Design) label – primarily assess the environmental dimensions of sustainability. Second-generation labels also incorporate the economic and social dimensions in the assessment of sustainability. These comprehensive labels include DGNB (German Sustainable Building Council) and greenproperty from Credit Suisse AG.

Swiss Prime Site is open to all established labels. For instance, Prime Tower was constructed according to the LEED standard and certified in the Gold category. The SkyKey services building in Zurich North, to be completed in 2014, is also destined for LEED certification. The Majowa new building project in Berne has obtained a preliminary DGNB Gold Certificate for new office and administrative buildings.

The German Sustainable Building Council is the underlying entity that issues the DGNB quality seal of approval. The organisation was founded in Stuttgart, Germany, in 2007 and has developed a certification system for evaluating buildings and urban districts that are particularly more environmentally friendly, resource conserving, economically efficient and optimised for user comfort. DGNB has emerged as the market leader in Germany, with more than 80% of certified projects issued with a DGNB label (status as at October 2012).

The certification system is based on an open participation concept that promotes dynamic adaptation and further development processes. In contrast to LEED, DGNB does not operate according to a centralised and rigid standard, but rather takes into consideration the general country-specific conditions.

With the objective of adapting the DGNB system to Swiss standards (for example, SIA norms), the Swiss Sustainable Building Council (SGNI) was established in 2010.

Weighting of the sustainability-relevant quality sections of the DGNB label

Economic quality	22.5%
Environmental quality	22.5%
Socio-cultural and functional quality	22.5%
Technical quality	22.5%
Process quality	10.0%

The sustainability concept of the DGNB system extends beyond the well-known three-pillar model, consistently taking into account all important aspects of sustainability-relevant construction. Hence, DGNB is the only system that assigns the economic aspect of sustainability-specific construction the same significance as the environmental criteria. The evaluations are always based on the entire life cycle of a building.

Certification categories

Total performance index	Nominal performance index	Awards
from 50%	35%	Bronze
from 65%	50%	Silver
from 80%	65%	Gold

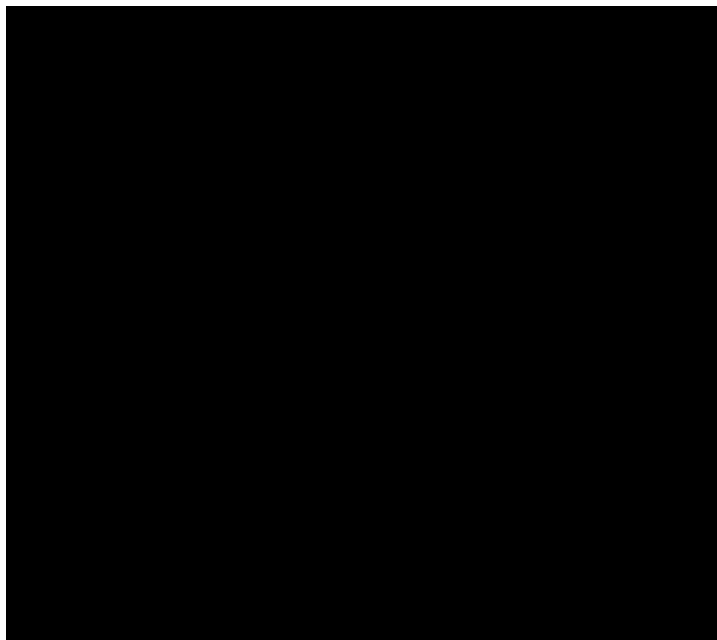
The DGNB evaluation is based on the performance index and aims to promote a uniform quality standard for buildings. Therefore the total score alone is not sufficient for a certificate.

A certain basis level – the minimum performance index – must be reached in all the result-relevant quality sections to be able to obtain the relevant certificate. For instance, with a total performance index score from 50%, the project receives a DGNB Bronze Certificate. With a total performance index score from 65%, a Silver Certificate is awarded. And in order to obtain a Gold Certificate, the project must achieve a total performance index score of 80%.

With the Majowa project in Berne, Swiss Prime Site is erecting one of the first new office buildings in Switzerland that will obtain DGNB Gold certification. The precertificate has already been issued. The building is designed to house roughly 1 800 workplaces, and the deadline for completion is set for 2014.

Outlook

Swiss Prime Site aims to further underpin its sustainability strategy in the coming years through focusing on established quality seals of approval and labels for new building projects. Restructuring and modernisation of existing properties will also be planned and implemented according to sustainability criteria to the utmost extent possible. Swiss Prime Site will define a reporting framework in the medium term comprising various sustainability-relevant performance metrics and forming the basis for reportings on the progress achieved.





Valuation expert's report

VALUATION EXPERT'S REPORT BY WÜEST & PARTNER AG, ZÜRICH

The properties of Swiss Prime Site are valued by Wüest & Partner AG on a half-yearly basis (properties under construction on a quarterly basis) at their current fair values. The present valuation is valid as at 31.12.2012.

Valuation standards and principles

Wüest & Partner AG values the properties according to the principle of fair value: i.e. the derived fair value is defined as the sales price that could most probably be realised on the free market under fair conditions between well-informed parties at the time of valuation (IFRS/IAS 40). Extremely high and extremely low positions are therefore eliminated. Properties under construction and development sites designed for future use as investment properties are valued at project fair values, taking into account current market conditions, still-outstanding investment costs and a risk premium according to the progress of the project (IFRS/IAS 40). Trading properties (e.g. condominiums) are valued at cost (IAS 40.9): i.e. current activities and costs are recognised and subsequent valuation carried out at the lower of cost or net realisable value, according to IAS 2.

The valuation guarantees a high degree of transparency, uniformity, relevance and completeness. The relevant legal provisions, as well as the specific national and international standards, are complied with (i.e. regulations for real estate companies listed on SIX, IFRS, and others). In order to ensure an independent valuation and thus the highest possible degree of objectivity, the business activity of Wüest & Partner AG excludes both trading and related transactions on a commission basis, as well as the management of properties. The valuation principles are always based on the most recent information available regarding the properties and the real estate market. The data and documents pertaining to the properties are provided by the owner and assumed to be accurate. All real estate market data are derived from continuously updated data bases held by Wüest & Partner AG (Immo-Monitoring 2012).

Valuation method

Investment properties are generally valued by Wüest & Partner AG according to the discounted cash flow (DCF) method, which corresponds to international standards and is also used in company valuations. The method is recognised – within the scope of general freedom of choice for real estate valuations – in the context of best practice. According to the DCF method, the current fair value of a property is determined through deriving the sum of all future estimated net earnings (before interest, taxes, depreciation and amortisation = EBITDA) and discounting to the present, taking into consideration investments or future repair costs. The net earnings (EBITDA) per property are individually discounted depending on any relevant opportunities and threats, adjusting for the current market situation and risks. A detailed report for each property discloses all expected cash flows, therefore providing the greatest degree of transparency possible. In the report, attention is drawn to substantial changes compared with the previous valuation.

Development of the property portfolio

In the reporting period from 01.01.2012 to 31.12.2012, two properties were divested as well as one new building project and one property acquired. Given these two divestments and two acquisitions, the total holdings in Swiss Prime Site Group's real estate portfolio changed merely as a result of dividing the property under construction at Maaghof North and East into three properties and now comprises a total of 188 properties. In detail, one smaller property and one medium-sized property with respective fair values of CHF 8.5 million and CHF 25.0 million as at 31.12.2011 were divested during the reporting period. Two acquisitions were carried out in the same reporting period: the Majowa new building project (Swiss Post headquarters), Wankdorfallee, Berne (CHF 40.3 million); and Riverside Business Park, Zuchwil (CHF 92.8 million), with a total fair value of CHF 133.1 million as at 31.12.2012.

The consolidated overall portfolio comprises 170 existing investment properties, 1 acquisition (Riverside Business Park, Zuchwil), 12 plots of building land and 4 property development sites (Maaghof North and East, Hardstrasse 219, Naphtastrasse 10 and Turbinenstrasse 21, Zurich; Hagenholzstrasse 60/SkyKey, Zurich) as well as one acquired new building project (Swiss Post headquarters/Majowa, Wankdorfallee, Berne).

The properties located at Vadianstrasse 25 in St. Gallen and Stauffacherstrasse 94, 96/Molkenstrasse 15, 17 in Zurich were divested. The sales price for the property in St. Gallen corresponded to the fair value of CHF 8.5 million reported as at 31.12.2011. On the other hand, the sales price for the property in Zurich amounted to CHF 34.5 million, or 38.0% more than the fair value of CHF 25.0 million reported as at 31.12.2011. The divestments took place on the open market at the prevailing market conditions.

Five development properties are currently in the realisation phase (including acquisitions and divisions). The MFO building project in Zurich Oerlikon, which was successfully translocated on 22./23.05.2012, is reported under existing properties as at 31.12.2012.

The Maaghof North and East project – the third development zone at the Maag Site – will be ready for occupancy in the spring of 2015. Maaghof North and East is an urban residential building project with rental apartments and condominiums. As at end 2012, the existing buildings were demolished, and the excavation activities and foundation work started:

- Maaghof North and East, Hardstrasse 219, Zurich – rental apartments
- Maaghof North and East, Naphtastrasse 10, Zurich – condominiums I, building A
- Maaghof North and East, Turbinenstrasse 21, Zurich – condominiums II, building G

As at end 2012, construction activities for the SkyKey development project in Zurich North – for which the initial execution phase kicked off with the laying of the foundation stone ceremony on 02.05.2012 – were in full swing (the subterranean levels and additional parts of the building shell are constructed).

The Majowa project, Wankdorfallee in Berne is the most recent acquisition. Majowa is a new building project that should be completed in 2014. As at end 2012, the excavation activities and foundation work were concluded, and initial construction of the building shell has begun.

New building projects have been assessed at fair value on a quarterly basis since 01.01.2009, taking into account the specific risks associated with planning, production and leasing. The semi-annual valuations are only subject to review on a quarterly basis. Trading properties (e.g. condominiums) are valued at the lower of cost or net realisable value.

No transactions were carried out with related parties during the reporting period.

Valuation results as at 31.12.2012

As at 31.12.2012, the fair value of Swiss Prime Site Group's overall portfolio (total 188 properties) amounted to CHF 8 600.3 million. The fair value of the portfolio therefore increased by CHF 435.2 million compared with the level at 31.12.2011, meaning that the portfolio value grew by 5.3%. The increase consisted of the following value changes (including renovations/investments) in existing properties (CHF +253.4 million), the acquisition of Riverside Business Park in Zuchwil (CHF +92.8 million), the aforementioned divestments (CHF –33.5 million), and the plots of building land (CHF +2.3 million), in addition to the value changes and investments relating to the Maaghof North and East project (rental apartments and condominiums, CHF +13.7 million), SkyKey in Zurich (CHF +66.2 million) and project acquisition Majowa in Berne (CHF +40.3 million).

Total portfolio	in CHF m
Fair value as at 31.12.2011	8 165.1
Changes in value of existing properties	253.4
Acquisitions	
– Riverside Business Park, Zuchwil	92.8
Divestments	
– Vadianstrasse 25, St. Gallen	(8.5)
– Stauffacherstrasse 94, 96, Zurich	(25.0)
Changes in value of building land	2.3
Changes in value of projects	
– Maaghof North and East, Zurich	13.7
– SkyKey, Zurich	66.2
Acquisition of project	
– headquarters Swiss Post/Majowa, Berne	40.3
Fair value as at 31.12.2012	8 600.3

The value change in existing properties is therefore 3.2% compared with 01.01.2012. Of the 170 existing properties – excluding building land plots (12), properties under construction (4) and acquisitions (2), a total of 18 properties – 147 properties were valued higher than at 01.01.2012, 22 properties were valued lower, while the value of 1 property remained unchanged.

In the wake of the slowdown in the global economy that led to diminishing economic growth in Switzerland too, the commercial property markets are trending in a more challenging environment. Furthermore, the noticeable market fluctuations are attributable to the ongoing process of continuing structural change in various sectors.

While the retail real estate market has been trending on a surprisingly favourable course – thanks to solid private consumption and despite the prevailing strength of the Swiss franc – the office property market is facing the possibility of difficult times ahead. The stable and robust picture painted by the trend on the commercial property market to date should not obscure the regional weaknesses. Overall, the coveted, excellent business locations have reaped the benefits.

The overall positive performance turned in by the Swiss Prime Site portfolio is attributable primarily to the continuing low interest rate environment and, in turn, to the resulting diminishing expectations for returns on the part of investors as well as to the high quality of the properties situated in prime locations. Additional factors boosting the value of the portfolio include maintenance and investment measures that have been concluded (renovations), success in leasing individual properties again and the positive trend exhibited by development projects.

Value losses can be attributed primarily to changed rental potential, newly concluded contracts at a lower level, adjusted revenue forecasts and vacancies, or adjusted risks of vacancy, as well as in some cases higher cost estimates for future repair work.

Outlook for the commercial property market

Although there are some scattered signs pointing to a slowdown in construction activity in the long term, the increase in short-term market liquidity should be closely monitored. In this regard, however, the retail and office property markets are exhibiting disparate trends.

For instance, the slowdown in expansion of floor space in the retail property market in recent years is manifested in the form of stable prices, constant vacancy rates and sinking supply rates. Nevertheless, expectations for the current year indicate that the impetus on the demand side should trend weaker. Dampened prospects for disposal incomes in particular should hamper private consumption, leading to diminishing momentum in retail sales. The opportunities for highly frequented prime locations continue to remain intact. Declining retail sales are anticipated within the border regions and specific tourist destinations and, in turn, rent prices for retail floor space are expected to decrease as a result.

The trend on the office property markets is increasingly moving toward more difficult overall conditions. In second-class locations, in particular, rising vacancy rates and selective declines in office rents cannot be ruled out. In addition, changes in local preferences on the demand side are evident too. This is manifested, for example, in the current shift and concentration of office locations in new building projects at the city limits of major economic centres. At the same time, the supply of vacant floor space in existing, unfavourably positioned properties in inner-city locations is growing to the same extent. Expectations point to a prolonged absorption period for existing vacant floor space in the medium term.

Rent prices for office properties are expected to decline throughout Switzerland in the current year. Rent prices for office floor space in the two regions of Zurich and Lake Geneva, in particular, are likely to come under pressure in view of projected new construction activity. Exceptions here include selected inner-city prime locations.

Against the backdrop of this rather tense outlook on the earnings side, current real estate transaction prices continue to exhibit a very stable trend and even positive pattern in good locations. Low interest rate levels, the corresponding favourable financing conditions and lack of investment opportunities have an underpinning effect on the transactions market.

Zurich, 11.01.2013
Wüest & Partner AG

Andreas Ammann
Partner

Gino Fiorentin
Partner

NOTES TO VALUATION ASSUMPTIONS

Valuation assumptions as at 31.12.2012

In addition to the previous comments on the valuation standards and methods, the most significant general valuation assumptions for the present valuations are presented in the following section.

Investment properties including building land

The properties are fundamentally valued on a going-concern basis. At the same time, the valuation is based on the current rental situation and the present condition of the property. Beyond the expiry of the existing rental agreements, earnings forecasts are based on the current market level.

On the cost side, the repair and maintenance costs as well as recurring property management costs are taken into account that are required to ensure realisation of sustainable income.

The valuation assumption is based on an average and expedient property management strategy. The specific scenarios of the owner are disregarded, or taken into account only to the extent that specific rental agreements had been made, or as far as they also seem plausible and practical to a third party, or do not deviate significantly in terms of the resulting fair value. Possible optimisation measures consistent with the market – such as an improved rental situation in the future – are taken into account only insofar as they ensure the overall basic sustainability of the going-concern basis. The valuation does not take into consideration actual conversions, repositioning, modifications, conversion into condominiums, and others.

The valuation or calculation period (DCF method) extends for 100 years from the valuation date. A more detailed cash flow forecast is prepared for the first ten years, while approximate annualised assumptions are made for the remainder of the term.

The valuation implicitly assumes an annual inflation rate of 1.0%. However, cash flows and discount rates are generally reported on a real basis in the valuation reports.

The specific indexing of the existing rental agreements is taken into account. Following expiry of the agreements, an average indexing rate of 80% is used for the calculation, and rents are adjusted to the market level once every five years. Payments are generally assumed to be made monthly in advance after expiry of the rental agreements.

At the operating cost (owner's cost) level, it is generally assumed that completely separate ancillary cost accounts are maintained, and that ancillary and operating costs are outsourced, insofar as this is permitted by law. Maintenance costs (repair and maintenance costs) are determined on the basis of benchmarks and model calculations. The residual lifetime of the individual parts of the buildings is determined on the basis of a rough estimate of their condition, the regular renewal is modelled and the resulting annuities are calculated. The calculated values are subjected to a plausibility check based on benchmarks set by Wüest & Partner AG and figures for comparable properties. Repair costs are included in the calculation at 100% for the first ten years, while the earnings forecast takes into account, where appropriate, possible increases in rent. From the 11th year, repair costs of up to 50% to 70% are allowed (value-preserving components only) without including possible rent increases. Costs for cleaning up contaminated sites are not quantified in the individual valuations and are to be considered separately by the Company.

The relevant discounting method is based on constant monitoring of the real estate market and is derived from models with plausibility checks, on the basis of a real interest rate that consists of the risk-free interest rate (long-term government bonds) plus general real-estate-related risks in addition to property-specific premiums. The risk is then adjusted for each property individually. The average real discount rate, weighted by fair value, applied to investment properties is 4.16% in the current valuation. Assuming an inflation rate of 1.0%, this rate corresponds to a nominal discount rate of 5.20%. The lowest real discount rate applied to a particular property is 3.2%, while the highest is 5.7%.

The valuations are based on the rental tables of the property managers as at 01.01.2013, as well as on floor space details provided by the Company/property managers.

Risks relating to credit ratings of individual tenants are not explicitly taken into account in the valuation since it is assumed that appropriate contractual safeguards were concluded.

Properties under construction and development sites

Properties under construction and development sites with projected use as investment properties have been valued and accounted for at fair value (IFRS/IAS 40) since 01.01.2009.

Trading properties (e.g. condominiums) are valued at cost: i.e. current activities and costs are recognised and subsequent valuation is carried out at the lower of cost or net realisable value, according to IAS 2.

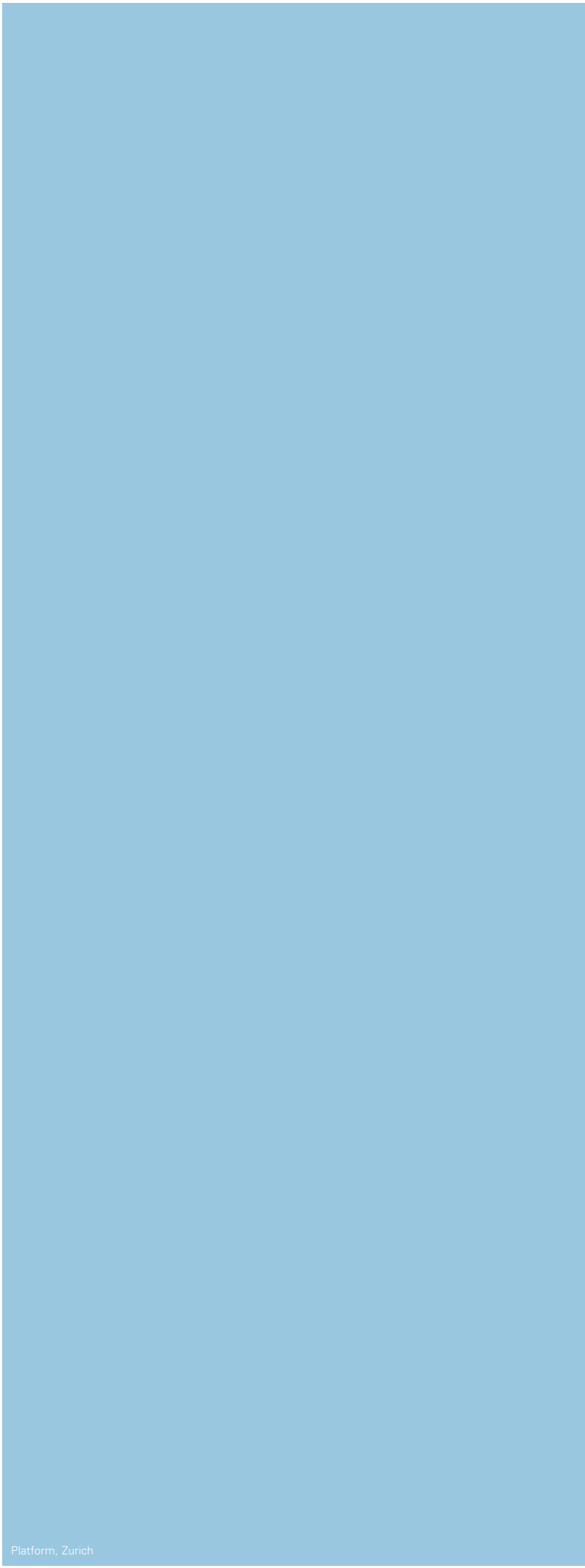
Planned or possible construction development as at the balance sheet date is therefore valued on the basis of the same assumptions and methods used for investment properties. To determine the current fair value as at the balance sheet date, the still-outstanding investment costs are taken into account in the cash flows, and the additional risks are reported as a return premium on the discount rate. Information regarding projected construction work, schedules, building costs and future rentals is obtained from Swiss Prime Site AG insofar as it is specifically available (building permits, plans, cost calculations/investment applications, etc.) or appears to be plausible.

Disclaimer

The valuations carried out by Wüest & Partner AG represent an economic assessment based on available information, most of which was provided by Swiss Prime Site AG. Wüest & Partner AG did not conduct or commission any legal, structural engineering or other specific clarifications. Wüest & Partner AG assumes that the information and documents received are accurate. However, no guarantee can be provided in this respect. Value and price may not be the same. Specific circumstances that influence the price cannot be taken into account when making a valuation. The valuation performed as at the reporting date is only valid at that specific point in time and may be affected by subsequent or yet unknown events, in which case a revaluation would be necessary.

Since the accuracy of valuation results cannot be guaranteed objectively, no liability can be derived from it for Wüest & Partner AG and/or the author.

Zurich, 11.01.2013





Financial commentary

SIGNIFICANT EVENTS AND DEVELOPMENTS

Swiss Prime Site in the financial year 2012

Economic outlook

The global economic cooldown reached Switzerland too in the second half year 2012. According to the latest forecasts, real gross domestic product (GDP) edged up by just roughly 1% in 2012, compared with the GDP growth rate of 1.9% the previous year. The slowdown in the Swiss economy is attributable primarily to diminishing demand in the export sector. For 2013, expectations point to similar overall conditions, with GDP growth of 1.5%, depending on a global economic recovery. Switzerland's labour market is generally exhibiting a robust state of health. In the wake of the economic cooldown, the unemployment rate is trending slightly upward again, but still hovering at a moderate level of 2.9% by international comparison. The comparatively favourable picture on the labour market is holding migration activity at a relatively high level too, from which private consumption and the real estate market continue to reap benefits. Last year, Switzerland once again registered a net migration inflow of more than 73 000 persons. The fact that real wages have increased by noticeably more than 1% in the current year (though triggered primarily by retreating prices) and that shopping tourism has traversed its peak has had additionally positive effects. On the other hand, persistently precarious consumer sentiment is hampering the scope of growth in consumption.

Favourable company performance

Swiss Prime Site once again turned in a favourable performance in the reporting year, as the leading real estate investment company in Switzerland. The Company acquired one of the biggest Swiss real estate services firms – Wincasa AG – in the fourth quarter of 2012, thereby broadening its earnings base as well as securing even more direct access to the regional real estate markets. Furthermore, Swiss Prime Site is well positioned in terms of capital base for taking further steps along the growth path thanks to the capital increase successfully carried out in December 2012.

Acquisition

Swiss Prime Site succeeded in acquiring Wincasa AG in October 2012 – one of the leading real estate services companies in Switzerland – thereby securing the know-how and experience of a key property management partner. The Company has also broadened its earnings base with this acquisition. Wincasa has established a presence in all the real estate markets in Switzerland, with more than 670 employees situated at 15 locations. The firm holds roughly 174 500 properties under management for its clients, with an asset value of more than CHF 41 billion and annual target rent of around CHF 2.6 billion. Wincasa's assortment of services ranges from traditional real estate management, construction management, marketing, real estate investments and facility management to retail and centre management too. The firm operates special competence centres for real estate management of residential and office properties, in addition to retail and restaurant properties. The company's client base includes primarily institutional investors and large-scale investors.

Segment reporting

The real estate segment comprises the core business leasing, buying, selling and constructing investment properties as well as real estate services rendered by Wincasa AG. The second, retail and gastronomy segment (formerly retail trade), comprises the business activities of Jelmoli – The House of Brands department store in Zurich, in addition to restaurant and hotel activities. All properties are reported in the real estate segment, including the owner-occupied properties that are primarily provided for the retail business.

Real estate segment

Rental income from leasing investment properties declined to CHF 407.4 million [CHF 410.8 million]. The slight dip of 0.8% was attributable primarily to the elimination of rental income resulting from divestments in the previous year (CHF –12.2 million) and current year (CHF –0.4 million), in addition to an increase in vacancies and loss of earnings (CHF –3.5 million). However, this decrease was recouped for the most part through leasing the three new building projects completed in the prior year such as Prime Tower and Platform (CHF +15.9 million). The loss of earnings rate edged up by 0.8 percentage points to 5.4% [4.6%]. Roughly 1.5 percentage points (or CHF 6.6 million in loss of earnings costs) of the 5.4% rate were incurred as a result of vacant properties that were under modification or undergoing repositioning, and 1.1 percentage points (or CHF 4.8 million) were incurred as a result of vacant properties that were reclassified as existing properties the previous year due to completion. The net yield on the real estate portfolio amounted to 4.5% [4.8%].

The quality of earnings was underscored by the good credit ratings of the tenants. The five largest external tenants were consistently renowned companies, contributing 22.7% [26.5%] to future rental income (segment view). Around 58% [59%] of all rental agreements had a residual term of four or more years.

Retail and gastronomy segment

Net income from retail and gastronomy amounted to CHF 159.0 million [CHF 155.1 million]. This figure included the net retail turnover from Jelmoli – The House of Brands in Zurich of CHF 136.4 million [CHF 144.9 million] as well as turnover from the hotel business and Clouds Restaurant (which opened its doors in December 2011) amounting to CHF 22.7 million [CHF 10.2 million]. Jelmoli – The House of Brands realised net revenues from third-party leasing of CHF 17.8 million [CHF 17.3 million], including minimum rent amounting to CHF 13.9 million [CHF 13.8 million] and turnover-based rent of CHF 3.9 million [CHF 3.5 million].

Operating income and net profit

Profit attributable to shareholders amounted to CHF 316.3 million [CHF 355.1 million]. The decrease of CHF 38.8 million [increase of CHF 120.1 million] was attributable to various special effects that had a positive impact on the previous year's results. These one-time effects primarily consisted of the following (after taxes): gains from the divestment of properties of CHF 50.0 million, income from associated companies of CHF 11.0 million and reduction in personnel costs due to an adjustment in the pension plan of CHF 5.5 million. After factoring out these one-time effects of the previous year amounting to a total of CHF 66.5 million, profit and EBIT have increased by 9.6% (CHF 27.7 million) and 2.3% (CHF 11.6 million), respectively. The CHF 7.5 million [CHF 40.8 million] higher revaluation effects* amounting to CHF 111.7 million [CHF 104.2 million], in addition to the improvement in the financial result of CHF 19.6 million and revenues from real estate services from the newly acquired Wincasa AG, had a positive impact on net earnings. Profit excluding revaluation effects* declined by 18.4% [increased by 46.1%] to CHF 204.6 million [CHF 250.8 million]. Comprehensive income attributable to shareholders in the amount of CHF 324.2 million was 11.2% below the previous year's figure [CHF 365.1 million] which included various one-time effects.

Direct operating expenses edged up by 1.5% from CHF 142.6 million to CHF 144.8 million, of which real estate costs accounted for CHF 72.2 million [CHF 69.6 million] and cost of goods made up CHF 72.6 million [CHF 73.0 million]. The change in real estate expenses was attributable to an increase in property expenses of CHF 4.2 million, a decrease in third-party expenses of CHF 2.1 million and new expenses for real estate services amounting to CHF 0.6 million. Cost of goods sold declined slightly by CHF 0.4 million to CHF 72.6 million.

Operating expenses amounted to CHF 115.1 million [CHF 90.3 million] and consisted of the following items: personnel costs CHF 51.5 million [CHF 34.4 million], other operating expenses CHF 46.5 million [CHF 41.8 million] as well as depreciation and amortisation CHF 17.1 million [CHF 14.1 million]. Adjustments in the pension plan of the SPS and Jelmoli pension fund (formerly Jelmoli pension fund), among other factors, resulted in a reduction in personnel costs. The increase in wages and salaries from CHF 32.8 million to CHF 47.6 million could be traced primarily to personnel costs for Clouds Restaurant in Prime Tower (which opened in December 2011) and for Wincasa AG (which was acquired in October 2012).

Changes in the real estate portfolio

Within the scope of portfolio optimisation, 2 [14] properties with a total fair value of CHF 33.5 million [CHF 238.9 million] as at 31.12.2011 [2010] were divested in the reporting period. The net sales proceeds after transaction costs amounted to CHF 8.5 million [CHF 77.5 million]. There were two real estate purchases in 2012: Riverside Business Park in Solothurn/Zuchwil and Swiss Post headquarters/Majowa new building project in Berne. Riverside Business Park harbours development potential for a vast array of uses in the medium to long term, with its substantial land reserves. In addition, the Maaghof North and East development project was divided into three properties in the reporting period. Hence, the real estate portfolio increased by two properties to a number of 188 [186].

* revaluations (IAS 40) and deferred taxes

Revaluation of the real estate portfolio

Wüest & Partner AG valued the real estate portfolio at CHF 8 600.3 million [CHF 8 165.1 million] as at 31.12.2012. This revaluation led to a net valuation gain of CHF 187.3 million [CHF 178.1 million] (excluding revaluation of owner-occupied properties), or around 2.3% of the portfolio's value compared with the level at 31.12.2011. The total increase in the portfolio of CHF 435.2 million, or +5.3%, consisted of value changes and investments in the new building projects Maaghof North and East (CHF +13.7 million) and SkyKey (CHF +66.2 million), as well as value changes (including renovations/investments related to existing properties (CHF +247.8 million) and plots of building land (CHF +2.3 million), the acquisition of Riverside Business Park (CHF +92.8 million), the acquisition of the Swiss Post headquarters/Majowa project in Berne (CHF +40.3 million) and the MFO building (CHF +5.6 million) – which was reclassified as existing properties in 2012 – in addition to the two property divestments (CHF –33.5 million).

Of the total 170 existing properties (excluding plots of land (12), properties under construction (4) and acquisitions (2) – total 18 properties), 147 were valued higher and 22 valued lower than at 01.01.2012; while the value of one property remained unchanged.

The weighted-average real discount rate of 4.16% declined by 0.22 percentage points year-on-year [4.38%]. Assuming an inflation rate of 1.0% [1.0%], this corresponded to a nominal discount rate of 5.20% [5.42%].

Projects under construction

The MFO building in Zurich Oerlikon has been reclassified as existing properties, in the wake of its successful and high-publicity translocation in May.

Construction activities for the new SkyKey building development project located in Zurich North acquired on 24.01.2011 are proceeding according to plan as well. The commercial services building, which comprises roughly 40 000 square metres of office floor space and 2 400 workplaces, will be completed in mid-2014 and leased exclusively to Zurich Insurance Company Ltd as at 01.07.2014.

The construction start-up and deconstruction of the Maaghof North and East project located at the Maag Site kicked off in July. The laying of the foundation stone ceremony took place on 29.11.2012 and construction of the building shell will be completed in early summer of 2014. Swiss Prime Site is constructing 220 apartments at the site, comprising residential floor space of roughly 21 800 square metres in addition to roughly 2 200 square metres for social and commercial uses. Sales of the condominiums have already begun, whereas leasing activities will not start until the spring of 2014.

On 04.04.2012, Swiss Prime Site acquired the new building project Swiss Post headquarters in WankdorfCity in Berne. The commercial services building will be home to around 1 800 workplaces spread across roughly 33 700 square metres of rental floor space. The excavation activities started in May, and the laying of the foundation stone ceremony took place on 26.09.2012. Construction of the building shell is planned for the autumn of 2013, and the project should be completed by the autumn of 2014.

Financial situation

Compared with the end of 2011, the balance sheet ratios changed just slightly in the reporting period. Shareholders' equity attributable to shareholders increased by CHF 479.7 million to CHF 3 923.4 million [CHF 3 443.7 million]. This increase comprised comprehensive income (CHF +324.2 million), the distribution from capital contribution reserves of 27.04.2012 (CHF –196.4 million), conversions of the CHF 300 million convertible bond (CHF +13.2 million) and the capital increase of December at a ratio of 1:10 (CHF +338.7 million). The treasury share holdings amounted to 4 828 [4 244] on 31.12.2012. The amount of borrowed capital increased by CHF 154.4 million (3.0%), from CHF 5 168.6 million to CHF 5 323.0 million, resulting in an equity ratio of 42.4% [40.0%] and borrowed capital ratio of 57.6% [60.0%]. The return on equity (ROE, weighted) amounted to 9.1% [10.6%] and the return on invested capital (ROIC, weighted) was 4.9% [5.8%].

The weighted average interest rate on all financial liabilities was 2.6% [2.8%], and the weighted average residual term to maturity remained unchanged at 4.5 years. The loan-to-value (LTV) ratio of the property portfolio amounted to 48.0% [51.0%].

Financial expenses of CHF 117.0 million [CHF 131.4 million] included mortgage interest (CHF 86.6 million) [CHF 88.9 million], other bank and default interest (CHF 1.1 million) [CHF 1.4 million], interest expense on bonds (CHF 18.2 million) [CHF 20.6 million], interest on interest rate swaps (CHF 8.7 million) [CHF 8.9 million], amortisation of costs relating to bonds (CHF 2.4 million) [CHF 2.4 million] and changes in fair value of financial instruments affecting net income (CHF 0.0 million) [CHF 9.2 million]. Financial income of CHF 7.6 million [CHF 2.3 million] was attributable to interest income (CHF 0.9 million) [CHF 1.4 million], dividend income (CHF 0.1 million) [CHF 0.6 million], changes in fair value of financial instruments (CHF 6.5 million) [CHF 0.1 million] and other financial income of CHF 0.1 million [CHF 0.1 million].

Information relating to the share

The closing price of the Swiss Prime Site AG share at year end was CHF 76.35 [CHF 70.55], resulting in a total return (i.e. share-price performance and distribution = TR) of 14.9% [6.1%]. This share-price performance beat the benchmark index SXI Real Estate Shares (+12.3%). The Swiss Prime Site AG share held a weighting of roughly 38% in the SXI Real Estate Shares index as at 31.12.2012. Moreover, Swiss Prime Site stock has gained further significance. The share was listed on the Swiss Leader Index (SLI) of the SIX Swiss Exchange as well as the Stoxx Global Select Dividend 100 and Stoxx Europe Select Dividend 30 in 2012, thus ranking as one of the most liquid stocks on the Swiss equities market and internationally too with the highest distribution.

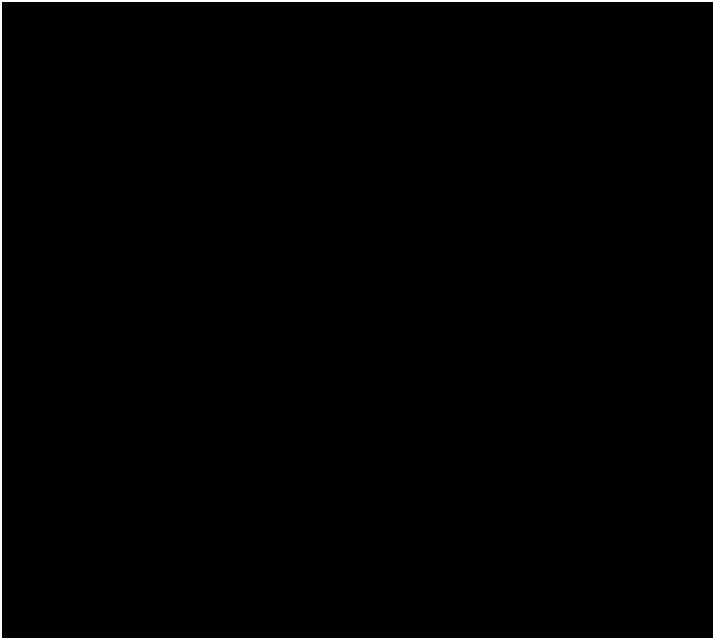
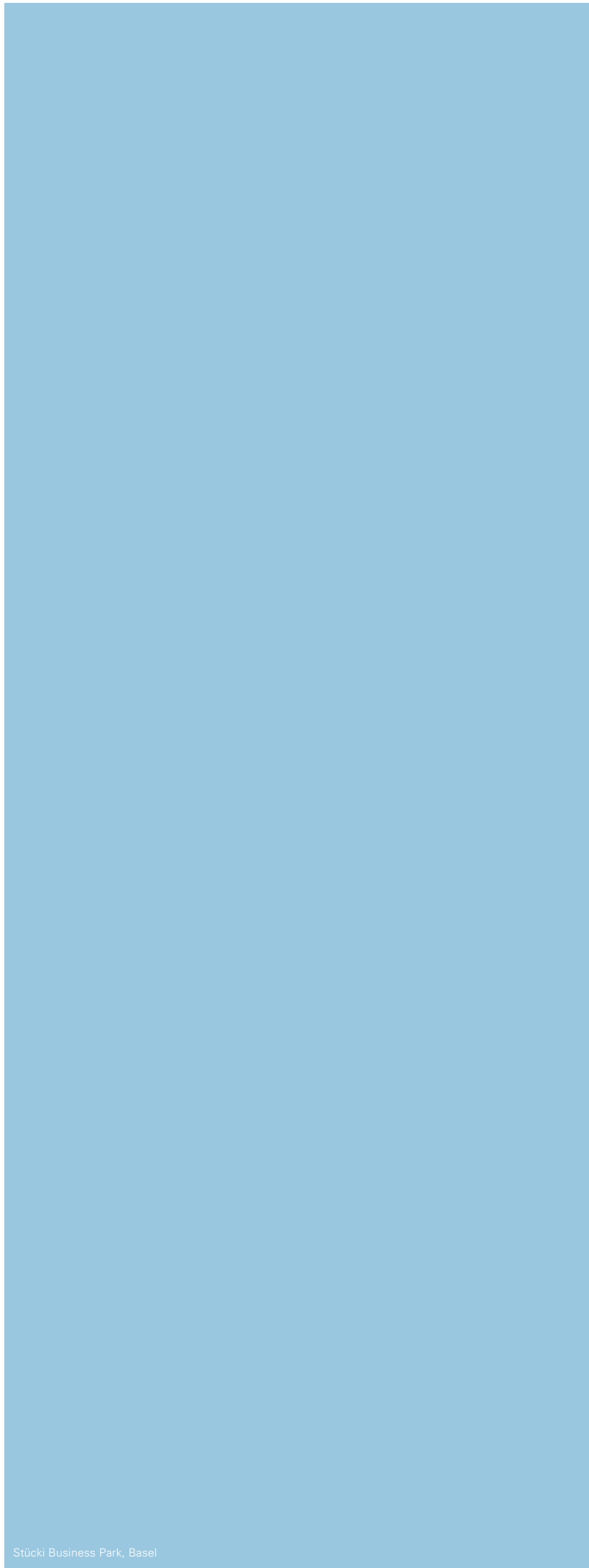
Net asset value (NAV) after deferred taxes amounted to CHF 65.38 on 31.12.2012, thus surpassing the previous year's figure of CHF 63.34 by 3.2%. NAV before deferred taxes climbed by 2.7% from CHF 76.72 to CHF 78.77. The premium – i.e. difference between the share price of CHF 76.35 [CHF 70.55] and NAV after deferred taxes of CHF 65.38 [CHF 63.34] – amounted to 16.8% [11.4%] at year end 2012.

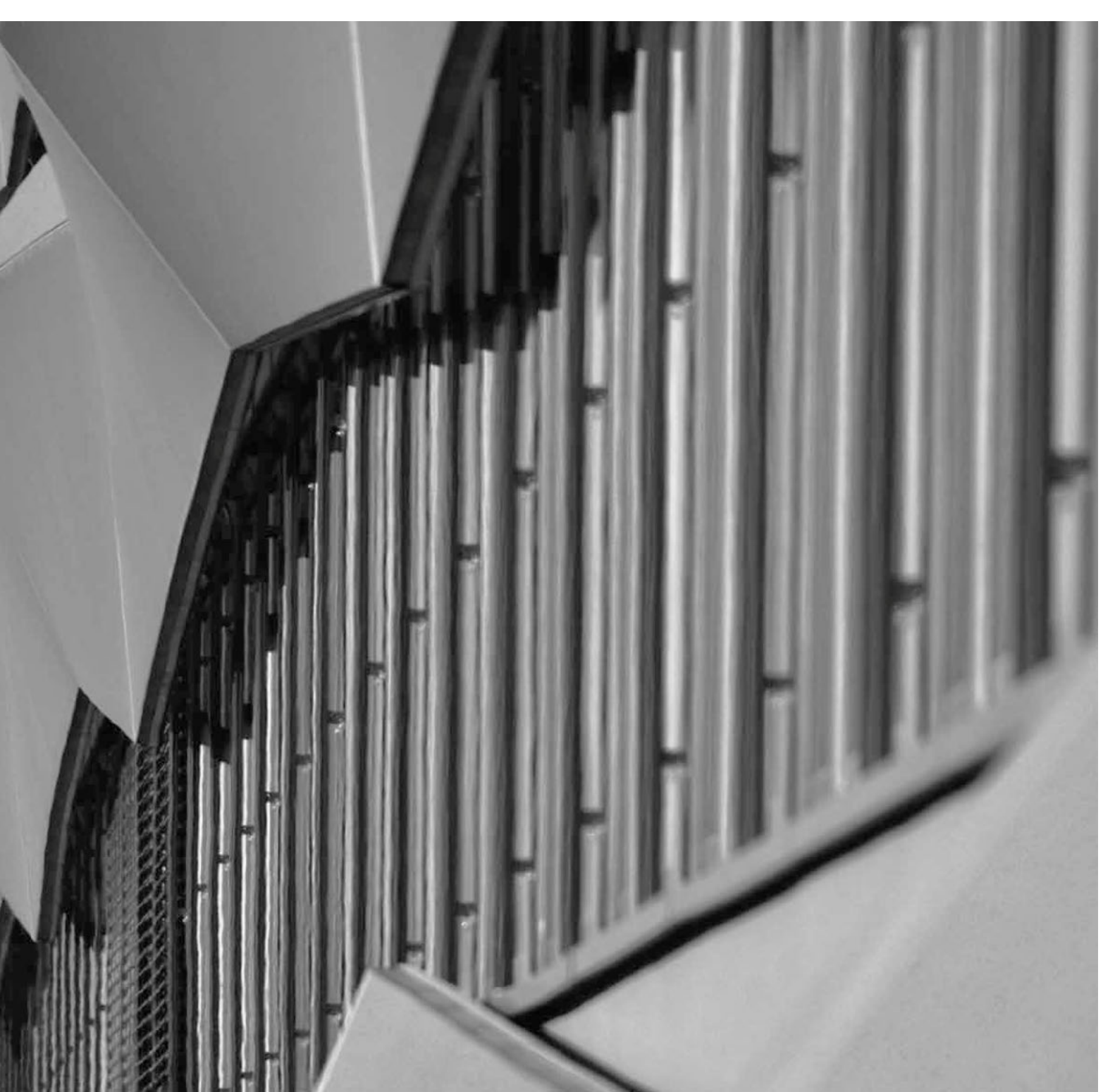
Based on the very favourable annual results, with earnings per share of CHF 5.76 [CHF 6.53] and upbeat outlook for the current financial year, the Board of Directors has decided to propose to the Annual General Meeting of 16.04.2013 an unchanged distribution of CHF 3.60 per share. The payout should once again be carried out through a withholding tax-exempt distribution from capital contribution reserves. The proposed distribution of CHF 3.60 [CHF 3.60] corresponds to a cash yield of 4.7% [5.1%], based on the closing share price at year end 2012.

Outlook

Swiss Prime Site aims to continue executing the process of optimising the real estate portfolio in the financial year 2013, focusing on prime properties harbouring potential. With the acquisition of Wincasa AG, the Company succeeded in securing the know-how of one of the leading real estate services companies in Switzerland and broadening its earnings base too. The synergy effects from this acquisition and the contribution to earnings of the new investment will have a positive impact on the bottom line. Construction of the new real estate development projects Maaghof North and East, SkyKey and Swiss Post headquarters/Majowa as well as various building modifications and repositionings, are proceeding according to plan and ensure that Swiss Prime Site will continue to generate future rental income with first-class tenants.

Swiss Prime Site is convinced that it is well positioned to be able to generate stable and sustainable earnings in the financial year 2013 as well, in light of the high-quality real estate portfolio featuring properties at attractive locations and long-term rental agreements, as well as favourable diversification by tenants, types of use and regions. For 2013, the Company forecasts a loss of earnings rate of 5.5% to 7.0% as well as EBIT and profit figures (before revaluation and one-time effects) that are roughly in line with the respective previous year's levels.





Consolidated financial statements

REPORT OF THE STATUTORY AUDITOR ON THE CONSOLIDATED FINANCIAL STATEMENTS TO THE GENERAL MEETING OF SHAREHOLDERS OF SWISS PRIME SITE AG, OLTEN

As statutory auditor, we have audited the accompanying consolidated financial statements of Swiss Prime Site AG, which comprise the balance sheet, statement of income statement, statement of comprehensive income, statement of changes in equity, cash flow statement and notes (pages 56 to 121) for the year ended 31.12.2012.

Board of directors' responsibility

The board of directors is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS), Article 17 of the Directive on Financial Reporting (Directive Financial Reporting, DFR) of SIX Swiss Exchange and the requirements of Swiss law. This responsibility includes designing, implementing and maintaining an internal control system relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error. The board of directors is further responsible for selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Swiss law and Swiss Auditing Standards as well as International Standards on Auditing. Those standards require that we plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal control system relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control system. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made, as well as evaluating the overall presentation of the consolidated financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements for the year ended 31.12.2012 give a true and fair view of the financial position, the results of operations and the cash flows in accordance with International Financial Reporting Standards (IFRS) and comply with Article 17 of the Directive on Financial Reporting (Directive Financial Reporting, DFR) of SIX Swiss Exchange as well as the Swiss law.

Report on other legal requirements

We confirm that we meet the legal requirements on licensing according to the Auditor Oversight Act (AOA) and independence (article 728 CO and article 11 AOA) and that there are no circumstances incompatible with our independence.

In accordance with article 728a paragraph 1 item 3 CO and Swiss Auditing Standard 890, we confirm that an internal control system exists, which has been designed for the preparation of consolidated financial statements according to the instructions of the board of directors.

We recommend that the consolidated financial statements submitted to you be approved.

Zurich, 05.03.2013
KPMG AG

Astrid Keller
Licensed audit expert
Auditor in charge

Claudius Rügsegger
Licensed audit expert

CONSOLIDATED INCOME STATEMENT

in CHF 1 000	Notes	01.01.– 31.12.2012	01.01.– 31.12.2011
Rental income from investment properties	4/5/32	407 355	410 835
Proceeds of property sales, net	4/5/18/22	8 509	77 545
Income from real estate services	3/4/5/32	14 074	–
Income from retail and gastronomy, net	4/5/32	159 010	155 107
Other operating income	4/5/32	2 747	3 357
Operating income		591 695	646 844
Real estate costs	4/6/32	72 264	69 628
Cost of goods sold	4/6	72 567	72 983
Direct operating expenses		144 831	142 611
Personnel costs	4/7/32	51 484	34 408
Other operating expenses	4/8/32	46 452	41 746
Depreciation, amortisation and impairment	4/23/24/25	17 116	14 131
Operating expenses		115 052	90 285
Revaluation of investment properties, properties under construction and development sites, net	4/9/22	187 253	178 110
Operating profit (EBIT)		519 065	592 058
Financial expenses	10/32	117 029	131 378
Financial income	10/32	7 570	2 297
Income from investments in associates	21	1 770	12 003
Profit before income taxes		411 376	474 980
Income tax expenses	11/26/28	95 122	119 928
Profit attributable to shareholders of Swiss Prime Site AG		316 254	355 052
Earnings per share, in CHF	12	5.76	6.53
Diluted earnings per share, in CHF	12	5.34	6.10

The explanations provided in the Notes form an integral part of the consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

in CHF 1 000	Notes	01.01.– 31.12.2012	01.01.– 31.12.2011
Profit		316 254	355 052
Revaluation of owner-occupied properties	23/29	10 311	12 996
Deferred taxes on revaluation of owner-occupied properties	11/29	(2 372)	(2 989)
Other comprehensive income after income taxes		7 939	10 007
Comprehensive income attributable to shareholders of Swiss Prime Site AG	29	324 193	365 059

The explanations provided in the Notes form an integral part of the consolidated financial statements.

CONSOLIDATED BALANCE SHEET

in CHF 1 000	Notes	31.12.2012	31.12.2011
Assets			
Cash	13/32/36	201 762	126 596
Securities	36	456	398
Accounts receivable	14/32/36	115 738	107 585
Other current receivables	15/32/36	6 296	14 295
Current income tax assets	11	2 027	995
Inventories	16	24 192	25 079
Trading properties	17/22	15 371	–
Assets held for sale	18/22	185 663	85 964
Accrued income and prepaid expenses	19/32	23 595	22 913
Total current assets		575 100	383 825
Other non-current receivables	15/36	3 825	5 525
Pension plan assets	7	16 345	7 481
Non-current financial investments	20/36	1 772	1 911
Investments in associates	21/33	22 492	22 669
Investment properties and building land	22	7 871 311	7 641 307
Properties under construction and development sites	22	195 120	96 916
Owner-occupied properties	23	332 867	340 923
Tangible assets	24	44 448	46 099
Goodwill	3/25	124 095	36 010
Intangible assets	25	56 934	29 511
Deferred tax assets	11	2 124	92
Total non-current assets		8 671 333	8 228 444
Total assets	4	9 246 433	8 612 269
Liabilities and shareholders' equity			
Accounts payable	26/32/36	11 096	8 464
Current financial liabilities	26/32/36	614 993	537 424
Other current liabilities	26/32/36	130 482	23 667
Advance payments	26/32	90 199	85 558
Current income tax liabilities	26	25 412	48 889
Accrued expenses and deferred income	26/32	80 262	85 361
Total current liabilities		952 444	789 363
Non-current financial liabilities	27/32/36	3 510 098	3 625 277
Other non-current financial liabilities	32/36	19 595	26 042
Deferred tax liabilities	28	805 406	727 044
Pension provision obligations	7	35 478	848
Total non-current liabilities		4 370 577	4 379 211
Total liabilities	4	5 323 021	5 168 574
Share capital	29	918 178	831 841
Capital reserves	29	1 172 692	1 103 505
Revaluation reserves	29	26 948	19 009
Retained earnings	29	1 805 594	1 489 340
Shareholders' equity attributable to shareholders of Swiss Prime Site AG		3 923 412	3 443 695
Total liabilities and shareholders' equity		9 246 433	8 612 269

The explanations provided in the Notes form an integral part of the consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT

in CHF 1 000	Notes	01.01.– 31.12.2012	01.01.– 31.12.2011
Profit		316 254	355 052
Depreciation, amortisation and impairment	4/23/24/25	17 116	14 131
Proceeds of property sales, net	4/5/19/22	(8 509)	(77 545)
Income from investments in associates	21	(1 770)	(12 003)
Revaluation of investment properties, properties under construction and development sites, net	4/9/22	(187 253)	(178 110)
Other non-cash items affecting net income		504	116
Financial expenses	10	117 029	131 378
Financial income	10	(7 570)	(2 297)
Income tax expenses	11/26/28	95 122	119 928
Decrease/(increase) of inventories	16	887	(1 792)
Increase in trading properties	17/22	(3 699)	–
Net change in other current assets		(30 925)	(11 212)
Net change in recognised pension plan assets/liabilities		(9 154)	(7 082)
Net change in other non-current receivables	15	1 700	(5 525)
Change in operating current liabilities	26	(40 241)	27 783
Interest payments made	10	(120 006)	(128 076)
Interest payments received	10	935	1 364
Income tax payments	11	(45 609)	(25 618)
Cash flow from operating activities		94 811	200 492
Investments in investment properties and building land	4/22	(161 003)	(121 013)
Investments in properties under construction and development sites	4/22	(112 037)	(75 041)
Investments in owner-occupied properties	4/23	(59)	(918)
Divestments of investment properties and building land	4/22	41 969	316 405
Investments in tangible assets	4/24	(4 266)	(9 092)
Acquisition of Wincasa AG, excluding acquired cash	3	94 909	–
Investments in intangible assets	4/25	(497)	(355)
Divestments of securities		49	506
Investments in non-current financial investments		–	(15)
Redemption of non-current financial investments	20	140	133
Dividends received	10/21	2 048	2 547
Cash flow from investing activities		(138 747)	113 157
Increase in financial liabilities	26/27/36	3 428 001	3 199 809
Redemption of financial liabilities	26/27/36	(3 450 728)	(3 218 793)
Issue of convertible bond 1.875% 2011–2016	27	–	190 350
Costs of convertible bond 1.875% 2011–2016	27	–	(3 849)
Redemption of bond 4.25% 2004–2011	27	–	(175 000)
Distribution from capital contribution reserves	29	(196 367)	(190 117)
Share capital increase	29	83 471	–
Premium from capital increase	29	265 882	–
Cost of capital increase	29	(10 636)	–
Sale of own subscription rights		3	–
Purchase of treasury shares	29	(524)	(557)
Sale of treasury shares	29	–	1 304
Cash flow from financing activities		119 102	(196 853)
Increase in cash		75 166	116 796
Cash at beginning of period		126 596	9 800
Cash at end of period		201 762	126 596

The explanations provided in the Notes form an integral part of the consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

in CHF 1 000	Notes	Share capital	Capital reserves (premium)	Revaluation reserves	Retained earnings	Shareholders' equity attributable to shareholders of Swiss Prime Site AG
As at 01.01.2011		831 841	1 292 047	9 002	1 134 288	3 267 178
Profit	12	–	–	–	355 052	355 052
Revaluation of owner-occupied properties	23/29	–	–	12 996	–	12 996
Deferred taxes on revaluation of owner-occupied properties	11/28	–	–	(2 989)	–	(2 989)
Other comprehensive income after income taxes		–	–	10 007	–	10 007
Comprehensive income		–	–	10 007	355 052	365 059
Distribution from capital contribution reserves on 28.04.2011	29	–	(190 136)	–	–	(190 136)
Issue of 1.875% convertible bond on 21.06.2011, equity component	27/29	–	397	–	–	397
Share-based payments	29/32	–	450	–	–	450
Purchase of treasury shares	29	–	(557)	–	–	(557)
Sale of treasury shares	29	–	1 304	–	–	1 304
As at 31.12.2011		831 841	1 103 505	19 009	1 489 340	3 443 695
Profit	12	–	–	–	316 254	316 254
Revaluation of owner-occupied properties	23/29	–	–	10 311	–	10 311
Deferred taxes on revaluation of owner-occupied properties	11/28	–	–	(2 372)	–	(2 372)
Other comprehensive income after income taxes		–	–	7 939	–	7 939
Comprehensive income		–	–	7 939	316 254	324 193
Distribution from capital contribution reserves on 27.04.2012	29	–	(196 386)	–	–	(196 386)
Conversion of 2 693 units of the CHF 300 million convertible bond (2010–2015) into 187 296 registered shares in 2012	27/29	2 866	10 375	–	–	13 241
Capital increase on 05.12.2012	29	83 471	265 882	–	–	349 353
Cost of capital increase	29	–	(10 636)	–	–	(10 636)
Share-based payments	29/32	–	476	–	–	476
Purchase of treasury shares	29	–	(524)	–	–	(524)
As at 31.12.2012		918 178	1 172 692	26 948	1 805 594	3 923 412

The explanations provided in the Notes form an integral part of the consolidated financial statements.

1 BUSINESS ACTIVITIES

1.1 Purpose

The purpose of Swiss Prime Site AG, Olten (hereinafter referred to as «Holding Company» or «Company»), is exclusively the acquisition, holding, management and disposal of investments in other companies.

1.2 Business strategy

Swiss Prime Site offers Swiss and foreign investors the opportunity to participate in a professionally managed Swiss property portfolio established according to strict investment criteria. The Company aims to set a benchmark in the Swiss real estate market by means of a clearly communicated strategy.

Swiss Prime Site invests in Swiss properties at selected locations and offers its shareholders the opportunity to participate in the potential for value growth of an enterprise managed by experienced real estate specialists. In operational terms, The Company works together with reputable industry partners.

Through the acquisition of Wincasa AG as at 25.10.2012, real estate services can now be obtained internally at the group level. Moreover, Swiss Prime Site has succeeded in gaining even more direct access to the regional real estate markets and thus underpinning its position for executing project developments and acquisitions.

With the acquisition of Jelmoli Group, Swiss Prime Site also acquired the retail and gastronomy segment, in addition to the real estate segment. The products and brands for Jelmoli – The House of Brands department store are determined by means of evaluation procedures. The focus is directed at high-quality products and brands.

1.3 Investment strategy

The investment regulations define the Swiss Prime Site's investment strategy. When selecting investments, the Company primarily concentrates on business properties with good development potential situated in the major economic locations in Switzerland. The significant criteria applied to the selection of investments in commercial properties are the quality of the location, economic development potential, access via traffic routes and public transportation, architectural concept and finishing standard, occupancy rate or occupancy potential, solvency and mix of tenants, utilisation flexibility of the buildings, realised return as well as existing potential for boosting value and revenues.

In order to optimise income, a loan-to-value (LTV) ratio of 65% of all investment properties is permitted. Properties may be pledged to secure corresponding loans. The loan-to-value ratio is the proportion of interest-bearing borrowed capital measured at the fair value of the property portfolio.

The investment strategy and the investment regulations are regularly reviewed by the Board of Directors.

1.4 Business activities

The Company's business activities are primarily carried out by its subsidiaries. Swiss Prime Site adapted its organisational structure as at 01.01.2013 to the Company's robust growth as well as the increasingly more complex challenges relating to real estate investments. Significant management services that had previously been provided by Credit Suisse AG, Real Estate Asset Management, based on a management agreement have been integrated into the Company. In the course of this adaptation process, some real estate specialists (14 employees) with proven track records were employed directly by Swiss Prime Site starting from 01.01.2013. With the acquisition of Wincasa AG, real estate services are now provided internally at the group level since 25.10.2012. The management agreement with Credit Suisse AG will continue to remain in effect in a downsized form. As at 31.12.2012, the Company's headcount increased to 1 462 [771] employees primarily due to the acquisition of Wincasa AG.

2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES

2.1 Principles of consolidated reporting

The Company's consolidated reporting was produced in accordance with International Financial Reporting Standards (IFRS) and corresponds to Article 17 of the Guideline to Financial Accounting of the Swiss stock exchange (SIX Swiss Exchange). The consolidated financial statements comprise the Holding Company as well as its subsidiaries (hereinafter jointly referred to as «group companies»).

The consolidated financial statements are essentially based on the historical cost principle. Deviations from this principle are specifically mentioned in Notes 2.8 to 2.39. This applies to the investment properties, properties under construction, development sites (except trading properties) and owner-occupied properties. In accordance with the fair value model of IAS 40 «Investment property» and due to the revaluation model of IAS 16 «Property, plant and equipment», these properties are valued at fair value. In addition, securities and derivatives are recognised at stock-exchange prices or at fair values as at the balance sheet date. The main accounting principles are explained in the following section.

These consolidated financial statements are prepared in Swiss francs (CHF). All amounts, except for the figures per share, are rounded to CHF thousand. All group companies maintain their accounts in CHF. Transactions denominated in foreign currencies are immaterial.

2.2 Amendments relative to IFRS accounting principles

Apart from the changes described below, the applicable accounting principles remain the same as in the previous year. As at 01.01.2012, Swiss Prime Site introduced the following new or revised standards and interpretations:

IFRS 7 rev.	Disclosures – transfers of financial assets
IAS 12 rev.	Deferred taxes – recovery of underlying assets

These revisions or amendments have no significant impact on the consolidated financial statements.

The following new and revised standards and interpretations have been adopted, but will not take effect until a later date and have not been applied in advance to the current consolidated financial statements. A systematic analysis of their impact on the consolidated financial statements of Swiss Prime Site has not yet been conducted; the anticipated effects disclosed below therefore represent no more than a first appraisal by the Management Board.

Standard/ interpretation	Title	Impact	Entering into force	Planned application by Swiss Prime Site
IAS 1 rev.	Presentation of items of other comprehensive income	*	01.07.2012	Financial year 2013
IAS 19 rev.	Employee benefits	**	01.01.2013	Financial year 2013
IAS 27	Separate financial statements (2011)	*	01.01.2013	Financial year 2013
IAS 28	Investments in associates and joint ventures (2011)	*	01.01.2013	Financial year 2013
IFRS 1 rev.	Government loans	*	01.01.2013	Financial year 2013
IFRS 7 rev.	Disclosures – financial asset and liability offsetting	*	01.01.2013	Financial year 2013
IFRS 10	Consolidated financial statements	*	01.01.2013	Financial year 2013
IFRS 11	Joint arrangements	*	01.01.2013	Financial year 2013
IFRS 12	Disclosure of interests in other entities	*	01.01.2013	Financial year 2013

Standard/ interpretation	Title	Impact	Entering into force	Planned application by Swiss Prime Site
IFRS 13	Fair value measurement	*	01.01.2013	Financial year 2013
IFRS 10 rev., IFRS 11 rev. and IFRS 12 rev.	Consolidated financial statements, joint arrangements and disclosure of interests in other entities: transitional requirements	*	01.01.2013	Financial year 2013
IFRIC 20	Stripping costs in the production phase of a surface mine	*	01.01.2013	Financial year 2013
IAS 32 rev.	Financial asset and liability offsetting	*	01.01.2014	Financial year 2014
IFRS 10 rev., IFRS 12 rev. and IAS 27 rev.	Investment companies	*	01.01.2014	Financial year 2014
IFRS 9	Financial instruments and related amend- ments to IFRS 7 regarding transition	***	01.01.2015	Financial year 2015

* No or no significant impact on the consolidated financial statements is anticipated.

** This change will have effects on the consolidated financial statements through the discontinuation of the corridor method (see below).

*** The effects on the consolidated financial statements cannot yet be determined with sufficient certainty.

The revisions regarded as significant by Swiss Prime Site are briefly explained in the following section:

IAS 19 rev. Employee benefits

The revised version of IAS 19 eliminates the corridor method, which the Company currently applies. In the future, all changes in the present value of defined benefit obligations and the fair value of plan assets will be recognised at the date incurred. Furthermore, interest expenses and the estimated gain on plan assets will be substituted by a net interest figure, which is calculated on the net defined benefit obligations by means of applying a discount rate. The revised standard also defines the presentation of the change in net defined benefit obligations. Service costs and the net interest figure on the net defined benefit obligations are recognised with effect on net income, whereas revaluations of the net defined benefit obligations are recorded in other comprehensive income. Currently, all changes subject to mandatory reporting are recognised in the income statement.

The change in this accounting principle will be carried out retrospectively in compliance with IAS 8.

Effects of IAS 19 rev.

The impact of IAS 19 rev. is as follows (all figures are before income tax effects):

- shareholders' equity will be reduced by CHF 11.4 million as at 01.01.2012 as a result of the restatement of the opening balance sheet;
- net defined benefit obligations of CHF 4.776 million will be recognised instead of net pension plan assets of CHF 6.633 million as at 01.01.2012 as a result of the restatement of the opening balance sheet;
- net costs of pension provisions of CHF 0.873 million will be recognised in the income statement for the financial year 2012 instead of net gain of CHF 5.562 million;
- net income on pension provisions of CHF 5.483 million will be recognised in other comprehensive income for the financial year 2012 instead of CHF 0.000 million;
- net defined benefit obligations acquired with Wincasa AG as at the acquisition date (see Note 3 «Acquisition») will change from CHF 34.920 million to CHF 34.010 million, which will also have an impact on goodwill.

2.3 Valuations and assumptions

The preparation of semi-annual and annual accounts in accordance with IFRS accounting principles requires the use of appraisal values and assumptions that influence the amounts recognised as assets and liabilities, the disclosure of contingent assets and liabilities as at the balance sheet date and the revenue and expenses recognised during the reporting period. Although these appraisal values have been determined by Swiss Prime Site according to the best knowledge of the Management Board with respect to current events and possible future measures, the results actually achieved may deviate from these appraisal values.

Investment properties, building land and owner-occupied properties

The properties are valued on a going-concern basis. The valuation is based on the current rental situation and the current condition of the property. Beyond the expiry of the existing rental agreements, the earnings forecast is based on the current market level.

On the cost side, allowance is made for the repair and maintenance costs required to ensure sustainable income and to cover recurring facility management costs.

Swiss Prime Site always works on the basis of an average and expedient facility management strategy. The specific circumstances are disregarded or taken into account only to the extent that specific stipulations have been included in the rental agreement, or if they appear plausible and feasible to third parties or do not deviate substantially as far as the resulting fair value is concerned.

Possible optimisation measures consistent with the market – such as improved rental situation in the future – are taken into account only insofar as they guarantee the continuation of the property on a going-concern basis. Not included in the valuation are changes in use, repositioning, conversion work, conversion into condominiums, and others.

The valuation or calculation period (discounted cash flow (DCF) method) extends for 100 years from the valuation date. A more detailed cash flow forecast is prepared for the first ten years, while approximate annualised assumptions are made for the rest of the term.

The valuation implicitly assumes a current annual inflation rate of 1.0% [1.0%]. However, cash flows and discount rates are usually presented on a real basis in the valuation reports.

The specific indexing of the existing rental relationships is taken into account. Beyond the expiry of the contracts, an average indexing rate of 80% is used for the calculation, and rents are adjusted to the market level once every five years. Payments are generally assumed to be made monthly in advance after expiry of the rental agreements.

On the operating cost (owner's cost) side, it is assumed that completely separate ancillary cost accounts are kept and that ancillary and operating costs are outsourced, insofar as this is permitted by law. Maintenance costs (repair and maintenance costs) are determined on the basis of benchmarks and model calculations. The residual lifetime of the individual parts of the buildings is determined on the basis of a rough estimate of their condition, the regular renewal is modelled and the resulting annual annuity calculated. The calculated values are subject to a plausibility check based on the benchmarks set by Wüest & Partner AG and figures of comparable properties. Repair costs are included in full (100%) for the first ten years, while the earnings forecast takes into account, where appropriate, possible increases in rent. From the eleventh year, repair costs of 50% to 70% are allowed (value-preserving components only) without including possible rent increases. Costs for removing contamination are not quantified in the individual valuations; they are considered separately.

The applied discounting method is based on constant monitoring of the real estate market and is derived from models with plausibility checks, on the basis of a real interest rate that is made up of the risk-free interest rate (long-term government bonds) plus general property risks, plus property-specific premiums. The risk is adjusted for each individual property. The range of applied discount rates is disclosed in Notes 22 «Investment properties» and 23 «Owner-occupied properties».

The valuations are based on the rental tables, taking into account rental floor space.

The credit-rating risks of the individual tenants are not explicitly taken into account in the valuation, since, where necessary, appropriate contractual safeguards are obtained.

The fair values of the investment properties, including building land and owner-occupied properties that are affected by these valuations and assumptions, are described in Notes 22 «Investment properties» and 23 «Owner-occupied properties» as well as in the property details.

Properties under construction and development sites

Properties under construction and development sites with projected use as investment properties are recognised at fair value according to IAS 40, insofar as this value can be reliably determined. The existence of a legally valid building permit is an important indicator to reliably determine the fair value of a property under construction or a development site.

At the same time, planned or possible construction projects after completion are valued on the basis of the same assumptions used for the investment properties and building land. To determine the current fair value as at the balance sheet date, outstanding costs are deducted from the value of the building after completion. Information on projected construction works, timetables, building costs and future leasing are considered as far as they are available (e.g. building permits, plans, cost calculations/investment applications, and others), or as far as they are believed to be plausible. The range of applied discount rates is disclosed in Note 22 «Investment properties».

The fair values of the properties under construction and development sites affected by these valuations and assumptions are included in Note 22 «Investment properties» and in the property details.

Trading properties

Trading properties (e.g. condominiums) are valued at the lower of cost or net realisable value, according to IAS 2.

Impairment of goodwill and brand names

With respect to goodwill and brand names with indefinite useful life, assumptions as to the calculation of the value in use are applied in the impairment test, which is performed at least annually. The main assumptions with regard to the calculation of value in use are growth rates and discount rates. These assumptions may prove to be incorrect in the future. Moreover, the effective cash flows may differ from the discounted projections.

The book values based on these assumptions and valuations are specified in Note 25 «Intangible assets».

Deferred taxes

Deferred tax liabilities are calculated on the valuation difference between the book value of an asset or a liability for consolidation purposes and the value relevant for tax purposes. In principle, deferred taxes are to be apportioned on all temporary differences at the current or future anticipated and full rate (balance sheet liability method).

If the revaluation of properties under IFRS compared with the tax base is due to recaptured, previously claimed depreciation, the tax is reported and treated separately on an individual property basis and taking into account the property gains tax.

Revaluations exceeding the recapture of previously claimed depreciation are taxed using two different systems. In cantons that do not levy any special taxes, the tax on the property gain is calculated at the current maximum tax rates. The other cantons levy a separate property gains tax, which also contains speculation premiums or discounts relating to and depending on the effective duration of ownership, in addition to the ordinary rate for property gains tax.

Accordingly, property gains taxes are reduced in proportion to the duration of ownership of the property. Swiss Prime Site generally assumes duration of ownership of 20 years: i.e. any applicable speculation premiums are not taken into account. Determination of the minimum holding period is subject to considerable discretion.

Devaluations below cost (losses) can also be taken into account due to the practice of the Swiss Federal Court and the circulation letter 27 of the Swiss Tax Conference dated 15.03.2007 regarding intercantonal loss offsetting. This practise aims to ensure that there are no more losses from intercantonal tax allocations: i.e. the cantons where the property is held must assume losses from the headquarters or other cantons.

Of the total losses carried forward, deferred tax assets are only recognised if the losses carried forward can probably be offset against future profits.

The tax liabilities resulting from these assumptions and valuations are described in Note 28 «Deferred tax liabilities».

2.4 Scope of consolidation and consolidation methods

The consolidated financial statements of Swiss Prime Site comprise Swiss Prime Site AG and all its subsidiaries, controlled directly or indirectly via majority of votes or under a single management. These subsidiaries are included in the financial statements within the scope of full consolidation.

The scope of consolidation comprises 9 [8] companies (including the Holding Company). An overview of the major subsidiaries is provided in Note 33 «Major subsidiaries and investments in associates».

The consolidation is based on the audited annual financial statements of the group companies as at 31.12.2012, which have been prepared applying uniform accounting principles. All significant transactions and balances between the individual group companies as well as intercompany profits are eliminated.

Investments in associates in which Swiss Prime Site exercises a decisive influence, but which it does not control, are valued according to the equity method. In this case, the fair value of the pro-rated net assets is determined at the time of acquisition. These investments are recognised for the first time as pro-rated equity including any goodwill as investments in associates. In subsequent reporting periods after the acquisition, this value is adjusted to reflect Swiss Prime Site's share in the additional equity generated or net income earned. All balances/transactions with investments valued according to the equity method are reported separately as items with associates.

Companies in which Swiss Prime Site holds an investment of less than 20% are recognised at fair value (provided that this value can be reliably determined), either as securities or as non-current financial investments.

Investments in subsidiaries and associates are included in the consolidated financial statements from the time when control of the subsidiaries or associates is taken – or when significant influence is gained – and they are no longer included from the time when control is relinquished or significant influence is lost. These two dates are not necessarily identical to the date of acquisition or sale.

2.5 Capital consolidation

Capital consolidation is carried out using the purchase method. The difference between the purchase price of an acquired company and the fair value of the net assets acquired is recognised in the balance sheet as goodwill from acquisitions. Goodwill is subject to an impairment test annually or at shorter intervals, if there is any indication of impairment.

2.6 Segment reporting

Segment reporting complies with IFRS 8 «Operating segments» and is based on the management approach. Swiss Prime Site's primary decision-making authority is the Management Board. Since the acquisition of Jelmoli Group, the Company's operational activities have been divided into two segments (real estate, comprising purchase and sale, lease and development of properties, and now real estate services; as well as retail and gastronomy [formerly retail trade], comprising sales activities in retail trade in addition to hotel and restaurant operations), which are subject to reporting requirements. All properties are reported under the real estate segment, including the owner-occupied properties that are provided for the retail and gastronomy segment.

The disclosure on investments in non-current assets in the segment reporting comprises all investments in non-current assets including goodwill, with the exception of financial instruments and deferred tax assets during the reporting period.

2.7 Comparative figures of the previous period

The presentation of the comparative periods and figures is in accordance with IAS 1 «Presentation of financial statements». The figures for the comparative period are shown in the text in brackets [].

2.8 Cash

Cash comprises cash in hand and sight deposits held at financial institutions. Cash also comprises fixed-term deposits with financial institutions and short-term money market investments with an original term of maximum three months from the date of acquisition, which are recognised in the balance sheet at nominal values.

2.9 Securities

Securities (qualified as held for trading according to IFRS and affecting net income) include tradable equities held on a short-term basis that are valued at fair value as well as term deposits with an original term to maturity of more than three months that are recognised at nominal value. Unrealised and realised gains from securities are recognised as financial result in the income statement.

2.10 Accounts receivable

Accounts receivable and other receivables are valued at amortised cost, which generally corresponds to the nominal value, less any requisite impairments for uncollectible receivables. Receivables can be short term (as a rule) or long term. The receivables of the real estate segment are subject to individual valuation with strict credit-rating guidelines. The value of the receivables of the retail and gastronomy segment is adjusted using statistical figures regarding default risk.

2.11 Impairments on receivables

To cover debtor risk, outstanding accounts receivable are evaluated at the end of the reporting period by means of maturity lists and legal case reporting with respect to collectability. The necessary impairments are formed, and impairments that are no longer necessary are released.

2.12 Inventories

Inventories are valued at average cost price, but not exceeding the fair value (net realisable value). The value of inventories with long storage periods and goods that are hard to sell is adjusted.

2.13 Trading properties

Trading properties (e.g. condominiums) are valued at the lower of cost or net realisable value, according to IAS 2.

2.14 Assets held for sale

These are assets or groups of assets held for sale that have not yet been sold but will be sold with high probability. These assets are valued at the lower of book value or fair value less sales costs. Investment properties held for sale are subject to IFRS 5 only with respect to their classification, but not for valuation purposes and are therefore recognised at fair value.

2.15 Accrued income and prepaid expenses

Accrued income and prepaid expenses comprise prepaid expenses relating to the next reporting period and income for the current reporting period that will not be received until a later date.

2.16 Non-current financial investments

Non-current financial investments comprise tenants' loans with a residual term to maturity of more than one year and are valued at amortised cost less any requisite impairments. Impairment losses are recognised in the income statement. The tenants' improvements and other collaterals are used as security for such loans. If necessary, loans secured by real estate can also be granted, provided that the pledged real estate collateral is located in Switzerland. The maximum loan-to-value ratio per property amounts to 70% of the fair value. Under financial investments, free capital can be invested in Swiss francs and euros. Investments in first-class, stock exchange-listed shares, in bonds with a minimum rating by a leading rating agency of «A» and money market papers are permitted. These financial investments are valued similar to securities (see Note 2.9 «Securities»).

2.17 Investment properties and building land

Investment properties and building land are recognised at fair values. The principles of individual valuation apply, with the same valuation method being applied to all properties. The change in fair value is recognised in the income statement.

Investment properties and building land are valued at least on a semi-annual basis by a neutral, independent valuation expert (Wüest & Partner AG, Zurich) according to the discounted cash flow method. The change in the new valuation is recognised in the consolidated income statement. Related deferred tax liabilities or assets on such sums are debited, or credited, to the consolidated income statement as deferred tax expense or deferred tax income.

2.18 Properties under construction and development sites

Properties under construction and development sites with future utilisation as investment properties are recognised at fair value already during construction – the same as other investment properties – provided that the fair value can be reliably determined, according to IAS 40 «Investment property». The existence of a legally valid building permit is an important indicator for Swiss Prime Site to reliably determine the fair value of a property under construction or a development site. The change in fair value is recognised in the income statement.

If a reliable valuation of the fair value of properties under construction and development sites is not possible, they are recognised at cost less any required impairments. Existing investment properties are maintained under the category «Investment properties» for the duration of conversion or renovation.

2.19 Owner-occupied properties

Owner-occupied properties are recognised on the balance sheet at fair value. Positive revaluation is credited to other comprehensive income unless it is due to reversed, previously claimed impairments. In case of a negative valuation, any previous increases in value are first reversed in group shareholders' equity until the corresponding revaluation reserve is released, and any further devaluation is debited to the consolidated income statement. As with investment properties, owner-occupied properties are revalued on a semi-annual basis.

2.20 Tangible assets

Tangible assets are recognised at acquisition or production costs less cumulated depreciation and impairment. Expenses on repairs and maintenance are charged directly to the consolidated income statement. Depreciation is calculated according to the straight-line method based on the economic useful life.

2.21 Intangible assets and goodwill

Intangible assets are recognised at cost less amortisation and impairments and include software for which a license was obtained from third parties or which was developed by third parties or within the Group, as well as customer relationships and brand names. The amortisation periods for software and customer relationships are five and ten years, respectively (straight line). Goodwill is not amortised. An indefinite useful life is assumed for the brand names currently recognised in the balance sheet.

2.22 Depreciation and amortisation

The useful life of the respective assets is as follows:

Asset categories	Years
Owner-used property Jelmoli – The House of Brands, Seidengasse 1, Zurich	100
Other owner-occupied properties	60
Equipment	20
Tenants' improvements	8
Furniture	8
Computer and software	5
Customer relationships	10
Goodwill and brand names	indefinite

2.23 Impairment of tangible and intangible assets including goodwill

The value of tangible and intangible assets is always reviewed if changed circumstances or events indicate the possibility of an overvaluation in the book values. If the book value exceeds the realisable value (fair value less disposal costs or higher value in use), an impairment is applied to the realisable value.

Goodwill and other intangible assets with indefinite useful life are subject to impairment test annually or at shorter intervals if there is any reason to presume an impairment.

2.24 Leasing

Swiss Prime Site as lessor

Property leases and land lease contracts are operating lease contracts, which are generally recognised in the consolidated income statement linearly over the duration of the contract. In some of the rental agreements, target turnovers have been agreed upon with the tenants (turnover-based rents). If these are exceeded on an annual basis, the resulting rental income is booked or accrued in the reporting year.

Swiss Prime Site as lessee

Contracts relating to the use of land, for which land lease or right of use payments are effected, should be subject to review in terms of whether they are to be classified as operating or finance lease.

Payments within the scope of operating leases are recognised in the income statement linearly over the term of the lease or rental agreement, or duration of the land lease.

No finance leases currently exist, neither as lessee nor as lessor.

2.25 Income taxes

Income taxes consist of current income taxes and deferred taxes.

Current income taxes comprise the expected tax liability on the taxable profit calculated at the tax rates applicable on the balance sheet date, property gains taxes on real estate sales and adjustments to tax liabilities or tax assets for previous years.

Deferred taxes are calculated on temporary valuation differences between the book value of an asset or a liability in the consolidated balance sheet and its tax base (i.e. balance sheet liability method). Determination of the deferred taxes takes into account the expected date of settlement of the temporary differences. In this regard, the tax rates used are those applicable or determined at the balance sheet date.

Tax effects from losses carried forward and tax credits are recognised as deferred tax assets if it seems likely that the losses carried forward can be offset against future profits within the stipulated statutory periods.

2.26 Financial liabilities

Financial liabilities comprise current financial liabilities that fall due for redemption within the year and non-current financial liabilities with residual terms to maturity of more than 12 months. Financial liabilities can consist of loans secured by real estate, borrowed capital components of convertible bonds and other financial debts. All loans were granted to Swiss Prime Site in Swiss francs. A maximum loan-to-value ratio of 65% of the fair value of the entire real estate portfolio is permitted. Financial liabilities are recognised on the balance sheet at amortised cost.

2.27 Other financial liabilities (derivative financial instruments)

Derivative financial instruments can be utilised within the scope of ordinary business activities (for example to hedge interest risks). Hedge accounting in the context of IAS 39 is not used. The derivative financial instruments are reported at fair value and, given negative fair value, recognised in the balance sheet as other financial liabilities. Unrealised as well as realised profits and losses are recognised in net financial income. Further information is provided in Note 36 «Financial instruments and financial risk management».

2.28 Advance payments

Advance payments comprise in particular payments from tenants for rent claims or payments on account for cumulative ancillary costs. Advance payments are recognised in the balance sheet at nominal value.

2.29 Provisions

Provisions are set aside for liabilities that are uncertain because of their due date or amount. A provision is set up if a past event creates a legal or constructive obligation, and if future outflows of resources can be reliably estimated. Given any legal disputes, the amount of the provisions recognised for obligations is based on how the Management Board judges the outcome of the dispute in good faith, according to the facts known at the balance sheet date.

2.30 Convertible bonds

The full amount of a convertible bond is recognised as a liability. If the convertible bond is issued on conditions that differ from a bond without conversion rights, it is divided into borrowed capital and equity components. The issuing costs are attributed to the borrowed capital and equity component based on their initial book values. Given premature redemption, the purchase price (less paid accrued interest) is compared with the pro rata book value. The loss or income attributable to the borrowed capital component from the redemption is recognised in net financial income. Given a conversion, the number of shares to be issued based on the conversion are determined by using the conversion price. The nominal value of the converted shares is credited to share capital and the residual amount to capital reserves.

A convertible bond can contain embedded derivatives, which should be recognised in the balance sheet separately from the basic contract depending on their form.

2.31 Shareholders' equity

Shareholders' equity is subdivided into share capital, capital reserves, revaluation reserves and retained earnings. In the share capital, the nominal share capital of the Company is stated. Nominal value changes are recognised in the share capital. Revaluation gains of owner-occupied properties are recognised as revaluation reserves if they exceed previous impairments. Impairments of owner-occupied properties primarily reduce the revaluation reserves. All impairments exceeding these reserves are recognised in the income statement. Profits/losses are credited/debited to retained earnings, and any dividend payments are debited to retained earnings. All other changes of capital are recorded in the capital reserves.

The Company aims to maintain an equity ratio of 40%. The Board of Directors can approve a shortfall of this ratio. In a long-term view, the Company strives for a return on equity (ROE) of 6% to 8%.

2.32 Treasury shares

Treasury shares are recognised at acquisition cost in shareholders' equity (capital reserves). Proceeds from the sale of treasury shares are set off directly against shareholders' equity (capital reserves).

2.33 Dividends

In compliance with Swiss statutory provisions and the Company's articles of association, dividends are treated as an appropriation of profit in the financial year in which they were approved by the Annual General Meeting and subsequently paid out. Estimates generally indicate a payout of 60% to 80% of the result before revaluation effects.

2.34 Employee benefits

The group companies maintain employee benefit schemes and foundations that are financially independent from Swiss Prime Site. All foundations are treated as defined benefit plans according to IAS 19 «Employee benefits». They are generally financed by means of employer and employee contributions. Pension assets and obligations under defined benefit plans are determined by external experts according to the projected unit credit method. The actuarial appraisals are prepared separately for each benefit plan.

Actuarial profits or losses are credited or debited, respectively, to pension costs over the average remaining period of service of the insured employees, if the cumulated profits/losses exceed a range of 10% of the larger of the two values: i.e. plan assets at fair value, or present value of defined benefit obligation. However, actuarial overfundings are only recognised in the balance sheet to the extent that the Group stands to gain economically from this in the future in the form of reduced contributions or reimbursements for the purposes of IFRIC 14 «IAS 19 – The limit on a defined benefit asset, minimum funding requirements and their interaction», or if they are actuarial losses that must not yet be recorded.

2.35 Share plans and share-based compensation

Fifty per cent of the fees paid to members of the Board of Directors are effected in the form of shares, which are subject to a freeze on their sale for a period of four years. The shares are allocated at the end of the financial year, based on the market price at the beginning of the financial year, less a discount of 10%. Claims on treasury shares, including the social insurance contributions payable thereon, are recognised as personnel costs in compliance with IFRS 2. The claims are settled by means of treasury shares.

2.36 Operating income and realisation of income

Operating income includes all revenues from leasing and selling investment properties and other assets, turnover from retail and gastronomy businesses and revenues from real estate services, as well as other operating income. Vacancy costs and collection losses (loss of income) are deducted directly from the target rental income of investment properties and turnover from retail and gastronomy businesses. Operating income is recorded upon maturity or upon provision of services. Profits from the sale of investments are reported net, less all incidental selling expenses. Realisation of income is generally recognised in all segments when the right of use and risk has passed to the customer. Turnover from retail trade operations is recognised at the date of delivery of the goods or provision of the services. For the divestment of properties, this date is designated in the sales contract.

2.37 Interest

Interest on loans issued for qualified properties under construction and development sites, as well as trading properties, are attributed to cost. With this method, financial expenses are relieved, but at the same time, the revaluation gain is lowered correspondingly.

Other interest on borrowed capital is recognised in the income statement using the effective interest rate method. Interest payable and interest receivable are apportioned as set out in the loan agreements and directly debited or credited to the financial result.

2.38 Transactions with related parties

Related parties are regarded as the Board of Directors, the Management Board, the subsidiaries, Credit Suisse Group Ltd and its subsidiaries and real estate products managed by them (up until 31.12.2012), the pension fund foundations of the Group, the associated companies and their subsidiaries.

All transactions with related parties are presented and itemised including the relevant amounts in Note 32 «Transactions with related parties».

2.39 Earnings per share

Basic earnings per share are determined by dividing the consolidated profit attributable to shareholders of Swiss Prime Site AG by the weighted average number of outstanding shares. The diluted earnings per share are determined by deducting expenses in connection with the convertible bond, such as interest (coupon), amortisation of the proportional costs and tax effects. The potential shares (options and the like) that might lead to a dilution of the number of shares must be taken into account when determining the average number of shares outstanding.

3 ACQUISITION

In the reporting year, 100% of the shares in Wincasa AG, Winterhur, were acquired from the related Credit Suisse AG for a price of CHF 109.0 million in cash. Wincasa AG ranks as one of the largest real estate services companies in Switzerland. With this acquisition, Swiss Prime Site has succeeded in gaining even more direct access to the regional real estate markets and thus underpinning its position for executing project developments and acquisitions.

The fair values of identifiable assets and liabilities of Wincasa AG as of the acquisition date of 25.10.2012 are presented as follows (preliminary determination):

Balance sheet of Wincasa AG as at 25.10.2012

in CHF 1 000	Fair values at acquisition date
Assets	
Cash	203 908
Accounts receivable	6 721
Other current receivables	356
Accrued income and prepaid expenses	16 654
Total current assets	227 639
Tangible assets	3 685
Intangible assets	28 760
Deferred tax assets	1 645
Total non-current assets	34 090
Total assets	261 729
Liabilities	
Accounts payable	3 039
Other current liabilities	136 783
Current income tax liabilities	1 581
Accrued expenses and deferred income	8 928
Total current liabilities	150 331
Pension provision obligations	34 920
Total non-current liabilities	34 920
Total liabilities	185 251
Total identifiable net assets at fair value	76 478
Consideration transferred	164 563
– of which settlement of pre-existing relationships (Wincasa/Swiss Prime Site)	55 563
– of which cash settlement (purchase price)	109 000
Goodwill	88 085

The breakdown of the acquired accounts receivable was as follows:

in CHF 1 000	Contractual accounts receivable, gross	Non-collect- able accounts receivable	Fair value
Accounts receivable	6 910	(189)	6 721
Other current receivables	356	–	356
Total receivables	7 266	(189)	7 077

Goodwill includes asset values, which cannot be separately identifiable or reliably determined, stemming primarily from future estimated earnings.

Expectations indicate that goodwill may not be deductible for tax purposes.

Since the date of acquisition of 25.10.2012, Wincasa AG's contribution to consolidated operating income was CHF 14.250 million and to profit CHF 1.636 million. For the whole reporting period, Wincasa AG generated operating income of CHF 93.320 million and profit of CHF 11.128 million. If the acquisition had taken place as at 01.01.2012, consolidated operating income and consolidated profit would have amounted to CHF 670.765 million and CHF 326.433 million, respectively.

The transaction costs for this acquisition amounted to CHF 0.697 million and were reported in the consolidated income statement in audit and consultancy costs under other operating expenses. Net money inflows amounted to CHF 94.909 million (reported in cash flow from investing activities) and transaction costs already settled on the balance sheet date were CHF 0.494 million (reported in cash flow from operating activities).

The balance sheet of Wincasa AG as at 25.10.2012 is subject to change based on the revised IAS 19 standard. Net defined benefit obligations will then amount to CHF 34.010 million instead of CHF 34.920 million, which will also have an impact on goodwill.

4 SEGMENT REPORTING

Swiss Prime Site is a real estate group that primarily operates a real estate business comprising buying and selling, managing and developing investment properties as well as providing real estate services, in addition to activities in the areas of retail trade, restaurant and hotel operations. The consolidated financial data are subdivided according to required reporting standards into the segments real estate as well as retail and gastronomy (which had been referred to as the retail trade segment up until 30.09.2012) for the assessment of the earning potential and financial situation of each segment. Wincasa AG, which was acquired on 25.10.2012, has been integrated into the real estate segment.

Segment income statement

in CHF 1 000	01.01.– 31.12.2012 Total Group	01.01.– 31.12.2011 Total Group	01.01.– 31.12.2012 Eliminations	01.01.– 31.12.2011 Eliminations
Rental income from investment properties	407 355	410 835	(36 444)	(36 359)
– thereof from third and related parties	407 355	410 835	–	–
– thereof from the other segment	–	–	(36 444)	(36 359)
Proceeds of property sales, net	8 509	77 545	–	–
Income from real estate services	14 074	–	–	–
Income from retail and gastronomy, net	159 010	155 107	(90)	–
Other operating income	2 747	3 357	(71)	(310)
Operating income	591 695	646 844	(36 605)	(36 669)
Real estate costs	72 264	69 628	(15)	(232)
Cost of goods sold	72 567	72 983	–	–
Direct operating expenses	144 831	142 611	(15)	(232)
Personnel costs	51 484	34 408	–	–
Other operating expenses	46 452	41 746	(36 590)	(36 438)
Depreciation and amortisation	17 116	14 131	5 680	4 392
Operating expenses	115 052	90 285	(30 910)	(32 046)
Revaluation of investment properties, properties under construction and development sites, net	187 253	178 110	(4 631)	(8 605)
Operating profit (EBIT)	519 065	592 058	(10 311)	(12 996)
Financial expenses	117 029	131 378		
Financial income	7 570	2 297		
Income from investments in associates	1 770	12 003		
Profit before income taxes	411 376	474 980		

In the column «Eliminations», the transactions between the segments are eliminated. In addition, these columns contain ordinary depreciation and impairments on owner-occupied properties as well as the elimination of revaluations recorded that affect net income in the real estate segment on investment properties used within the Group, which are reported in the consolidated financial statements as owner-occupied properties.

	01.01.– 31.12.2012	01.01.– 31.12.2011	01.01.– 31.12.2012	01.01.– 31.12.2011	01.01.– 31.12.2012	01.01.– 31.12.2011
	Total segments	Total segments	Real estate segment	Real estate segment	Retail and gastronomy segment	Retail and gastronomy segment
in CHF 1 000						
Rental income from investment properties	443 799	447 194	426 007	429 927	17 792	17 267
– thereof from third and related parties	407 355	410 835	389 563	393 568	17 792	17 267
– thereof from the other segment	36 444	36 359	36 444	36 359	–	–
Proceeds of property sales, net	8 509	77 545	8 509	77 545	–	–
Income from real estate services	14 074	–	14 074	–	–	–
Income from retail and gastronomy, net	159 100	155 107	–	–	159 100	155 107
Other operating income	2 818	3 667	1 517	1 089	1 301	2 578
Operating income	628 300	683 513	450 107	508 561	178 193	174 952
Real estate costs	72 279	69 860	72 279	69 860	–	–
Cost of goods sold	72 567	72 983	–	–	72 567	72 983
Direct operating expenses	144 846	142 843	72 279	69 860	72 567	72 983
Personnel costs	51 484	34 408	12 799	1 588	38 685	32 820
Other operating expenses	83 042	78 184	31 154	27 202	51 888	50 982
Depreciation and amortisation	11 436	9 739	1 304	851	10 132	8 888
Operating expenses	145 962	122 331	45 257	29 641	100 705	92 690
Revaluation of investment properties, properties under construction and development sites, net	191 884	186 715	191 884	186 715	–	–
Operating profit (EBIT)	529 376	605 054	524 455	595 775	4 921	9 279

Wincasa AG is included in the real estate segment from the date of acquisition of 25.10.2012.

Composition of operating income by products and services

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Income from rental and sale of investment properties	415 864	488 380
Income from real estate services	14 074	–
Retail trade income	136 350	144 858
Income from hotel and gastronomy	22 660	10 249
Other operating income	2 747	3 357
Total operating income	591 695	646 844

Segment balance sheet

in CHF 1 000	31.12.2012 Total Group	31.12.2011 Total Group	31.12.2012 Eliminations	31.12.2011 Eliminations
Total assets	9 246 433	8 612 269	(32 451)	(45 531)
Total liabilities	5 323 021	5 168 574	(32 451)	(45 531)
Investments in non-current assets	402 090	206 419	–	–

in CHF 1 000	31.12.2012 Total segments	31.12.2011 Total segments	31.12.2012 Real estate segment	31.12.2011 Real estate segment	31.12.2012 Retail and gastronomy segment	31.12.2011 Retail and gastronomy segment
Total assets	9 278 884	8 657 800	9 151 419	8 526 246	127 465	131 554
Total liabilities	5 355 472	5 214 105	5 292 309	5 139 964	63 163	74 141
Investments in non-current assets	402 090	206 419	397 997	198 137	4 093	8 282

All assets held by Swiss Prime Site are located in Switzerland.

5 OPERATING INCOME

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Target rental income from investment properties	430 444	430 442
Increase of impairments based on individual valuation	(1 416)	(1 057)
Release of impairments based on individual valuation	1 049	1 106
Write-offs on receivables	(1 066)	(338)
Vacancies	(21 656)	(19 318)
Rental income from investment properties	407 355	410 835
Proceeds of property sales, net	8 509	77 545
Income from real estate services	14 074	–
Income from retail and gastronomy, gross	175 160	168 115
Rebates	(16 135)	(13 019)
Increase of impairments based on individual valuation	(14)	–
Release of impairments based on individual valuation	–	12
Write-offs on receivables	(1)	(1)
Income from retail and gastronomy, net	159 010	155 107
Other operating income	2 747	3 357
Total operating income	591 695	646 844

Swiss Prime Site's primary business activity is renting investment properties. Net rental income from investment properties as well as land lease income totalled CHF 407.355 million [CHF 410.835 million], including CHF 22.591 million of variable rental income comprising turnover-based rent and parking fee income [turnover-based rent CHF 10.981 million and parking fee income CHF 12.403 million]. Rental income included rental income from either the acquisition date of the individual properties or since 01.01.2012 [01.01.2011].

During the reporting period, rental income was derived from renting total floor space of 1 492 442 m² [1 421 472 m²], which was subdivided into 1 473 323 m² [1 401 041 m²] of commercial space and 19 119 m² [20 431 m²] of residential space.

Income from real estate services stems from Wincasa AG, which provides services primarily for various institutional investors, in addition to services for the Group's real estate holdings.

Loss of income (i.e. losses due to vacancies and rent defaults) totalled CHF 23.089 million [CHF 19.608 million], equivalent to a loss of earnings rate of 5.4% [4.6%]. Loss of income was deducted from the target rental income. Detailed information can be found under «Property details» starting on page 139.

The second operating segment retail and gastronomy [formerly retail trade] comprises Jelmoli – The House of Brands and the hotel business, in addition to Clouds Gastro AG, which commenced operations in December 2011. Net turnover in this segment amounted to CHF 159.010 million [CHF 155.107 million]. The increase in discounts in the reporting year resulted from the reduction of surplus inventory, whereby the discount structure underwent a one-time increase during the clearance sale period.

Other operating income of CHF 2.747 million [CHF 3.357 million] included various other income from the real estate as well as retail and gastronomy business.

The following table depicts the breakdown of the contractual end of the term of rental agreements based on future net annual rental income and land lease income from investment properties (excluding properties under construction and development sites) as at 31.12.2012.

	31.12.2012 Share in %	31.12.2012 Future rental income in CHF 1 000	31.12.2011 Share in %	31.12.2011 Future rental income in CHF 1 000
End of contract				
Under 1 year*	16.9	72 912	13.3	57 100
Over 1 year	8.0	34 354	10.3	44 217
Over 2 years	8.9	38 281	7.7	32 961
Over 3 years	7.8	33 581	9.5	40 652
Over 4 years	7.6	32 530	9.1	38 956
Over 5 years	8.8	38 087	5.1	21 632
Over 6 years	4.6	19 843	6.1	26 217
Over 7 years	5.9	25 264	4.1	17 548
Over 8 years	8.8	37 842	4.3	18 542
Over 9 years	3.0	13 042	8.5	36 351
Over 10 years	19.7	84 635	22.0	94 467
Total	100.0	430 371	100.0	428 643

* contains all unlimited tenancies (residences, parking, commercial properties, etc.)

Future rental income has been presented from the real estate segment perspective and based on the rental agreements as at 31.12.2012.

At the balance sheet date of 31.12.2012, the five largest external tenant groups accounted for 22.7% [26.5%] of future annual rental income and land lease income (segment perspective). These individual tenants had good credit ratings and were the following companies:

	31.12.2012 Share in %		31.12.2011 Share in %
Coop	7.9	Coop	8.0
Migros	5.1	Migros	5.3
Swisscom	4.1	Credit Suisse Group	4.9
Credit Suisse Group	3.3	UBS	4.5
Inditex	2.3	Swisscom	3.8

According to IAS 17, rental agreements represent leasing transactions. The rental agreements are generally indexed; in the case of retail property, additional turnover-based rents are sometimes agreed. Rental agreements are normally entered into for a term of five to ten years, often with a five-year extension option.

Details of the property portfolio

(15 largest properties based on their fair values)

No. City, address	Type of property*	Fair values CHF 1 000	Share of ownership**	Plot area m ²	Year of construction	Year of renovation	Vacancy rate %	Floor space m ²
1 Zurich, Seidengasse 1/ Jelmoli – The House of Brands	1	710 830	1	6 514	1896	2010	–	32 494
2 Zurich, Hardstrasse 201/ Prime Tower	2	467 460	1	10 416	2011	–	4.6	48 112
3 Geneva, Rue du Rhône 48–50	2	442 290	1	5 166	1921	2002	0.1	33 365
4 Basel, Hochbergerstrasse 70/ Stücki shopping	2	292 010	1	46 416	2009	–	9.3	54 229
5 St. Gallen, Zürcherstrasse 462–464/ Shopping Arena	2	287 060	2	33 106	2008	–	1.0	39 854
6 Grand-Lancy, Route des Jeunes 12/ CCL La Praille	2	254 770	3	20 602	2002	–	–	33 344
7 Geneva, Place du Molard 2–4	2	225 910	1	1 718	1690	2002	–	7 158
8 Zurich, Sihlcity	2	197 670	4	10 162	2007	–	0.9	23 634
9 Basel, Messeplatz 12/Messturm	2	192 230	3	1 230	2003	–	3.9	24 101
10 Zurich, Affolternstrasse 54, 56/ Cityport	2	166 530	1	10 754	2001	–	–	23 420
11 Zurich, Maagplatz 1/Platform	2	153 730	1	5 942	2011	–	2.4	20 473
12 Zurich, Fraumünsterstrasse 16	2	151 360	1	2 475	1901	1990	11.0	8 579
13 Carouge, Avenue Cardinal- Mermillod 36–44	2	148 960	1	14 372	1956	2002	0.2	35 287
14 Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	2	138 010	1	8 981	2003	–	–	19 951
15 Lausanne, Rue du Pont 5	2	129 050	1	3 783	1910	2004	0.9	20 762

* type of property

1 commercially used properties (investment properties) which are partly owner used (owner-occupied properties)

2 commercially used properties (pure investment properties)

** share of ownership

1 sole ownership

2 sole ownership, parking 73/100 co-ownership

3 sole ownership with land lease or partial land lease

4 co-ownership 242/1 000

Further details on the 15 largest properties

No.	Retail			Offices, practices, etc.			Cinemas and restaurants			Storage facilities			Other commercial units			Apartments		
	no.	m ²	%	no.	m ²	%	no.	m ²	%	no.	m ²	%	no.	m ²	%	no.	m ²	%
1	41	20 300	62.5	7	1 316	4.0	11	4 459	13.7	54	4 026	12.4	16	2 393	7.4	–	–	–
2	1	321	0.7	49	42 430	88.2	9	2 282	4.7	18	3 052	6.3	2	27	0.1	–	–	–
3	12	14 789	44.3	43	11 131	33.4	2	2 394	7.2	23	3 015	9.0	23	2 036	6.1	–	–	–
4	109	33 305	61.4	11	4 279	7.9	20	9 398	17.3	79	6 131	11.3	32	1 116	2.1	–	–	–
5	51	22 848	57.4	9	3 745	9.4	7	1 597	4.0	49	7 746	19.4	43	3 918	9.8	–	–	–
6	57	18 678	56.0	2	311	0.9	11	4 327	13.0	42	5 921	17.8	60	4 107	12.3	–	–	–
7	12	2 536	35.4	21	4 034	56.4	1	154	2.1	5	264	3.7	7	170	2.4	–	–	–
8	86	10 013	42.4	26	5 838	24.7	17	4 463	18.9	95	1 813	7.7	43	1 087	4.5	16	420	1.8
9	2	165	0.7	26	13 306	55.2	14	9 818	40.7	9	772	3.2	5	40	0.2	–	–	–
10	–	–	–	13	21 574	92.1	–	–	–	4	1 775	7.6	1	71	0.3	–	–	–
11	–	–	–	7	18 500	90.4	–	–	–	4	1 143	5.6	6	830	4.0	–	–	–
12	1	1 317	15.4	10	6 435	75.0	–	–	–	21	827	9.6	2	–	–	–	–	–
13	20	8 296	23.5	93	20 327	57.6	2	283	0.8	47	5 183	14.7	19	1 198	3.4	–	–	–
14	–	–	–	20	18 165	91.0	–	–	–	5	1 786	9.0	–	–	–	–	–	–
15	9	10 516	50.6	46	4 821	23.2	1	1 910	9.2	16	2 089	10.1	20	1 426	6.9	–	–	–

6 DIRECT OPERATING EXPENSES

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Property expenses	53 192	49 204
Land lease expenses	3 193	3 055
Expenses for third-party services	15 240	17 369
Expenses for real estate services	639	–
Total real estate costs	72 264	69 628
Total cost of goods sold	72 567	72 983
Total direct operating expenses	144 831	142 611

Property expenses included maintenance and repair costs of CHF 31.377 million [CHF 28.835 million], ancillary costs borne by the owner of CHF 12.769 million [CHF 11.943 million], property-related insurance costs and fees of CHF 7.419 million [CHF 6.961 million] and rent paid to third parties of CHF 1.627 million [CHF 1.465 million].

An amount of CHF 3.193 million [CHF 3.055 million] was spent on land lease expenses, which are detailed in Note 22 «Investment properties».

Of third-party expenses, CHF 10.583 million [CHF 12.656 million] was attributable to property management fees. The total average fee rate as at 31.12.2012 was 2.6% [3.1%] of net income from renting investment properties that are managed by external real estate management companies. The decline in the total average fee rate was attributable primarily to the acquisition of Wincasa AG. Through the intercompany elimination of property management fees, these expenses have been reported as personnel costs for the most part. Excluding this acquisition, the total average fee rate would have been 3.0%. An additional CHF 0.759 million [CHF 0.654 million] constituted costs for the revaluation of properties by Wüest & Partner AG and CHF 3.898 million [CHF 4.059 million] were relating to rental expense and other administrative costs for third parties.

Expenses for real estate services primarily consisted of charged costs such as centre management services, Internet site and various other third-party expenses.

Cost of goods sold was reported net (after deduction of discount income) and included services provided by third parties for the retail and gastronomy segment [formerly retail trade].

7 PERSONNEL COSTS

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Wages and salaries	47 614	32 796
Fees to members of the Board of Directors and members of the Management Board	1 064	1 038
Social security expenses	4 815	3 392
Pension plan expenses	(5 562)	(4 886)
Other personnel expenses	2 959	1 838
Expenses for personnel and the Board of Directors	594	230
Total personnel costs	51 484	34 408
Number of employees as at 31.12.	1 462	771

As at 31.12.2012, Swiss Prime Site employed a workforce of 1 462 [771] persons. The increase in personnel costs and number of employees in the financial year 2012 resulted primarily from the acquisition of Wincasa AG – which reported a total headcount of 667 employees as at the balance sheet date – as well as from the opening of the Clouds Restaurant in the previous year. Personnel costs reflected salaries from the retail and gastronomy segment and from real estate services, in addition to fees to the members of the Board of Directors and the Management Board, including the social security contributions on these fees, as well as expenses for leasing of personnel from Credit Suisse AG, Real Estate Asset Management. Portfolio management had been assigned to Credit Suisse AG, Real Estate Asset Management,

up until 31.12.2012. The corresponding expenses were reported as administrative expenses in Notes 8 «Other operating expenses» and 32 «Transactions with related parties».

In 2012, the foundation board decided to implement changes to the SPS and Jelvoli pension plan (formerly Jelvoli), resulting in a one-time decrease of pension plan expenses. These changes to the pension plan went into effect as at 01.01.2013. Other factors resulting in a pension plan income stem from the fact that the SPS and Jelvoli welfare foundation (formerly Jelvoli) reported significantly higher assets compared with liabilities. The resulting estimated interest income exceeded interest expense, thus also leading to a pension plan income. Furthermore, the economic benefits of the assets increased according to IFRIC 14 compared with the previous year. This increase in assets, in turn, resulted in a reduction in pension plan expenses in the income statement as well.

A reduction in pension plan expenses was recognised in the previous year due to changes in the pension fund regulations as well as to other adjustments in the pension plan foundations and the resulting economic benefits under IAS 19.

The technical principles of the Swiss Federal Law on Occupational Old-age, Survivor's and Disability Insurance (BVG) 2010 have been applied in the calculation of the provisions since 2011, with which the future increase in life expectancy (in computation model) has already been taken into account.

Pension plan

Various pension plans as well as a welfare foundation serve as employee retirement provisions. These pension schemes are designated as defined benefit plans according to IAS 19. The obligations and costs were calculated and recognised using actuarial principles according to the guidance of IAS 19.

Wincasa AG employees and retirees were at balance sheet date still covered under the Credit Suisse Group pension fund. Plans call for these employees to transfer to the SPS and Jelvoli pension plan in the course of 2013.

Pension plan of former Arthur Frey AG

There are two independent foundations for retired employees from the former Arthur Frey AG: the Pension Fund Foundation of Arthur Frey AG and the Supplementary Pension Fund Foundation of Arthur Frey AG in Olten. There are no active employees insured in either of the two foundations. These two plans are designated as defined benefit plans according to IAS 19. The obligations and costs were calculated and recognised using actuarial principles according to the guidance of IAS 19.

Reconciliation of defined benefit obligations

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Defined benefit obligations at beginning of period	315 304	305 797
Current service cost (employer)	4 537	4 663
Interest cost	7 503	7 454
Contributions by plan participants	2 916	2 278
Benefits (paid)/deposited	(27 478)	(29 483)
Past service cost	(4 397)	(2 617)
Addition from acquisition of Wincasa AG	149 566	–
Actuarial (gain)/loss on benefit obligations	19 323	27 212
Defined benefit obligations at end of period	467 274	315 304

Reconciliation of plan assets

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Fair value of plan assets at beginning of period	318 981	333 440
Expected return on plan assets	12 406	12 222
Contributions by plan participants	2 916	2 278
Contributions by the employer	3 592	2 299
Benefits (paid)/deposited	(27 478)	(29 483)
Addition from acquisition of Wincasa AG	114 646	–
Actuarial gain/(loss) on plan assets	26 208	(1 775)
Fair value of plan assets at end of period	451 271	318 981
(Overfund)/underfund at beginning of period	(3 677)	(27 643)
Underfund/(overfund) at end of period	16 003	(3 677)

Swiss Prime Site is expected to contribute CHF 10.617 million to the defined benefit social insurance plans in 2013 (based on headcount as at 01.01.2013).

Amounts recognised in the consolidated balance sheet

in CHF 1 000	31.12.2012	31.12.2011
Present value of defined benefit obligations	467 274	315 304
Fair value of plan assets	451 271	318 981
Underfund/(overfund) at end of period	16 003	(3 677)
Unrecognised actuarial gain/(loss)	(11 955)	(11 367)
Amounts not recognised because of § 58 (b) limitation	15 085	8 411
(Net plan assets)/net defined benefit obligations recognised in the consolidated balance sheet	19 133	(6 633)

Net defined benefit obligations of CHF 19.133 million [net pension plan assets CHF 6.633 million] were divided into CHF 16.345 million [CHF 7.481 million] in assets and CHF 35.478 million [CHF 0.848 million] in obligations.

Pension plan expenses recognised in the consolidated income statement

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Current service cost (employer)	4 537	4 663
Interest cost	7 503	7 454
Expected return on plan assets	(12 406)	(12 222)
Actuarial (gain)/loss recognised in current period (§ 92 f./§ 58 A)	(7 473)	22 963
Past service cost	(4 397)	(2 617)
Effect of § 58 (b) limitation	6 674	(24 930)
Net (income)/expenses recognised in the income statement	(5 562)	(4 689)

**Changes in net defined benefit obligations/(pension plan assets)
recognised in the consolidated balance sheet**

in CHF 1 000	31.12.2012	31.12.2011
Net (plan assets)/defined benefit obligations at beginning of period	(6 633)	355
Net (income)/expenses recognised in profit or loss	(5 562)	(4 689)
Contributions by the employer	(3 592)	(2 299)
Effect of business combination: Wincasa AG	34 920	–
Net defined benefit obligations/(net plan assets) recognised in the consolidated balance sheet at end of period	19 133	(6 633)

Experienced profits and losses

in CHF 1 000	2012	2011	2010	2009	2008
Actual return on plan assets	38 614	10 447	11 839	4 796	(3 406)
Difference expected to actual return respectively actuarial gain/(loss) on plan assets	26 208	(1 775)	(1 993)	1 417	(5 131)
Experience adjustments on defined benefit obligations (gain)/loss	(1 915)	(8 032)	(22 525)	(87)	(599)
Present value of the defined benefit obligations at the end of the period	467 274	315 304	305 797	321 516	31 485
Fair value of plan assets at end of period	(451 271)	(318 981)	(333 440)	(393 731)	(33 845)

Asset categories of plan assets on balance sheet date

	31.12.2012	31.12.2011
Asset categories	Asset structure in %	Asset structure in %
Equity instruments	21.0	24.0
Debt instruments	24.2	37.6
Real estate	20.6	23.9
Other	34.2	14.5
Total plan assets	100.0	100.0

The following assumptions were applied to the valuation of the personnel pension benefit plans:

in % p.a.	31.12.2012	31.12.2011
Discount rate	1.8	2.3
Expected rate of return on plan assets	3.8	3.8
Future salary increases	1.0	1.0
Expected future pension increases	–	–

8 OTHER OPERATING EXPENSES

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Cost of space	4 352	3 069
Maintenance and repair of tangible assets	3 490	3 026
Non-life insurance, fees	532	760
Capital taxes	2 984	1 503
Administrative expenses	24 557	22 749
Audit and consultancy costs	5 002	4 920
Advertising	5 535	5 719
Total other operating expenses	46 452	41 746

Cost of space included rents paid to third parties of CHF 0.947 million [CHF 0.054 million] and ancillary costs including cleaning, energy and water of CHF 3.405 million [CHF 3.015 million].

Expenses for tangible assets included maintenance and repair expenses as well as leasing expenses.

Capital taxes were calculated according to the effective tax rates on the basis of intercantonal tax allocation. The capital taxes of Swiss Prime Site AG, SPS Beteiligungen Alpha AG, SPS Beteiligungen Beta AG and SPS Beteiligungen Gamma AG were reduced due to the holding privilege.

Administrative expenses consisted of the net management fee (after deduction of value-added tax) for the fulfilment, monitoring and supervision of the financial matters of Swiss Prime Site by the related Credit Suisse AG of CHF 20.958 million [CHF 20.612 million]. The remainder included costs incurred for the reporting process and other administrative expenses.

Audit and consultancy costs reflected consultancy fees of CHF 3.351 million [CHF 3.198 million], as well as CHF 0.751 million [CHF 0.815 million] for advisory-related expenses to the related Wincasa AG up until 25.10.2012 for Jelmolli – The House of Brands. Audit fees amounted to CHF 0.900 million [CHF 0.907 million].

9 REVALUATION OF INVESTMENT PROPERTIES, PROPERTIES UNDER CONSTRUCTION AND DEVELOPMENT SITES

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Revaluation	281 530	316 496
Devaluation	(94 277)	(138 386)
Total revaluation of investment properties, properties under construction and development sites, net	187 253	178 110

According to IAS 40, investment properties, properties under construction and development sites with projected use as investment properties are required to be recognised in the balance sheet at fair value. During the reporting period, the entire portfolio (excluding owner-occupied properties and trading properties) underwent a net revaluation of CHF 187.253 million [CHF 178.110 million]. Further information is available in Note 22 «Investment properties».

10 FINANCIAL EXPENSES AND FINANCIAL INCOME

Financial expenses

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Interest expenses	117 029	122 242
Fair value adjustment of financial instruments	–	9 136
Total financial expenses	117 029	131 378

The financial expenses were related to payments to the related Credit Suisse Group (CHF 26.308 million [CHF 26.431 million]) as well as to third parties. In this regard, conditions conforming to market norms were always applied (see Notes 26 «Current liabilities» and 27 «Non-current financial liabilities»).

Financial income

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Interest income	883	1 442
Dividend income on securities and financial investments	102	600
Fair value adjustment of financial instruments	6 514	119
Other financial income	71	136
Total financial income	7 570	2 297

Financial income was realised from related (CHF 0.148 million [CHF 0.171 million]) and third parties always in line with market conditions (see Notes 13 «Cash» and 20 «Non-current financial investments»).

11 INCOME TAXES

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Current income taxes for reporting period	16 706	46 783
Current income taxes for previous years	2 812	(735)
Total current income taxes	19 518	46 048
Deferred taxes resulting from revaluation and depreciation	83 261	81 536
Deferred taxes resulting from the sale of investment properties	(3 398)	(11 273)
Deferred taxes from tax rate changes and reductions from durations of ownership deductions	(6 808)	(1 376)
Deferred taxes resulting from loss offsetting	(410)	(92)
Other deferred taxes	2 959	5 085
Total deferred taxes	75 604	73 880
Total income taxes	95 122	119 928

Current income taxes were calculated at the effective maximum tax rates. At the same time, agreements with the appropriate tax authorities were considered as well. According to IAS 12, current income taxes were divided into current income taxes for the reporting period and current income taxes for previous years.

Deferred taxes were split into deferred taxes due to revaluation and depreciation, sales of investment properties, tax rate changes and reductions resulting from duration of ownership deductions, and other deferred taxes. Deferred tax assets on losses carried forward that can probably be offset in the future were recognised as such. Deferred taxes are subject to the risk of tax rate changes as well as changes in the cantonal tax regulations.

Reconciliation of income taxes

Income taxes were calculated using the effective relevant tax rates. Liabilities for current income taxes were recognised in the balance sheet as current income tax liabilities under current liabilities.

The tax reconciliation in the following table shows how the effective tax burden deviated from the average tax rate of 23%.

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Profit before income taxes	411 376	474 980
Income taxes at average tax rate of 23%	94 616	109 245
Taxes at other rates (including property gains taxes)	(9 017)	3 792
Income taxes for previous years	2 812	(735)
Change of deferred tax assets and use of losses carried forward for which no deferred tax assets have been recognised	962	347
Taxes on intercompany revenues and expenses	6 076	8 628
Other effects	(327)	(1 349)
Total income taxes	95 122	119 928

Deferred taxes

Where the revaluations according to IFRS versus the fiscal values were due to recaptured, previously claimed depreciation, the taxes were allocated per property after deduction of any applicable property gains tax and taken into account separately. In this case, tax rates of between 4.7% and 18.0% [5.7% and 18.0%] were applied.

Upward revaluations exceeding the recaptured, previously claimed depreciation are subject to tax using two different systems. Cantons that do not levy any special taxes also calculate taxes at the above rates. The other cantons levy a separate property gains tax using rates of between 4.0% and 25.0% [3.0% and 25.0%].

Accordingly, property gains taxes are reduced in proportion to the increased duration of ownership of the property. Swiss Prime Site generally assumes ownership for a minimum period of 20 years, meaning that potential speculation premiums are not taken into account. Deferred tax expenses as a result of depreciation and revaluation amounted to CHF 83.261 million [CHF 81.536 million]. The deferred taxes on revaluation of owner-occupied properties totalling CHF 2.372 million [CHF 2.989 million] were charged to shareholders' equity.

Total deferred tax expense of CHF 75.604 million [CHF 73.880 million] was debited to the consolidated income statement. This was mainly attributable to the fact that deferred tax liabilities or deferred tax assets had to be taken into account for revaluation and depreciation under commercial law. Of the total deferred tax assets subject to offsetting losses, only those were recognised that can probably be offset with future profits. The other deferred tax assets on losses carried forward were not recognised due to the insufficient future probability of offsetting losses.

Deferred tax assets

in CHF 1 000	31.12.2012	31.12.2011
Taxable losses carried forward of subsidiaries	10 871	5 177
Possible tax effect on taxable losses carried forward at an average tax rate of 23%	2 500	1 191
Losses carried forward which can in all probability be offset against future profits	(2 187)	(400)
Total recognised deferred tax assets at an average tax rate of 23%	(503)	(92)
Total deferred tax assets not recognised at an average tax rate of 23%	1 997	1 099
Recognised deferred tax assets from loss offsetting	503	92
Other deferred tax assets	1 621	–
Total deferred tax assets	2 124	92

Taxable losses carried forward of subsidiaries for which no deferred tax assets were recognised expired as follows:

in CHF 1 000	31.12.2012	31.12.2011
Under 1 year	–	–
After 1 year	722	–
After 2 years	547	386
After 3 years	155	547
After 4 years	627	155
After 5 years	811	627
After 6 years	2 140	811
After 7 and more years	3 682	2 251
Total expiring taxable losses carried forward	8 684	4 777

12 EARNINGS PER SHARE

The profit used to calculate the earnings per share or the diluted earnings per share was the reported profit attributable to shareholders of Swiss Prime Site AG. According to IAS 33, both the basic earnings per share and the diluted earnings per share must be reported.

Weighted average number of shares

Number of shares	01.01.–31.12.2012	01.01.–31.12.2011
Shares issued at 01.01.	54 368 714	54 368 714
Weighted number of shares issued on conversion in April and October 2012	130 346	–
Weighted number of shares issued on capital increase on 05.12.2012	378 861	–
Average number of treasury shares (360 days)	(4 369)	(36 117)
Total weighted average number of shares 01.01.–31.12. (360 days)	54 873 552	54 332 597

Weighted average earnings and NAV per share

in CHF 1	01.01.–31.12.2012	01.01.–31.12.2011
Earnings per share, weighted	5.76	6.53
Diluted earnings per share, weighted	5.34	6.10
NAV before deferred taxes per share	78.77	76.72
NAV after deferred taxes per share	65.38	63.34

When calculating diluted earnings per share, the profit attributable to shareholders of Swiss Prime Site AG of CHF 316.254 million [CHF 355.052 million] was adjusted by the following effects as a result of the convertible bonds: interest (coupon), amortisation of proportional costs and tax effect. This resulted in a diluted profit of CHF 327.176 million [CHF 364.194 million]. The weighted average number of shares of 54 873 552 [54 332 597] was reduced by the weighted number of 130 346 [0] shares issued on conversion and increased by the effective number of converted shares of 187 296 [0], as well as by the highest possible number of shares that can be issued on conversion of 6 333 827 [5 363 155] to 61 264 329 [59 695 752] shares, as a basis for calculating the diluted earnings per share.

In 2012, for the first time conversions took place with a volume amounting to a nominal of CHF 13.465 million of the CHF 300 million convertible bond (20.01.2010–20.01.2015), resulting in an increase in share capital of CHF 2.866 million, or 187 296 registered shares, and addition to capital reserves of CHF 10.375 million.

Conversion price and weighted number of possible shares given 100% conversion

	31.12.2012 Conversion price in CHF	31.12.2012 Number of possible shares	31.12.2011 Conversion price in CHF	31.12.2011 Number of possible shares
Convertible bonds				
1.875% convertible bond 20.01.2010–20.01.2015, CHF 286.535 million (issuing volume CHF 300.000 million)	70.97	4 037 410	71.89	4 173 042
1.875% convertible bond 21.06.2011–21.06.2016, CHF 190.350 million	82.89	2 296 417	83.97	1 190 113
Total weighted number of possible shares		6 333 827		5 363 155

Further information on the convertible bonds is provided in Note 27 «Non-current financial liabilities».

13 CASH

in CHF 1 000	31.12.2012	31.12.2011
Cash on hand	2 404	2 652
Sight deposits with third parties	23 071	1 075
Sight deposits with related parties	176 287	122 869
Total cash	201 762	126 596

Sight deposits comprised bank accounts exclusively. The investments were made in line with market conditions.

14 ACCOUNTS RECEIVABLE

in CHF 1 000	31.12.2012	31.12.2011
Accounts receivable from third parties	113 410	109 120
Accounts receivable from related parties	4 317	73
Total accounts receivable, gross	117 727	109 193
Impairments	(1 989)	(1 608)
Total accounts receivable	115 738	107 585

Most of the accounts receivable related to claims for rent and ancillary costs, to customer claims for real estate management services and to accounts receivable from the retail and gastronomy segment.

Maturities of receivables

	31.12.2012 Gross receivables	31.12.2012 Impairments	31.12.2011 Gross receivables	31.12.2011 Impairments
in CHF 1 000				
Not yet due	99 700		86 901	
Due between 0 and 30 days	4 292		6 179	
Due between 31 and 90 days	2 162		5 460	
Due between 91 and 120 days	514		1 172	
Due for more than 120 days	11 059		9 481	
Total gross receivables and impairments	117 727	1 989	109 193	1 608

Receivables not yet due were primarily receivables from cumulative ancillary costs of the current ancillary cost period.

Development of the impairment of receivables

in CHF 1 000	31.12.2012	31.12.2011
Impairments at beginning of period	1 608	1 669
Increase of impairments based on individual valuation	1 430	1 057
Release of impairments based on individual valuation	(1 049)	(1 118)
Impairments at end of period	1 989	1 608

15 OTHER RECEIVABLES

in CHF 1 000	31.12.2012	31.12.2011
Current accounts receivable from third parties	2	14
Current accounts receivable from related parties	–	6 737
Other receivables from third parties	2 131	2 540
Other receivables from related parties	76	–
Withholding tax credits	781	1 644
VAT credits	3 306	3 360
Total other current receivables	6 296	14 295
Other non-current receivables	3 825	5 525
Total other non-current receivables	3 825	5 525

Current accounts receivable from related parties included receivables from Wincasa AG of CHF 0.000 million [CHF 6.737 million]. The property management companies transferred the cumulated real estate surpluses or current accounts receivable to the relevant company on a monthly basis.

The other non-current receivables of CHF 3.825 million [CHF 5.525 million] resulted from the divestment of the Algerian investment acquired in February 2011.

16 INVENTORIES

in CHF 1 000	31.12.2012	31.12.2011
Merchandise	23 989	25 464
Other inventories	643	169
Impairments	(440)	(554)
Total inventories	24 192	25 079

Inventories included merchandise from the retail trade business, primarily from Jelmoli – The House of Brands, which were recognised in the balance sheet at average cost – or if lower – at net realisable value.

17 TRADING PROPERTIES

in CHF 1 000	31.12.2012	31.12.2011
Zurich, Naphtastrasse 10/Maaghof North and East	7 985	–
Zurich, Turbinenstrasse 21/Maaghof North and East	7 386	–
Total trading properties	15 371	–

Further details are provided in Note 22 «Investment properties».

18 ASSETS HELD FOR SALE

According to IFRS 5, assets held for sale were recognised separately in the balance sheet.

in CHF 1 000	31.12.2012	31.12.2011
Allschwil, Hegenheimermattweg 91	86 090	–
Belp, Aemmenmattstrasse 43	19 140	19 260
Berne, Schwarztorstrasse 48	48 530	–
Burgdorf, industry Buchmatt	14 830	14 470
Frick, Hauptstrasse 132/Fricktal Centre A3	–	20 780
Granges-Paccot, Route d'Agy 3	7 800	7 774
Losone, Via Locarno/Via Truscio	1 085	895
Moosseedorf, Moosstrasse 21	1 479	1 939
Moosseedorf, Moosstrasse 23	2 460	3 243
Oberwil, Mühlemattstrasse 23	–	4 390
Spreitenbach, Müslistrasse 44	4 249	4 713
St. Gallen, Vadianstrasse 25, sold	–	8 500
Total assets held for sale	185 663	85 964

Various properties that do not conform to the strategy pursued by the real estate segment were intended for sale.

The investment properties held for sale were recognised in the balance sheet at fair value similar to the investment properties reported in non-current assets. On conclusion of sale, payment is secured via a legally binding promise to pay from a corporate bank or insurance company.

The divestment gains or losses were reported under net proceeds of property sales (see Note 5 «Operating income»).

19 ACCRUED INCOME AND PREPAID EXPENSES

in CHF 1 000	31.12.2012	31.12.2011
Accrued income and prepaid expenses from third parties	22 360	22 913
Accrued income and prepaid expenses from related parties	1 235	–
Total accrued income and prepaid expenses	23 595	22 913

Accrued income and prepaid expenses included mainly accruals from the real estate accounts (essentially rents and ancillary costs) of CHF 21.543 million [CHF 19.891 million].

The remaining accruals and deferrals were incurred in the areas of capital taxes, personnel costs and administrative expenses, as well as expenses in the retail and gastronomy segment and financing costs.

20 NON-CURRENT FINANCIAL INVESTMENTS

in CHF 1 000	31.12.2012	31.12.2011
Loans	681	688
Other non-current financial investments	1 091	1 223
Total non-current financial investments	1 772	1 911

Loans comprised three [three] fixed-rate loans with a residual term of up to 11 [12] years and an interest rate of 0% to 8%.

Other non-current financial investments comprised various non-consolidated investments with a share of less than 20% and without significant effect.

21 INVESTMENTS IN ASSOCIATES

The following investments in associated companies were valued according to the equity method:

in CHF 1 000	31.12.2012	31.12.2011
Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld	2 240	2 246
Parkgest Holding SA, Geneva	10 155	8 701
Parking Riponne S.A., Lausanne	10 274	1 666
Total investments in associates at beginning of period	22 669	12 613
Proportional result of the period	1 770	12 003
Less dividends received	(1 947)	(1 947)
Total investments in associates at end of period	22 492	22 669

The valuation of associated companies according to the equity method carried out in the previous year was based on new information. After the valuation using the equity method, the reported value of these investments corresponded to the estimated cash flows from these companies. Due to the limited extent of exerting influence on these companies, Swiss Prime Site is unable to obtain up-to-date relevant financial information. Further information is provided in Note 33 «Major subsidiaries and investments in associates».

Following is a summary of financial information on the associated companies (not adjusted in Swiss Prime Site's shareholding interest):

in CHF 1 000	31.12.2012	31.12.2011
Current assets	22 198	20 516
Non-current assets	81 478	74 637
Current liabilities	8 253	6 621
Non-current liabilities	25 083	22 447
Net assets	70 340	66 085
Income	24 422	26 354
Annual result	4 988	6 040

22 INVESTMENT PROPERTIES

in CHF 1 000	Building land	Commercial properties without significant residential space	Commercial properties with minimal residential space	Properties held for sale	Total investment properties	Properties under construction/development sites	Trading properties*	Total fair value or cost, respectively
As at 01.01.2011	35 380	6 704 314	311 472	130 625	7 181 791	558 070	–	7 739 861
Purchases/investments	–	–	–	–	–	67 567	–	67 567
Follow-up investments	–	118 451	467	2 095	121 013	7 474	–	128 487
Transfer of building land to properties held for sale	(895)	–	–	895	–	–	–	–
Transfer of properties held for sale to building land**	1 487	–	–	(1 487)	–	–	–	–
Transfer of properties under construction to investment properties	–	537 470	–	–	537 470	(537 470)	–	–
Transfer of investment properties to properties held for sale	–	(6 840)	–	6 840	–	–	–	–
Transfer of owner-occupied properties to investment properties***	–	2 224	–	–	2 224	–	–	2 224
Transfer of investment properties to owner-occupied properties***	–	(53 202)	–	–	(53 202)	–	–	(53 202)
Disposal by sale	–	(187 740)	–	(51 120)	(238 860)	–	–	(238 860)
Positive fair value adjustment	4 857	294 109	14 364	1 891	315 221	1 275	–	316 496
Negative fair value adjustment	(24)	(134 556)	(31)	(3 775)	(138 386)	–	–	(138 386)
Fair value adjustment 2011	4 833	159 553	14 333	(1 884)	176 835	1 275	–	178 110
As at 31.12.2011	40 805	7 274 230	326 272	85 964	7 727 271	96 916	–	7 824 187
Purchases/investments	–	93 618	–	–	93 618	40 305	–	133 923
Follow-up investments	(297)	66 904	588	190	67 385	71 732	3 699	142 816
Transfer of properties under construction and development sites in trading properties	–	–	–	–	–	(11 672)	11 672	–
Transfer of properties held for sale to investment properties	–	25 170	–	(25 170)	–	–	–	–
Transfer of properties under construction to investment properties****	–	6 646	–	–	6 646	(6 646)	–	–
Transfer of investment properties to properties held for sale	–	(131 720)	–	131 720	–	–	–	–
Net transfer of owner-occupied properties to investment properties***	–	12 746	–	–	12 746	–	–	12 746
Transfer of properties with minimal residential space to properties without significant residential space	–	25 120	(25 120)	–	–	–	–	–
Disposal by sale	–	–	(24 960)	(8 500)	(33 460)	–	–	(33 460)
Positive fair value adjustment	2 437	257 282	14 040	3 286	277 045	4 485	–	281 530
Negative fair value adjustment	–	(92 447)	(3)	(1 827)	(94 277)	–	–	(94 277)
Fair value adjustment 2012	2 437	164 835	14 037	1 459	182 768	4 485	–	187 253
As at 31.12.2012	42 945	7 537 549	290 817	185 663	8 056 974	195 120	15 371	8 267 465

* at lower of cost or net realisable value

** Wangen b. Olten, Rickenbacherfeld

*** various owner-occupied properties, see Note 23 «Owner-occupied properties»

**** Zurich, Affolternstrasse 32/MFO building

in CHF 1 000	Building land	Commer- cial prop- erties without significant residential space	Commer- cial prop- erties with minimal residential space	Properties held for sale	Total invest- ment properties	Properties under con- struction/ develop- ment sites	Trading properties	Total
Fire insurance values*								
On 01.01.2011	3 161	5 535 480	254 156	186 985	5 979 782	471 757	–	6 451 539
On 01.01.2012	13 435	5 823 929	299 957	94 211	6 231 532	95 624	–	6 327 156
On 31.12.2012	3 443	5 802 326	211 404	182 326	6 199 499	189 392	15 371	6 404 262
Net rental income								
01.01.–31.12.2011	322	387 320	17 468	5 725	410 835	–	–	410 835
01.01.–31.12.2012	422	380 662	16 251	10 020	407 355	–	–	407 355
Losses due to vacancies and unpaid rents in %								
01.01.–31.12.2011	–	4.2	4.3	23.3	4.6	–	–	4.6
01.01.–31.12.2012	0.3	5.1	3.0	17.6	5.4	–	–	5.4
Sales proceeds								
01.01.–31.12.2011 gains	–	77 810	–	2 060	79 870	–	–	79 870
01.01.–31.12.2011 losses	–	–	–	(2 325)	(2 325)	–	–	(2 325)
01.01.–31.12.2012 gains	–	–	8 431	97	8 528	–	–	8 528
01.01.–31.12.2012 losses	–	–	–	(19)	(19)	–	–	(19)

* There were no building insurance values for properties under construction. For building projects, the respective builders' liability insurance had been taken out.

The fair value adjustments were carried out on the basis of a regular (semi-annual) fair value appraisal by a renowned independent real estate expert (Wüest & Partner AG, Zurich) according to the discounted cash flow method. The discount rates for the valuation of investment properties, building land, investment properties held for sale, properties under construction and development sites hovered in a range between 3.2% and 5.7% [3.4% and 5.8%] on the balance sheet date.

At the balance sheet date, 9 [10] investment properties and 2 [0] development properties (condominiums) were held for sale.

Sensitivity of fair value

In the following analysis, the existing real estate portfolio (excluding building land, projects and development sites) is taken into account with a current fair value as at the balance sheet date of CHF 8 345.8 million (fair value of entire portfolio is CHF 8 600.3 million).

A change in fair value can result from fluctuations in various market and property factors, or several valuation parameters: e.g. changes in rental income, real estate costs and discount rates (returns). With regard to potential changes in the market environment, sensitivity is given particularly regarding discount rates. The fair value adjustment in connection with the change in discount rate is depicted as follows (average derived discount rate over the entire portfolio, approximate calculation).

Average discount rate	Change in fair value in %	Change in fair value in CHF 1 000	Fair value in CHF 1 000
3.9%	7.0	584 200	8 930 000
4.0%	4.5	375 600	8 721 400
4.1%	2.2	183 600	8 529 400
4.2% (valuation as at 31.12.2012)	–	–	8 345 800
4.3%	(2.1)	(175 300)	8 170 500
4.4%	(4.2)	(350 500)	7 995 300
4.5%	(6.2)	(517 400)	7 828 400
4.6%	(8.1)	(676 000)	7 669 800
4.7%	(9.9)	(826 200)	7 519 600
4.8%	(11.7)	(976 500)	7 369 300

An increase in the discount rate (expected return) over the entire portfolio of more than 50 basis points within a short period seems very improbable. In this regard, real estate returns trend much more sluggishly than nominal interest rates on bonds or mortgages. Vice versa, in the current environment marked by still moderate returns on real estate in Switzerland, a discount rate that is more than 30 basis points lower over the entire portfolio also seems improbable.

The impact of changes in rental income on fair value is also essentially significant. However, substantial changes in rental income over the entire portfolio (with a varying diversity of uses and tenants) in accumulated form and within a shorter period are less probable, whereas more significant effects on the portfolio would occur with a prolonged time lag. A linear correlation between rental income and fair value can be approximately assumed, whereby the rental income forecast in the valuation comprises several components, such as current contractually guaranteed rents and market rental estimates after the present contracts have expired. If just one of these components changes, the impact on fair value is diminished (for example, fair value declines by 3.6% given a reduction of market rental potential of 4.0%).

Change in market rental potential	Change in fair value in %	Change in fair value in CHF 1 000	Fair value in CHF 1 000
6.0%	5.4	450 700	8 796 500
4.0%	3.6	300 400	8 646 200
2.0%	1.8	150 200	8 496 000
0.0% (valuation as at 31.12.2012)	–	–	8 345 800
(2.0%)	(1.8)	(150 200)	8 195 600
(4.0%)	(3.6)	(300 400)	8 045 400
(6.0%)	(5.4)	(450 700)	7 895 100
(8.0%)	(7.2)	(600 900)	7 744 900
(10.0%)	(8.9)	(742 800)	7 603 000

The sensitivity of fair value with regard to changes in recurring real estate costs for operation and proper maintenance is considerably lower than in the case of the aforementioned factors. However, the impact of modified costs for renovations and restructuring or construction costs for projects can have substantial effects on the fair value of the relevant real estate. Since this concerns only a limited number of affected properties over the entire portfolio, the sensitivity is relativised in this regard.

Overall, any change in the fair value of the entire portfolio of more than 5% within a year is regarded as less probable.

Current development and new building projects

City, address	Additional information
Berne, Wankdorfallee/ Post headquarters, Majowa	<ul style="list-style-type: none"> • Project description: The new commercial services building comprises around 33 700 square metres of rental floor space and roughly 1 800 workplaces situated on the second to seventh floors. The conference centre will be constructed on the first floor, and the personnel restaurant with seating for 450 persons will be located on the ground floor. The subterranean levels will house 170 parking places as well as 450 spaces for bicycles. The project is being constructed according to the sophisticated and comprehensive criteria of the German Sustainable Building Council (DGNB) as well as Swiss Sustainable Building Council (SGNI) quality seal of approval. • Project status: The building authorisation legally went into effect in August 2011 and excavation work started in May 2012. The laying of the cornerstone took place on 26.09.2012 and the building shell will be completed in the autumn 2013. • Occupancy rate*: The building has been rented to Swiss Post. • Completion: Autumn 2014
Zurich, Hagenholzstrasse 60/ SkyKey	<ul style="list-style-type: none"> • Project description: The commercial services building comprises roughly 40 000 square metres of office floor space, around 2 400 workplaces, various conference rooms and a personnel restaurant with seating for about 900 persons. Storage space and auxiliary rooms, in addition to approximately 230 parking places are all situated in the subterranean levels. The building volume comprises an eight-storey base structure, from which an 18-storey, 63-metre-high tower ascends from the southeast corner. The ensemble fits seamlessly together with the modern buildings constructed in recent years located between Andreasstrasse and Hagenholzstrasse. • Project status: The building shell construction began in March 2012, and laying of the cornerstone took place on 02.05.2012. As at the balance sheet date, the building shell construction activities were underway for the core structures A and D on the sixth floor as well as B and C on the second floor. Completion of the building shell is set for mid-2013. • Occupancy rate*: The building is 100% leased to Zurich Insurance Company Ltd effective 01.07.2014. • Completion: Tenants' improvements can be started from mid-2013; the entire new building will be ready for occupancy by mid-2014.
Zurich, Hardstrasse 129, Naphtastrasse 10, Turbinenstrasse 21/ Maaghof North and East	<ul style="list-style-type: none"> • Project description: The project involves a residential building complex located to the west of Prime Tower and situated on the former industrial site. Maaghof North and East will comprise residential floor space of 21 800 square metres, consisting of 137 rental apartments and 83 condominiums. The ground floors, with 2 200 square metres of floor space, are reserved for social utilisation such as day care centres and kindergartens, or commercial floor space. The subterranean garage will house 143 parking places. The building concept envisages an L-shaped complex, with a spacious park-like courtyard. • Project status: The building application was submitted in January 2011. Building authorisation was granted in August 2011 and legally went into effect in March 2012. The construction start date (deconstruction) was in July 2012, the laying of the cornerstone took place on 29.11.2012 and completion of the building shell is set for spring 2014. • Occupancy rate*: Rental activities start in spring 2014. • Sales status*: 8 of 83 condominiums are reserved. • Completion: Spring 2015

* Data on occupancy rates/sales status are as at 31.12.2012.

Swiss Prime Site as land lease holder

Land leases should be checked insofar as they are operating or finance leases using general criteria according to IAS 17. Based on analyses and present value tests, it was determined that all current land lease contracts (Swiss Prime Site as land lease holder and land lease grantor) are operating leases. Swiss Prime Site is the land lease holder for the following properties:

Properties subject to land leases

Basel, Hochbergerstrasse 40/parking
 Basel, Messeplatz 12/Messeturm
 Berne, Wankdorfallee/Post headquarters/Majowa
 Berne, Mingerstrasse 12–18/PostFinance Arena
 Berne, Weltpoststrasse 5
 Biel, Solothurnstrasse 122
 Burgdorf, industry Buchmatt
 Conthey, Route Cantonale 4
 Conthey, Route Cantonale 11
 Dietikon, Zentralstrasse 12
 Dübendorf, Bahnhofstrasse 1
 Eyholz, Kantonsstrasse 79
 Geneva Airport, Route de Pré-Bois 10/underground garage
 Grand-Lancy, Route des Jeunes 10
 Grand-Lancy, Route des Jeunes 12/CCL La Praille
 Heimberg, Gurnigelstrasse 38
 Locarno, parking Centro
 Meyrin, Route de Meyrin 210
 Moosseedorf, Moosstrasse 21
 Moosseedorf, Moosstrasse 23
 Oberwil, Mühlemattstrasse 23
 Zuchwil, Dorfackerstrasse 45/Birchi Centre
 Zurich, Limmattalstrasse 180
 Zurich, Steinmühleplatz/Jelmoli parking

Key figures of the land leases

Land lease areas	477 m ² to 31 074 m ²
Residual terms to maturity	2 to 80 years
Contract extension options	none to 50 years
Price adjustments	annually to every 10 years
Pre-emption rights	none, unilateral and bilateral

Future land lease expenses

in CHF 1 000	31.12.2012	31.12.2011
Land lease expenses up to 1 year	3 839	3 043
Land lease expenses from 1 year up to 5 years	17 722	12 052
Land lease expenses after 5 years	295 571	179 275
Total future land lease expenses	317 132	194 370

Land lease expenses in the period

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Land lease expenses	3 193	3 055
Total land lease expenses in the period	3 193	3 055

Rights of use

Similar to land lease, rights of use of all current contracts are defined as operating leases according to IAS 17. Expenses for rights of use are shown in the tables under «Future land lease expenses» and «Land lease expenses in the period». The following properties are encumbered with a contract for right of use (user):

Geneva, Place Cornavin 10
Zurich, Stadelhoferstrasse 22

Key figures of the rights of use

Right of use areas	80 m ² to 202 m ²
Residual terms to maturity	2 to 30 years
Contract extension options	5 to 20 years
Price adjustments	every year
Pre-emption rights	none

Swiss Prime Site as grantor of land leases

Swiss Prime Site has granted land leases on the following properties:

Basel, Hochbergerstrasse 62/service station
Bellach, Gurzelenstrasse 2
Burgdorf, Emmentalstrasse 14
Gossau, Wilerstrasse 82
Granges-Paccot, Route d'Agy 3
Heimberg, Gurnigelstrasse 38
Holderbank, Hauptstrasse 43
Mägenwil, Weststrasse 6/Birrfeldstrasse south
Meyrin, Route de Meyrin 210
Oftringen, Spitalweidstrasse 1/shopping centre a1

Key figures of the land leases

Land lease areas	384 m ² to 2 839 m ²
Residual terms to maturity	4 to 73 years
Contract extension options	none until 3 times 5 years
Price adjustments	annually to every 10 years
Pre-emption rights	none, unilateral and bilateral

Future land lease income

in CHF 1 000	31.12.2012	31.12.2011
Land lease income up to 1 year	1 275	1 470
Land lease income from 1 year up to 5 years	5 079	5 879
Land lease income after 5 years	14 590	19 550
Total future land lease income	20 944	26 899

Land lease income in the period

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Land lease income	1 470	1 598
Total land lease income in the period	1 470	1 598

Land lease income was recognised as rental income.

23 OWNER-OCCUPIED PROPERTIES

in CHF 1 000	31.12.2012	31.12.2011
Owner-occupied properties at beginning of period	340 923	280 423
Additions	59	918
Transfer from investment properties	6	53 202
Transfer in investment properties	(12 752)	(2 224)
Transfer depreciation	(5 680)	(4 392)
Positive fair value adjustment due to revaluation	10 475	13 105
Negative fair value adjustment due to revaluation	(164)	(109)
Owner-occupied properties before cumulative depreciation and impairments at end of period	332 867	340 923
Cumulative depreciation and impairments at beginning of period	–	–
Depreciation of the period	5 680	4 392
Impairments	–	–
Transfer depreciation	(5 680)	(4 392)
Cumulative depreciation and impairments at end of period	–	–
Total owner-occupied properties after cumulative depreciation and impairments	332 867	340 923

Portions of the properties located at Frobургstrasse 1 in Olten, Seidengasse 1/Jelmoli – The House of Brands in Zurich as well as Route des Jeunes 10 in Grand-Lancy are used as owner-occupied properties. The property located at Obere Bahnhofstrasse 14 in Affoltern a.A. was reclassified as investment property as at 28.02.2012.

Reclassification of investment properties into owner-occupied properties and vice versa is carried out semi-annually using the current rent tables.

Owner-occupied properties are valued on the basis of a regular (semi-annual) fair value appraisal by the independent real estate expert Wüest & Partner AG, Zurich, by means of the discounted cash flow method.

The real discount rates applied hovered in range between 3.9% and 4.4% [4.0% and 4.8%] on the balance sheet date. These valuations were based on market prices of recently executed transactions. If the owner-occupied properties had been valued according to the historical cost model, the book value would have been CHF 299.423 million [CHF 318.149 million] as at the balance sheet date.

Transfer depreciation was based on the cumulative depreciation as at the revaluation date, which was eliminated against the gross book value of the revalued owner-occupied properties.

24 TANGIBLE ASSETS

in CHF 1 000	Tenants' improve- ments	Furniture and equipment	31.12.2012 Total
Tangible assets at beginning of period	30 043	32 010	62 053
Additions	–	4 266	4 266
Addition from acquisition of Wincasa AG	1 726	1 959	3 685
Disposals	–	–	–
Tangible assets before cumulative depreciation and impairments at end of period	31 769	38 235	70 004
Cumulative depreciation and impairments at beginning of period	7 512	8 442	15 954
Depreciation during the period	4 363	5 239	9 602
Disposals	–	–	–
Cumulative depreciation and impairments at end of period	11 875	13 681	25 556
Total tangible assets after cumulative depreciation and impairments	19 894	24 554	44 448

in CHF 1 000	Tenants' improve- ments	Furniture and equipment	31.12.2011 Total
Tangible assets at beginning of period	26 863	26 098	52 961
Additions	3 180	5 912	9 092
Disposals	–	–	–
Tangible assets before cumulative depreciation and impairments at end of period	30 043	32 010	62 053
Cumulative depreciation and impairments at beginning of period	3 509	3 869	7 378
Depreciation during the period	4 003	4 573	8 576
Disposals	–	–	–
Cumulative depreciation and impairments at end of period	7 512	8 442	15 954
Total tangible assets after cumulative depreciation and impairments	22 531	23 568	46 099

25 INTANGIBLE ASSETS

in CHF 1 000	Goodwill	Software	Customer relations	Brand names	31.12.2012 Total
Intangible assets at beginning of period	36 010	2 853	5 650	22 797	67 310
Additions	–	497	–	–	497
Addition from acquisition of Wincasa AG	88 085	4 015	20 350	4 395	116 845
Disposals	–	–	–	–	–
Intangible assets before cumulative amortisation and impairments at end of period	124 095	7 365	26 000	27 192	184 652
Cumulative amortisation and impairments at beginning of period	–	579	1 210	–	1 789
Amortisation during the period	–	930	904	–	1 834
Disposals	–	–	–	–	–
Cumulative amortisation and impairments at end of period	–	1 509	2 114	–	3 623
Total intangible assets after cumulative amortisation and impairments	124 095	5 856	23 886	27 192	181 029

in CHF 1 000	Goodwill	Software	Customer relations	Brand names	31.12.2011 Total
Intangible assets at beginning of period	36 010	2 498	5 650	22 797	66 955
Additions	–	355	–	–	355
Disposals	–	–	–	–	–
Intangible assets before cumulative amortisation and impairments at end of period	36 010	2 853	5 650	22 797	67 310
Cumulative amortisation and impairments at beginning of period	–	14	612	–	626
Amortisation during the period	–	565	598	–	1 163
Disposals	–	–	–	–	–
Cumulative amortisation and impairments at end of period	–	579	1 210	–	1 789
Total intangible assets after cumulative amortisation and impairments	36 010	2 274	4 440	22 797	65 521

Impairment test for cash-generating units including goodwill and brand names

To perform the impairment test, goodwill and brand names are attributed to the cash-generating units of Swiss Prime Site that correspond to the operating segments.

Goodwill

in CHF 1 000	31.12.2012	31.12.2011
Real estate segment	88 085	–
Retail and gastronomy segment	36 010	36 010
Total goodwill	124 095	36 010

The real estate as well as retail and gastronomy segment each constitutes an operating segment. The amount to be realised by the cash-generating units was based on value in use.

Value in use was based on the following underlying key assumptions:

- Taking into consideration past experience, cash flows were based on a business plan for the forthcoming four years. A constant growth rate of 1.0% [1.0%] was used for cash flows of the detailed horizon of the subsequent periods.
- Pre-tax discount rates of 9.2% and 8.3% [8.4%] were applied for the goodwill in the real estate as well as retail and gastronomy segment, respectively.

In the opinion of the Management Board, no realistically expected, possible changes in the designated key assumptions can lead to a situation in which the book value of goodwill would exceed the relevant realisable amount as at the balance sheet date. The impairment tests were carried out in the fourth quarter of 2012.

Brand names

in CHF 1 000	31.12.2012	31.12.2011
Real estate segment	4 395	–
Retail and gastronomy segment	22 797	22 797
Total brand names	27 192	22 797

The useful life of the brand names acquired in connection with the acquisition of Jelmolli Group (Jelmolli including The House of Brands) (retail and gastronomy segment)) as well as Wincasa AG (real estate segment) were regarded as indefinite because there are absolutely no plans for rebranding.

For valuation of the brands the so-called relief from royalty method was applied through deriving a value that would have to be paid to a third-party user for the use of the brands. Licensing fees in line with those paid among third parties served as a standard for the basis of the valuation.

The underlying key assumptions for the impairment test for the brand name Jelmolli, including The House of Brands, conducted at 31.12.2012 by means of the so-called relief from royalty method, included a pre-tax discount rate of 9.5% [9.6%] as well as net licensing fee of 1.3% [1.3%]. The relevant valuation of the Wincasa brand was derived with a pre-tax discount rate of 16.9% and net licensing fee of 0.5%. The values assigned to the key assumptions have been derived from industry-specific values from companies in the retail trade as well as real estate management sector.

Based on the impairment tests, there was no need for any impairment as at end 2012. Due to the nature of the valuation method, sales growth contrary to expectations would directly lead to value impairment.

26 CURRENT LIABILITIES

in CHF 1 000	31.12.2012	31.12.2011
Accounts payable to third parties	10 087	8 184
Accounts payable to related parties	1 009	280
Total accounts payable	11 096	8 464
Current financial liabilities to third parties	504 993	495 249
Current financial liabilities to related parties	110 000	42 175
Total current financial liabilities	614 993	537 424
Other current liabilities to third parties	84 101	23 667
Other current liabilities to related parties	46 381	–
Total other current liabilities	130 482	23 667
Advance payments from third parties	90 193	85 556
Advance payments from related parties	6	2
Total advance payments	90 199	85 558
Current income tax liabilities	25 412	48 889
Accrued expenses and deferred income to third parties	79 393	85 361
Accrued expenses and deferred income to related parties	869	–
Accrued expenses and deferred income	80 262	85 361
Total current liabilities	952 444	789 363

Accounts payable comprised mainly liabilities from ancillary cost accounts, property expense invoices and commercial invoices.

Current financial liabilities to third and related parties (Credit Suisse Group) consisted of mortgages and a bond from the former Jelmoli Group amounting to nominal CHF 200.821 million [CHF 0.000 million], which is due for redemption on 11.07.2013 and therefore reclassified as current financial liabilities.

Bonds

The bond from the former Jelmoli Group showed the following key data:

Volume	CHF 200.000 million (book value on 31.12.2012 CHF 200.821 million)
Interest rate	4.625% p.a., payable annually on 11.07.
Term to maturity	8 years (11.07.2005–11.07.2013)
Listing	SIX Swiss Exchange
Securities number	2 190 735 (JEL05)

The bond will be redeemed at its nominal value.

The accrued expenses and deferred income included accruals from the real estate accounts (primarily renovation and project costs) of CHF 54.395 million [CHF 74.768 million]. The other accrued expenses and deferred income consisted of CHF 1.700 million [CHF 1.981 million] for goods and services from the retail business, as well as of CHF 23.130 million [CHF 6.488 million] for administrative and advertising expenses in addition to auditing and valuation fees. Interest liabilities toward lenders accounted for CHF 1.037 million [CHF 2.044 million] and other amounted to CHF 0.000 million [CHF 0.080 million].

There were no other extraordinary debt covenants relating to current liabilities.

27 NON-CURRENT FINANCIAL LIABILITIES

Non-current financial liabilities consisted of loans secured by real estate of CHF 3 040.275 million [CHF 2 941.807 million], two convertible bonds of CHF 469.823 million [CHF 481.097 million] and, in the previous year, one bond from the acquired Jelmoli Group [CHF 202.373 million]. One convertible bond has a nominal value of CHF 286.535 million [CHF 300.000 million] and was issued on 20.01.2010. The second convertible bond, with a nominal value of CHF 190.350 million was issued on 21.06.2011. Both convertible bonds have an interest rate of 1.875% and term to maturity of five years.

Non-current financial liabilities of CHF 3 510.098 million [CHF 3 625.277 million] were recognised at amortised cost, which generally corresponded to the nominal value. There were no extraordinary debt covenants for loans secured by real estate or for bonds. For the previous year, see Note 26 «Current liabilities». The contractual limits were complied with by the Company and are continually monitored.

To secure the financial liabilities, various credit line agreements were concluded under market conditions (at arm's length), both with third-party banks and with related banks. Within the scope of the general credit lines, the maximum credit available is determined and adjusted by the banks on the basis of the valuation of the land mortgage rights transferred to them as security.

Increasing credit lines or individual loans, redemption of existing loans and refinancing are carried out continuously on the basis of the liquidity plan. The Management Board (Chief Financial Officer) is responsible for the timely implementation and is supervised by the Board of Directors.

As at the balance sheet date, the loan-to-value ratio of the entire real estate portfolio was 48.0% [51.0%].

Convertible bonds

On 20.01.2010, Swiss Prime Site AG issued a convertible bond with the following key data:

Issuing volume	CHF 300.000 million
Volume	CHF 286.535 million (book value on 31.12.2012 CHF 282.540 million)
Interest rate	1.875% p.a., payable annually on 20.01., starting on 20.01.2011
Term to maturity	5 years (20.01.2010–20.01.2015)
Conversion price	CHF 70.97 (CHF 71.89 at issue)
Listing	SIX Swiss Exchange
Securities number	10 877 415 (SPS10)

In 2012 for the first time, conversions took place with a volume amounting to nominal CHF 13.465 million of the CHF 300 million convertible bond (20.01.2010–20.01.2015), resulting in an increase in share capital of CHF 2.866 million, or 187 296 registered shares, and addition to capital reserves of CHF 10.375 million.

Each individual bond with a nominal value of CHF 5 000 can be converted into registered shares of the Company at any time. The newly issued shares are secured by conditional capital.

The equity component resulting from the convertible bond was recognised directly in shareholders' equity. The other embedded options of the convertible bond – i.e. premature redemption option of Swiss Prime Site under certain preconditions (clean-up call and share price appreciation call) – as well as the put option granted under certain preconditions (delisting of shares put) are contained within the borrowed capital component and were not recognised separately.

On 21.06.2011, Swiss Prime Site AG issued a new convertible bond with the following key data:

Volume	CHF 190.350 million (book value on 31.12.2012 CHF 187.283 million)
Interest rate	1.875% p.a., payable annually on 21.06., starting on 21.06.2012
Term to maturity	5 years (21.06.2011–21.06.2016)
Conversion price	CHF 82.89 (CHF 83.97 at issue)
Listing	SIX Swiss Exchange
Securities number	13 119 623 (SPS11)

Each individual bond with a nominal value of CHF 5 000 can be converted into registered shares of the Company at any time. The newly issued shares are secured by conditional capital.

The equity component resulting from the convertible bond was recognised directly in shareholders' equity. The other embedded options of the convertible bond – i.e. premature repayment option of Swiss Prime Site under certain preconditions (clean-up call and issuer call) as well as the put option granted under certain preconditions (delisting of shares put) – were contained within the borrowed capital component and were not recognised separately.

For more information regarding non-current financial liabilities, see Note 36 «Financial instruments and financial risk management».

28 DEFERRED TAX LIABILITIES

in CHF 1 000	31.12.2012	31.12.2011
Deferred tax liabilities at beginning of period	727 044	650 083
Increase through depreciation/revaluation, net	85 633	84 525
Decrease through property sales	(3 398)	(11 273)
Provisions and other liabilities	2 935	5 085
Tax rate changes	(6 808)	(1 376)
Total deferred tax liabilities at end of period	805 406	727 044

Deferred tax liabilities resulted from differences in valuation between statutory reporting of financial results and reporting according to IFRS standards. They resulted particularly from revaluations and statutory depreciation of investment properties and owner-occupied properties. Conversely, deferred tax liabilities decreased upon disposals of the properties.

The calculation of deferred taxes on real estate assets was based on the assumption of a holding period of minimum 20 years. Given a holding period of 15 years, the relevant deferred tax liabilities on future property gains would have been roughly 4% higher; given a reduction of the holding period to 10 years, deferred tax liabilities would have been around 6% higher.

Information about the status and changes in revaluations can be found in Notes 9 «Revaluation of investment properties, properties under construction and development sites» and 22 «Investment properties». Note 11 «Income taxes» explains the calculation of the deferred taxes.

29 SHAREHOLDERS' EQUITY

Share capital	Number of registered shares issued	Nominal value in CHF	in CHF 1 000
Nominal share capital at 01.01.2011	54 368 714	15.30	831 841
Nominal share capital at 31.12.2011	54 368 714	15.30	831 841
Conversions on April and October 2012	187 296	15.30	2 866
Capital increase on 05.12.2012	5 455 601	15.30	83 471
Total nominal share capital at 31.12.2012	60 011 611	15.30	918 178

A share register is maintained for the registered shares. Only the person registered in the share register is recognised as shareholder or usufructuary. Each share is entitled to one vote at the Annual General Meeting. The Board of Directors is entitled to decline foreign buyers of registered shares as shareholders with voting rights, insofar and as long as their acknowledgement might prevent the Company from producing evidence of the composition of the circle of shareholders required by law. Otherwise, there are no restrictions on registration or voting rights. Anyone who acquires or holds – either directly or indirectly or in joint agreement with third parties – more than 33⅓% of the voting shares must submit an offer to acquire all listed shares of the Company.

The capital increase of 05.12.2012 was carried out to underpin Swiss Prime Site's growth strategy. The Company aims to invest the net proceeds from the capital increase in investments in ongoing development and new building projects, as well as in modifications and conversions of properties, in the coming 18 to 24 months. Plans also call for seizing further growth opportunities on the Swiss real estate market that should expand the portfolio with high-quality properties featuring robust returns and sound construction according to comprehensive sustainability standards.

The 4 828 [4 244] treasury shares held at 31.12.2012 were not entitled to dividends. At the balance sheet date, the dividend-entitled share capital of CHF 918.104 million [CHF 831.776 million] therefore comprised 60 006 783 [54 364 470] shares.

	Number of registered shares	Nominal value in CHF	in CHF 1 000
Authorised capital			
Authorised capital at 01.01.2011	8 000 000	15.30	122 400
Approval of capital increase by Annual General Meeting of 19.04.2011	2 000 000	15.30	30 600
Authorised capital at 31.12.2011	10 000 000	15.30	153 000
Capital increase on 05.12.2012	(5 455 601)	15.30	(83 471)
Total authorised capital 31.12.2012	4 544 399	15.30	69 529

The Board of Directors is authorised to increase the share capital to the extent mentioned above at any time until 19.04.2013. The precise wording can be found in the Company's articles of association.

	Number of registered shares	Nominal value in CHF	in CHF 1 000
Conditional capital			
Conditional capital at 01.01.2011	8 000 000	15.30	122 400
Conditional capital at 31.12.2011	8 000 000	15.30	122 400
Conversions on April and October 2012	(187 296)	15.30	(2 866)
Total conditional capital at 31.12.2012	7 812 704	15.30	119 534

Conditional capital is divided into an amount of up to CHF 96.431 million [CHF 99.297 million] (6 302 704 [6 490 000] shares) for exercising options and/or conversion rights granted in connection with bonds or similar obligations and an amount of up to CHF 23.103 million [CHF 23.103 million] (1 510 000 [1 510 000] shares) for option rights granted to the shareholders. The precise wording can be found in the Company's articles of association. In 2012, convertible bonds with a volume amounting to nominal CHF 13.465 million were converted to shareholders' equity. Further relevant information can be found in Note 12 «Earnings per share».

Capital reserves	in CHF 1 000
Capital reserves at 01.01.2011	1 292 047
Distribution from capital contribution reserves on 28.04.2011	(190 136)
Issue of 1.875% convertible bond on 21.06.2011, equity component	397
Share-based payments, 6 490 shares	450
Purchase of treasury shares, 8 000 shares	(557)
Sale of treasury shares, 41 303 shares	1 304
Capital reserves at 31.12.2011	1 103 505
Distribution from capital contribution reserves on 27.04.2012	(196 386)
Conversion of 2 693 units of the CHF 300 million convertible bond (2010–2015) into 187 296 registered shares in 2012	10 375
Capital increase on 05.12.2012	265 882
Cost of capital increase	(10 636)
Share-based payments, 6 416 shares	476
Purchase of treasury shares, 7 000 shares	(524)
Total capital reserves at 31.12.2012	1 172 692

Capital reserves are based on above-par issues on foundation, capital increases as well as changes from trading with subscription rights, treasury shares and share-based compensation.

Revaluation reserves	in CHF 1 000
Revaluation reserves at 01.01.2011	9 002
Revaluation of owner-occupied properties	12 996
Deferred taxes on revaluation of owner-occupied properties	(2 989)
Revaluation reserves at 31.12.2011	19 009
Revaluation of owner-occupied properties	10 311
Deferred taxes on revaluation of owner-occupied properties	(2 372)
Total revaluation reserves at 31.12.2012	26 948

Revaluation reserves are not available to the Company shareholders.

Retained earnings	in CHF 1 000
Retained earnings at 01.01.2011	1 134 288
Profit distributions	–
Profit	355 052
Retained earnings at 31.12.2011	1 489 340
Profit distributions	–
Profit	316 254
Total retained earnings at 31.12.2012	1 805 594

Retained earnings are derived from earnings retained since the foundation of the Company.

Total shareholders' equity, in CHF 1 000	3 923 412
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The Annual General Meeting on 19.04.2012 passed the following resolutions:

A distribution from capital contribution reserves of CHF 3.60 per share.

The share capital on which the distribution was based consisted of 54 551 558 shares. The distribution from capital contribution reserves amounting to CHF 196.386 million was carried out on 27.04.2012.

30 FUTURE OBLIGATIONS AND CONTINGENT LIABILITIES

in CHF 1 000	31.12.2012	31.12.2011
2012	–	101 693
2013	250 000	60 500
2014	71 666	–
2015	8 309	–
Total future obligations	329 975	162 193

Swiss Prime Site concluded agreements with various total contractors for the construction of new and modified buildings within the scope of new construction activities as well as restructuring and renovation of existing properties. The due dates for the respective payments are shown in the table above. The relevant properties were as follows:

Properties	Planned completion	31.12.2012 Outstanding payments in CHF 1 000	31.12.2011 Outstanding payments in CHF 1 000
Basel, Hochbergerstrasse 60/Stückli Business Park 60A–E	2011	–	1 000
Berne, Wankdorfallee/headquarters Swiss Post/Majowa	2014	105 876	n/a
Berne, Weltpoststrasse 5/Murifeld	2013	15 731	n/a
Grand-Lancy, Route des Jeunes 12/CCL La Praille	2014	15 888	n/a
Neuchâtel, Rue du Temple-Neuf 14	2014	16 727	n/a
Rümlang, Hofwisenstrasse 50	2013	427	n/a
Zurich, Affolternstrasse 52/MFO building	2012	728	4 165
Zurich, Maaghof North and East	2015	84 548	n/a
Zurich, Hagenholzstrasse 60/SkyKey	2014	90 050	147 700
Zurich, Hardstrasse/Prime Tower	2011	–	9 328
Total outstanding payments/future obligations		329 975	162 193

The subsidiary SPS Beteiligungen Alpha AG holds 31.0% of Ensemble artisanal et commercial de Riantbosson S.A. (EACR) with share capital of CHF 1.000 million. In the shareholders' agreement dated 15.02.1999, a reserve liability is stipulated, which the General Meeting can decide with a simple majority. In any case, the contracting partners are obligated to effect additional payments to cover any possible excessive debt. The equity of EACR amounted to CHF 0.934 million [CHF 0.951 million] as at 31.12.2011 (status closing 2011 [2010]).

Operating lease agreements

In addition to the obligations for operating lease agreements mentioned in Note 22 «Investment properties», there were also the following future obligations relating to leasing of office equipment as well as renting office and retail floor space:

in CHF 1 000	31.12.2012	31.12.2011
Lease expenses up to 1 year	6 452	149
Lease expenses from 1 year up to 5 years	16 483	192
Lease expenses over 5 years	9 505	–
Total future lease expenses	32 440	341

In the reporting period, CHF 1.627 million were recognised in real estate costs, CHF 0.965 million for the rental of business premises as well as CHF 0.210 million [CHF 0.196 million] lease expenses for the rental of office equipment were recognised in other operating expenses.

Contingent liabilities

There were no other contingent liabilities at the balance sheet date, neither securities nor guarantees.

31 DETAILS OF PLEDGED ASSETS

in CHF 1 000	31.12.2012	31.12.2011
Fair value of affected investment properties	7 463 157	7 161 275
Fair value of affected owner-occupied properties	297 127	302 378
Nominal value of pledged mortgage notes	4 447 208	4 626 956
Current claim (nominal)	3 454 112	3 476 831

32 TRANSACTIONS WITH RELATED PARTIES

Related parties are regarded as the Board of Directors, the Management Board, the subsidiaries, the Group's pension fund foundations, the associated companies and their subsidiaries, as well as (up until 31.12.2012) Credit Suisse Group Ltd and all its subsidiaries and managed real estate products.

Board of Directors and Management Board

Disclosure in accordance with IAS 24 of the following remuneration for members of the Board of Directors and the Management Board was based on the accrual principle (i.e. recognised in the relevant period, regardless of cash flow).

Members of the Board of Directors received 50% of their fee at the end of the year in the form of Swiss Prime Site AG shares. The corresponding expense was reported as share-based compensation. The number of shares was determined using the closing price as at the end of the previous year of CHF 70.55 [CHF 69.75], less 10% to CHF 63.50 [CHF 62.80]. The share-based compensation was debited with the relevant amount of shares calculated at the price as at the balance sheet date of CHF 74.25 [CHF 69.40].

Note 9 «Compensation, participations and loans to members of the Board of Directors and the Management Board» of the separate financial statements of Swiss Prime Site AG shows a list with the names and the individual fees paid to the members of the Board of Directors and the Management Board.

The basic fee for the reporting period was stated gross in the following tables, i.e. before deduction of the ordinary social contributions. Expense allowances paid to the members of the Board of Directors and the Management Board in the form of lump-sum expenses were reported under other remuneration.

The term «Board of Directors» as used in the following tables refers exclusively to non-executive directors since Swiss Prime Site did not have executive members of the Board of Directors during the reporting period, nor in the previous period.

Remuneration to members of the Board of Directors

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Basic fee to members of the Board of Directors including fee for Committee members	588	588
Share-based payments	476	450
Other remuneration	48	48
Total remuneration to members of the Board of Directors, gross	1 112	1 086

The share-based basic fee was calculated at 6 416 [6 490] shares at a price of CHF 74.25 [CHF 69.40]. No separate termination pay was paid to former members of company bodies in the current or in the previous period.

Remuneration to members of the Management Board

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Other remuneration	8	8
Total remuneration to members of the Management Board, gross	8	8

The reported remuneration included expenses of CHF 0.008 million [CHF 0.008 million].

Options

There were no outstanding or allocated options as at the balance sheet date.

Additional fees and remuneration

No additional fees were paid.

Loans to members of governing bodies

There were no outstanding loans to governing bodies as at the balance sheet date.

Other related parties**Balance sheet items with Credit Suisse Group**

in CHF 1 000	31.12.2012	31.12.2011
Cash	176 287	122 869
Accounts receivable	4 317	73
Current accounts	–	6 737
Other receivables	76	–
Accrued income and prepaid expenses	1 235	–
Total assets with Credit Suisse Group	181 915	129 679
Accounts payable	1 009	280
Current financial liabilities	110 000	42 175
Other current liabilities	46 381	–
Advance payments	6	2
Accrued expenses and deferred income	869	–
Non-current financial liabilities	680 000	748 000
Other non-current financial liabilities	7 114	7 395
Total liabilities with Credit Suisse Group	845 379	797 852

Income statement items with Credit Suisse Group

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Rental income	14 925	18 477
Income from real estate services	7 242	–
Income from retail and gastronomy, net	81	–
Other operating income	75	4
Bank interests	81	48
Interest income swaps	67	123
Total income from Credit Suisse Group	22 471	18 652
Property expenses	1	–
Expenses for third-party services	7 625	10 850
Charged salary costs for administration, rental of furnishings and contributions to client events	937	1 031
Rents	315	–
Ancillary costs	28	–
Management fee	20 958	20 612
Other administrative expenses	202	143
Mortgage and loan interest payments	24 306	24 428
Bank interests	170	185
Interest expenses swaps	1 832	1 818
Sales and purchase commissions	2 017	7 906
Construction commissions	5 171	4 911
Total expenses to Credit Suisse Group	63 562	71 884

Management fees amounted to between 0.14% and 0.31% (graduated) annually of total assets (total of all valued, consolidated assets, at the beginning of each quarter).

Generally, agency commissions of 1.50% to 5.00% of the purchase or sales price (excluding purchasing costs) are paid on every property bought, acquired or sold by Swiss Prime Site.

Wincasa AG was primarily responsible for the management of most properties, which was regarded as a related party up until 25.10.2012.

Other transactions with Credit Suisse Group

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Convertible bond-related costs	–	3 660
Costs of capital increase	210	–
Total other transactions with Credit Suisse Group	210	3 660

On 25.10.2012, Wincasa AG was acquired from Credit Suisse AG for CHF 109.000 million in cash. Otherwise, there were no acquisitions or sales relative to related parties carried out either in the reporting period or previous period. Payment for costs relating to the capital increase [issue of convertible bonds] was effected to Credit Suisse AG.

There were existing current accounts receivable relative to various pension funds and the SPS and Jelmoli welfare foundation of CHF 0.000 million [CHF 0.023 million], as well as current accounts payable of CHF 0.270 million [CHF 0.118 million]. An amount of CHF 0.071 million [CHF 0.078 million] was settled with the SPS and Jelmoli welfare foundation for services. Payments for administrative costs of CHF 0.202 million [CHF 0.208 million] were effected to the SPS and Jelmoli pension fund and SPS and Jelmoli welfare foundation.

There were no additional transactions with other related parties carried out either in the reporting period or previous period.

33 MAJOR SUBSIDIARIES AND INVESTMENTS IN ASSOCIATES

Fully consolidated subsidiaries with a shareholding interest (directly or indirectly) of 100%

Subsidiaries	Purpose	31.12.2012 Share capital in CHF 1 000	31.12.2011 Share capital in CHF 1 000
Clouds Gastro AG, Zurich	Restaurant business	500	500
GLPH SA, Lancy	Hotel business	100	100
Jelmoli Ltd, Zurich	Retail company	6 600	6 600
SPS Beteiligungen Alpha AG, Olten	Investment company	650 000	650 000
SPS Beteiligungen Beta AG, Olten	Investment company	450 000	450 000
SPS Beteiligungen Gamma AG, Olten	Investment company	300 000	300 000
SPS Immobilien AG, Olten	Real estate company	50 000	50 000
Wincasa AG, Winterthur*	Real estate services company	1 500	–

* purchase as per 25.10.2012

Investments in associates valued according to the equity method

Investments in associates	Purpose	31.12.2012 Share capital in CHF 1 000	31.12.2011 Share capital in CHF 1 000
Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld, shareholding of 31.0%	Real estate company	1 000	1 000
Parkgest Holding SA, Geneva, shareholding of 38.8%	Parking	4 750	4 750
Parking Riponne S.A., Lausanne, shareholding of 27.1%	Parking	5 160	5 160

34 MAJOR SHAREHOLDERS

Major shareholders (shareholding interest > 3.0%)	31.12.2012 Shareholding interest* in %	31.12.2011 Shareholding interest* in %
Credit Suisse Funds AG, Zurich	5.5	5.0
BlackRock Investment Management (UK) Ltd, London	5.1	n/a
Wecken Klaus R., Bürgenstock	3.4	4.3
Fust Walter, Freienbach	n/a	4.3

* according to entry in the register of shareholders or the notifications received by the Company

35 RISK MANAGEMENT

Principles

Swiss Prime Site attaches considerable importance to the identification, measurement and control of risks. By applying comprehensive and systematic measures for the identification and valuation of risks, risk management aims to ensure that undesirable risks are mitigated well in advance, and that there is always an adequate balance between return and risk.

The effect of risks on the Company's cash flow and value is reviewed on a regular basis and, if necessary, appropriate countermeasures are taken.

The principles of risk distribution/optimisation are set out in separate investment and financing regulations.

The Management Board and the Board of Directors are accordingly informed regularly – at least on a quarterly basis – regarding the risk situation.

Swiss Prime Site has divided the risk management process into the following subprocesses:

- identifying risks
- valuating risks
- determining risk strategy
- implementing risk strategy
- managing risks

The responsibility is assigned to the various entities of the Company such as the Board of Directors and Management Board, etc.

Risk types

Swiss Prime Site's businesses (real estate as well as retail and gastronomy segments) are subject to specific risks that can be divided into the following categories (list is not exhaustive):

- real-estate-specific risks
- risks associated with construction activities
- market risk and diversification
- refinancing and liquidity risks
- credit risk
- valuation risks
- retail-trade-specific risks
- changes to laws and regulations
- tax risks
- risks associated with litigation
- restricted purchase/sale opportunities for real estate
- environmental risks and risks associated with contamination
- company-specific operational risks
- risks associated with outsourcing
- risks associated with the real estate services business

General economic development and structural changes are decisive factors for determining the trend in general and specific supply and demand in the market for office and commercial properties, which, in turn, affects the level of rents and vacancy risks. The financial markets have an effect through financing costs, fundraising opportunities and investors' expectations for returns. Swiss Prime Site considers all operational risks and the risk of losing key-skilled specialists or managers as company-specific risks.

These risks are addressed by means of appropriate selection and diversification of properties and tenants, adjustment of the expiry profile of rental agreements, constructional measures, finance assurances, the degree of indebtedness, as well as regular monitoring of processes and procedures.

Real-estate-specific risks

Normal real estate risks are covered by appropriate insurance policies.

When acquiring any property, Swiss Prime Site examines the environmental risks and risks related to contamination. If there are any identifiable environmentally relevant problems, either the expected costs are factored into the calculation of the purchase price or an indemnity is agreed with the vendor or the operator of the facility, or else Swiss Prime Site refrains from concluding the purchase of the property.

Risks associated with construction activities (new buildings, modifications and renovations)

Various risks exist relative to construction activities, for example:

- delays in the issue of building permits following objections, which may lead to additional costs or termination of the project
- incurred higher-than-expected construction costs, under certain circumstances also possibly related to construction defects
- failure of the company engaged (usually the general contractor) to fulfil performance of the relevant services, or insolvency on the part of that company
- inability to find a suitable tenant or buyer after completion of the building

In order to minimise risks associated with construction activities, various measures are contractually agreed with the general contractor, such as:

- contract penalties for construction delays
- performance guarantees in the form of joint guarantees from first-rate banks or insurance companies

These risks are especially monitored during the individual construction phases, among others, with the involvement of building owner trustees that exercise strict control over the project.

Market risk and diversification

In order to diversify risks, Swiss Prime Site invests in office as well as retail properties in prime locations, assigning particular importance to a diversified tenant structure and good credit ratings on the part of the tenants.

The focus is directed at broadly diversified types of utilisation, as well as deliberate diversification of tenant mix, combined with a high degree of flexibility in possible floor plan uses. The high-quality standard of a property is maintained, or enhanced, through targeted modernisation and improvement investments. Active management ensures an excellent administrative service that checks and monitors tenant credit ratings, as well as ensures a balanced profile of tenancy renewal dates.

The following guidelines apply to the diversification of investment risks:

- net target rent of one tenant group should amount to a maximum of 25% of the total target rental income
- fair value of an individual property should amount to a maximum of 20% of the total portfolio value
- share of new construction projects should amount to a maximum of 25% of the total portfolio value
- proportion of residential properties (excluding residential space required by law) should amount to a maximum of 20% of the total investment volume
- proportion of vacant land should amount to a maximum of 5% of the total fair value of the properties

Valuation risks

The property portfolio is valued on a semi-annual basis (properties under construction/development properties on a quarterly basis) by an external, independent appraisal company according to the fair value principle. The valuation is based on international standards using the discounted cash flow method.

Retail-business-specific risks

The retail business – particularly represented by Jelmoli – The House of Brands – is subject to inherent business risks associated with potential losses resulting from fluctuations in prices, interest rates and currencies. Additional risks include counterparty risks and liquidity risks. Risk management forms an integral part of the management and controlling system, comprising the identification, assessment and acceptance of risks (limits), finding solutions for risks, determining and addressing risks, monitoring and reporting risks as well as periodic supervision of the risk management process. The Board of Directors and Management Board define the risk strategy and risk policy, while designated responsible top executives review their implementation.

The risk model is divided into two categories: strategic and functional risks. The focus of managing strategic risks is directed at the external perception of the Company, fulfilment of statutory requirements and the success of the business model, which are monitored and addressed by the Board of Directors. Managing functional risks involve the operating business activities and support function of the organisation. These risks emerge in day-to-day business operations and accordingly are monitored and addressed by the operating management.

Strategic risks

- macroeconomic trends
- corporate governance
- financial risks
- business model
- reputation

Functional risks

- safety and environment
- operating business activities
- human resources
- management information
- financial reporting
- information technology
- taxes

Risk assessment relates to the analysis of the gross and net risks regarding probability of occurrence and impact.

The following factors, among others, form an integral part of the risk management process at the operating level: the code of conduct regarding the principles governing responsible actions in matters involving clients, employees, the public sector/community, suppliers as well as the environment and social responsibility, in addition to the supplier code of conduct with guidelines regarding child labour, freedom of association, forced labour, discrimination, health and safety, working hours and compensation, environmental policy and supervision.

In the retail business, Jelmoli – The House of Brands confronts these risks with a foresighted, structured market research strategy, coupled with periodic review and adjustment of the strategy. A competent presence on the market with an attractive range of products and additional services significant to added value, together with an optimal location, are the prerequisites for succeeding in this very dynamic environment. Jelmoli – The House of Brands boasts a first-class location. The ideal mix of product range and services is constantly subject to review and adapted to the market trends and associated demand behaviour on the part of consumers so that the attractiveness of this location is maintained at all times.

The risks of financial losses resulting from volatile market prices, interest rates or exchange rates, from credit or counterparty risks, or from risks associated with liquidity and refinancing are countered by daily analysis of market and credit conditions, by risk limits and by explicit regulations covering the authorisation of transactions.

Regulatory and fiscal risks

Possible future changes to legislation, other regulations or official practice – in particular in the areas of tax, tenancy or environmental protection law – could have an impact on real estate prices, costs and income and hence on Swiss Prime Site's business performance.

Such developments are followed very closely, and appropriate measures are taken.

Risks associated with litigation

Swiss Prime Site Group may become involved in various legal, regulatory and arbitration-related proceedings in connection with its normal business activities. The Company sets aside provisions for litigation (including fees and costs for external lawyers and other relevant services) relating to certain anticipated court costs and arbitration-related costs as well as regulatory costs, when such expenses are likely to be incurred and if they are realistically assessable. Swiss Prime Site reviews its legal, regulatory and arbitration-related proceedings on a quarterly basis in terms of adequacy of provisions. The Company is therefore able to build up or release its provisions based on the assessments of the management and advice of its legal advisors. Additional allocations to or releases of provisions for litigation may be carried out in the future if necessitated by the relevant legal disputes, claims or proceedings.

Due to the inherent nature of the risks associated with litigation, the probability or realistic possibility that such potential costs may be incurred as well as their amount or scope cannot be readily assessed. The management relies on assumptions regarding the outcome of these proceedings in the preparation of the consolidated financial statements. At the same time, various factors are also taken into account, including type and nature of the litigation, pretence or proceedings, development of the case, the legal advice received, rebuttal of the part of Swiss Prime Site, its experience with similar cases or proceedings, as well as assessment of the issues.

Risks associated with outsourcing

Swiss Prime Site had entrusted its portfolio management to Credit Suisse AG, Real Estate Asset Management, up until 31.12.2012. Relinquishing the use of in-house personnel for management (up until 31.12.2012) and for the real estate segment (up until the acquisition of Wincasa AG on 25.10.2012) harbours certain risks such as dependence, loss of know-how regarding cancellation of agreements, etc.

Risks associated with the real estate services business

The risks associated with losses on accounts receivable or tenant-related collection processes are managed through carrying out due diligent credit rating checks in the selection of tenants, consistently requiring security deposits prior to providing the keys to properties and maintaining a professionally executed reminder/collection procedure. The risks associated with property maintenance are mitigated, among other means, through periodic control and status reports to the attention of the real estate owner, and through unannounced quality checks on suppliers relating to fulfilment of performance.

Risk monitoring

The various risks are monitored and controlled by several Swiss Prime Site bodies and departments, as follows:

- Board of Directors
- Audit Committee
- internal risk management

36 FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

in CHF 1 000	31.12.2012	31.12.2011
Total cash (without cash in hand)	199 358	123 944
Accounts receivable	115 738	107 585
Current accounts	2	6 751
Other receivables	2 207	2 540
Other non-current receivables	3 825	5 525
Non-current financial investments	1 772	1 911
Total receivables and non-current financial investments	123 544	124 312
Securities	456	398
Total financial assets held for trading purposes	456	398
Accounts payable	11 096	8 464
Current financial liabilities	614 993	537 424
Other current liabilities	130 482	23 667
Non-current financial liabilities	3 510 098	3 625 277
Total financial liabilities valued at amortised cost	4 266 669	4 194 832
Derivatives with negative fair values	19 595	26 042
Total financial liabilities held for trading purposes	19 595	26 042

Financing and liquidity risks

Financial risk and capital management is dealt with in accordance with the following principles of capital structure and interest commitment as determined by the Board of Directors in the investment regulations:

- a maximum average of 65% borrowed capital may be used to finance the real estate portfolio
- the equity ratio target is 40%, although the Board of Directors can approve a shortfall of this ratio
- a return on equity (ROE) of 6% to 8% is targeted in the long term
- borrowing with a residual term to maturity of less than one year should account for a maximum of 50% of financial liabilities
- the objective is a balanced maturity profile of the financial liabilities

Selected key figures

in %	31.12.2012	31.12.2011
Loan-to-value ratio for the property portfolio*	48.0	51.0
Non-current financial liabilities relative to property portfolio*	40.8	44.4
Current financial liabilities relative to overall financial liabilities	14.8	12.8
Current assets to current liabilities	60.4	48.6
Equity ratio	42.4	40.0
Borrowed capital ratio	57.6	60.0
Return on equity (ROE weighted)	9.1	10.6
Return on invested capital (ROIC weighted)	4.9	5.8

* without derivatives

To minimise refinancing risk on the part of lenders and to avoid cluster risks, diversification of lenders receives particular attention when borrowing capital.

The interest commitment is determined, among other things, by taking into account the maturity structure of the existing rental agreements, the intended purchases and sales of properties, and the potential trends in market rents, inflation and interest rates.

The liquidity risk is the risk that Swiss Prime Site cannot meet its financial obligations. Cash management is the responsibility of the asset manager – Credit Suisse AG, Real Estate Asset Management, Zurich, up until 31.12.2012 – which is responsible for provision of the necessary liquidity.

Current income basically ensures sufficient cash flow to meet current obligations. A possible lack of liquidity is financed through current loans.

Sight deposits are invested in secure investments. Foreign currencies are immaterial. Cash and cash equivalents are kept as low as possible and are used primarily to redeem loans. The goal is to invest available cash in real estate. To secure larger liabilities, non-secured but open credit lines are available. The Management Board (Chief Financial Officer) is responsible for the timely provision of the required cash. Hence, it complies with, among others, the provisions of the investment regulations and use of rolling liquidity planning as a tool. The Board of Directors monitors compliance with the provisions of the investment regulations.

The overview of future contractual cash outflows (including interest) from all financial liabilities as at the balance sheet date was as follows:

in CHF 1 000	31.12.2012 Book value	Contractual cash flows	6 months or less	6 to 12 months	1 to 2 years	2 to 5 years	Over 5 years
Accounts payable	11 096	11 096	11 096	–	–	–	–
Current financial liabilities	614 993	624 411	297 615	326 796	–	–	–
Other current liabilities	130 482	130 482	130 482	–	–	–	–
Non-current financial liabilities	3 510 098	3 938 662	42 855	43 565	407 920	1 873 268	1 571 054
Total non-derivative financial liabilities	4 266 669	4 704 651	482 048	370 361	407 920	1 873 268	1 571 054
Derivatives with negative fair values	19 595	19 052	4 259	4 293	5 247	5 253	–
Total derivative financial liabilities	19 595	19 052	4 259	4 293	5 247	5 253	–
Total financial liabilities	4 286 264	4 723 703	486 307	374 654	413 167	1 878 521	1 571 054
– of which interest payments for finance liabilities to third parties		336 677	39 272	34 077	61 776	122 609	78 943
– of which interest payments for finance liabilities to Credit Suisse Group		95 400	11 067	10 324	18 724	35 674	19 611
Total interest payments		432 077	50 339	44 401	80 500	158 283	98 554
– of which amortisation payments for finance liabilities to third parties		3 340 996	230 131	275 960	256 420	1 394 985	1 183 500
– of which amortisation payments for finance liabilities to Credit Suisse Group		790 000	60 000	50 000	71 000	320 000	289 000
Total amortisation payments for finance liabilities		4 130 996	290 131	325 960	327 420	1 714 985	1 472 500

in CHF 1 000	31.12.2011 Book value	Contractual cash flows	6 months or less	6 to 12 months	1 to 2 years	2 to 5 years	Over 5 years
Accounts payable	8 464	8 464	8 464	–	–	–	–
Current financial liabilities	537 424	544 315	294 916	249 399	–	–	–
Other current liabilities	23 667	23 667	23 667	–	–	–	–
Non-current financial liabilities	3 625 277	4 100 942	50 580	51 399	605 153	1 671 937	1 721 873
Total non-derivative financial liabilities	4 194 832	4 677 388	377 627	300 798	605 153	1 671 937	1 721 873
Derivatives with negative fair values	26 042	25 464	4 284	4 291	8 571	8 318	–
Total derivative financial liabilities	26 042	25 464	4 284	4 291	8 571	8 318	–
Total financial liabilities	4 220 874	4 702 852	381 911	305 089	613 724	1 680 255	1 721 873
– of which interest payments for finance liabilities to third parties		365 867	43 531	39 879	68 369	74 874	139 214
– of which interest payments for finance liabilities to Credit Suisse Group		112 209	11 597	11 567	20 692	26 194	42 159
Total interest payments		478 076	55 128	51 446	89 061	101 068	181 373
– of which amortisation payments for finance liabilities to third parties		3 377 006	258 193	239 352	406 092	1 269 869	1 203 500
– of which amortisation payments for finance liabilities to Credit Suisse Group		790 175	32 175	10 000	110 000	301 000	337 000
Total amortisation payments for finance liabilities		4 167 181	290 368	249 352	516 092	1 570 869	1 540 500

The weighted average residual term to maturity of all interest-bearing financial liabilities was 4.5 [4.5] years due to the contractual maturities.

Currency risk

Currency risk is the risk that movements in the exchange rates could have an effect on the profit or book value of the financial instruments held by Swiss Prime Site. There is currently no significant currency risk.

Credit risk

Credit risk is the risk that Swiss Prime Site suffers financial losses if a customer or counterparty of a financial instrument does not meet its contractual obligations. To have a positive impact on cash flows, outstanding debt risk is managed through active debt management.

Rent defaults are prevented as far as possible by maintaining a balanced tenant mix and avoiding dependencies on major tenants. First, arrears are prevented by performing strict credit rating checks before entering into a contract. Second, efficient debt collection and legal case reporting by the property managers ensure that debt levels are kept as low as possible.

The threat of outstanding debt risks is influenced by general economic development. As a result, it is possible that tenants have a good credit rating at the time of signing a contract, but then run into payment difficulties if the economic situation deteriorates.

The credit risk is limited to the book value of the relevant financial assets. The maximum default risk as at the balance sheet date was as follows:

in CHF 1 000	31.12.2012	31.12.2011
Cash (without cash in hand)	199 358	123 944
Securities	456	398
Accounts receivable	115 738	107 585
Current accounts	2	6 751
Other receivables	2 207	2 540
Other non-current receivables	3 825	5 525
Non-current financial investments	1 772	1 911
Maximum credit risk	323 358	248 654

Interest risk

Interest risk is the risk that movements in interest rates can have an effect on the profit and/or fair value of the financial instruments held by Swiss Prime Site.

As at the balance sheet date, the Company held the following fixed and variable interest-bearing financial instruments:

in CHF 1 000	31.12.2012	31.12.2011
Fixed interest-bearing financial instruments		
Financial assets	6 206	8 434
Financial liabilities	3 977 556	4 011 821
Surplus of fixed interest-bearing financial liabilities	3 971 350	4 003 387
Variable interest-bearing financial instruments		
Financial assets	199 358	123 944
Financial liabilities	153 440	155 360
Surplus of variable interest-bearing (financial assets)/financial liabilities	(45 918)	31 416

Interest risk is continuously monitored and assessed by the Management Board. Depending on the expected developments of long-term interest rates and taking into account the current market environment, an individual decision as to the term to maturity is made at each refinancing. Particular attention is paid to a balanced maturity profile, and the entire interest exposure is continuously taken into account. Derivatives are used as well.

The Group's cash is invested on a short-term basis. For more information regarding interest-bearing borrowed capital, see Notes 26 «Current liabilities» and 27 «Non-current financial liabilities».

Current and non-current financial liabilities split by interest rate

in CHF 1 000	31.12.2012 Total nominal values	31.12.2012 Thereof to related parties	31.12.2011 Total nominal values	31.12.2011 Thereof to related parties
Financial liabilities up to 2.00%	1 262 325	62 000	860 710	20 000
Financial liabilities up to 2.50%	690 500	157 000	740 500	157 000
Financial liabilities up to 3.00%	1 043 000	148 000	1 222 500	158 000
Financial liabilities up to 3.50%	455 500	225 000	505 500	245 000
Financial liabilities up to 4.00%	446 000	198 000	497 025	210 175
Financial liabilities up to 4.75%	233 671	–	340 946	–
Total financial liabilities	4 130 996	790 000	4 167 181	790 175

The weighted average interest rate for all interest-bearing financial liabilities was 2.6% [2.8%]. The loans were mainly obtained at fixed interest rates.

Interest rate sensitivity of fixed interest-bearing financial instruments

Swiss Prime Site has not recognised any fixed interest-bearing financial instruments at fair value in the balance sheet. Therefore, a change in interest rates would not influence the comprehensive income.

Interest rate sensitivity of variable interest-bearing financial instruments

The following sensitivity analysis is based on the book values of variable interest-bearing financial instruments as at balance sheet date and shows how the interest result would change if the interest level increased or decreased by 0.5%.

in CHF 1 000	2012	2011
Change of interest result with increase of interest rate by 0.5%	1 536	1 529
Change of interest result with decrease of interest rate by 0.5%	574	143

Derivatives and hedge accounting

Swiss Prime Site utilises various derivatives (swaps and caps) for the purpose of partial interest fixing of variable interest-bearing financial liabilities. Hedge accounting in the context of IAS 39 is not used. Swaps are balanced on a net basis.

Special price risk

Special price risk is the risk of changes in fair value of securities. Such changes can have an effect on the fair value of securities held by Swiss Prime Site as well as on profit.

A change in the fair value of securities amounting to 10% would accordingly increase or decrease the profit by CHF 0.046 million [CHF 0.040 million]. The fair value of securities corresponds to the listing price as at the balance sheet date.

Fair value

As at 31.12.2012, the book values of the financial instruments valued at amortised cost were roughly 4% less than their respective fair value due to the long-term interest hedging and the current very low interest rate levels overall. The fair value of the outstanding SPS Beteiligungen Alpha AG (prior to the merger of Jelmoli Holding Ltd) bond issues was CHF 204.420 million [CHF 209.800 million] (JEL05) based on the market price as at 31.12.2012.

The fair values of the two outstanding convertible bonds based on the market price on the balance sheet date were as follows:

- convertible bond of nominal CHF 286.535 million [CHF 300.000 million], 1.875%, 2010–2015:
fair value CHF 309.028 million [CHF 306.000 million] (SPS10)
- convertible bond of nominal CHF 190.350 million [CHF 190.350 million], 1.875%, 2011–2016:
fair value of CHF 197.203 million [CHF 192.254 million] (SPS11)

The financial instruments valued at fair value in the consolidated balance sheet were classified in a three-level hierarchy according to their valuation method. The levels were defined as follows:

Level 1	Fair value was determined on the basis of (unchanged) quotations in active markets for identical assets and liabilities.
Level 2	Fair value was determined on the basis of input factors other than the quotations of level 1. The input factors for financial assets and liabilities in markets must be directly (for example quotations) or indirectly (for example derived from quotations) observable.
Level 3	Fair value was determined on the basis of input factors which are not based on observable markets.

As at the balance sheet date, the fair value hierarchy was as follows:

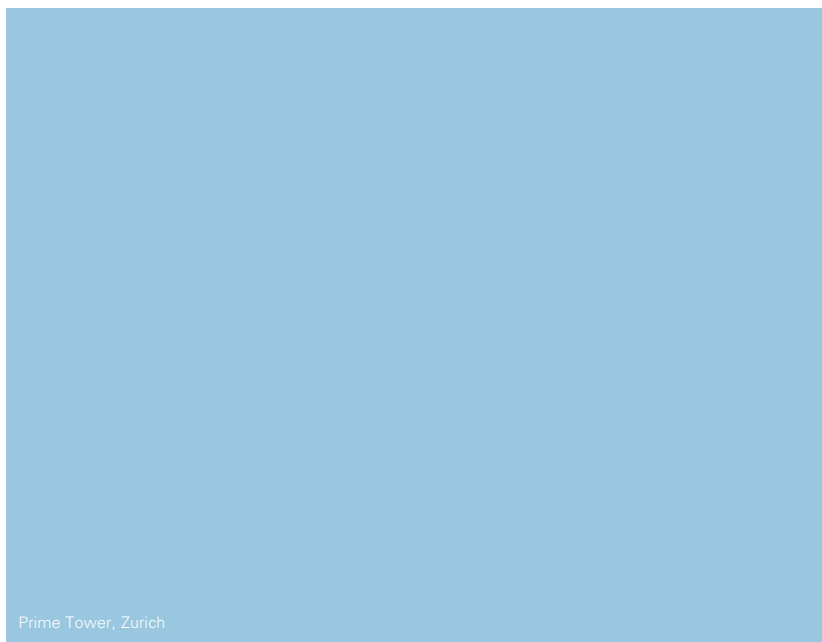
in CHF 1 000	31.12.2012 Level 1	31.12.2012 Level 2	31.12.2012 Total
Securities	456	–	456
Derivatives with negative fair values	–	(19 595)	(19 595)
Total at 31.12.2012	456	(19 595)	(19 139)

in CHF 1 000	31.12.2011 Level 1	31.12.2011 Level 2	31.12.2011 Total
Securities	398	–	398
Derivatives with negative fair values	–	(26 042)	(26 042)
Total at 31.12.2011	398	(26 042)	(25 644)

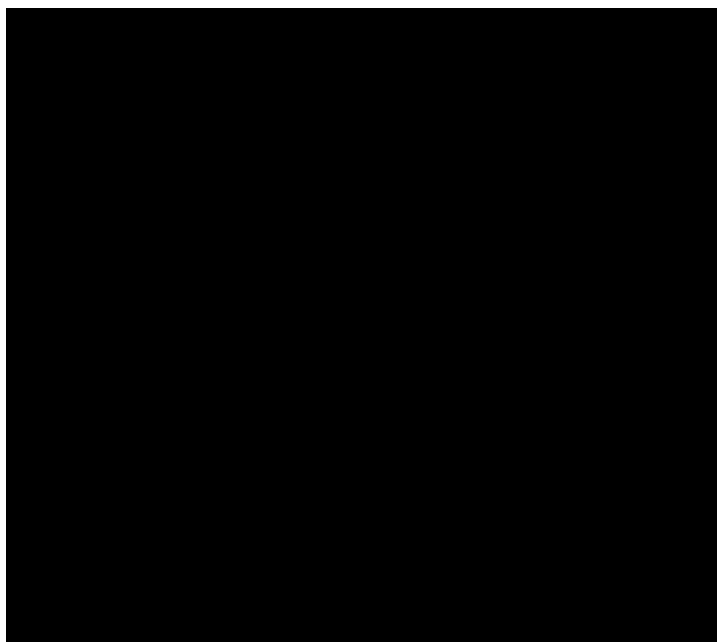
37 EVENTS AFTER THE BALANCE SHEET DATE

The annual consolidated financial statements were approved for publication by the Board of Directors on 05.03.2013 and are subject to the approval of the Annual General Meeting of Swiss Prime Site AG of 16.04.2013.

There were no events occurring between 31.12.2012 and the date of publication of these annual consolidated financial statements that would result in adjustment of the book values of the Group's assets and liabilities as at 31.12.2012, or which would need to be disclosed at this point.



Prime Tower, Zurich





Financial statements of Swiss Prime Site AG

REPORT OF THE STATUTORY AUDITOR ON THE FINANCIAL STATEMENTS TO THE GENERAL MEETING OF SHAREHOLDERS OF SWISS PRIME SITE AG, OLTEN

As statutory auditor, we have audited the accompanying financial statements of Swiss Prime Site AG, which comprise the balance sheet, income statement and notes (pages 126 to 132) for the year ended 31.12.2012.

Board of directors' responsibility

The board of directors is responsible for the preparation of the financial statements in accordance with the requirements of Swiss law and the company's articles of incorporation. This responsibility includes designing, implementing and maintaining an internal control system relevant to the preparation of financial statements that are free from material misstatement, whether due to fraud or error. The board of directors is further responsible for selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Swiss law and Swiss Auditing Standards. Those standards require that we plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal control system relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control system. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements for the year ended 31.12.2012 comply with Swiss law and the company's articles of incorporation.

Report on other legal requirements

We confirm that we meet the legal requirements on licensing according to the Auditor Oversight Act (AOA) and independence (article 728 CO and article 11 AOA) and that there are no circumstances incompatible with our independence.

In accordance with article 728a paragraph 1 item 3 CO and Swiss Auditing Standard 890, we confirm that an internal control system exists, which has been designed for the preparation of financial statements according to the instructions of the board of directors.

We further confirm that the proposed appropriation of available earnings complies with Swiss law and the company's articles of incorporation. We recommend that the financial statements submitted to you be approved.

Zurich, 05.03.2013
KPMG AG

Astrid Keller
Licensed audit expert
Auditor in charge

Claudius Rüegsegger
Licensed audit expert

INCOME STATEMENT

in CHF 1 000	Notes	01.01.– 31.12.2012	01.01.– 31.12.2011
Operating income			
Income from investments in participations	4	13 000	40 000
Other operating income		1	156
Total operating income		13 001	40 156
Operating expenses			
Personnel costs	9	1 832	1 556
Other costs		5 124	2 742
Depreciation of tangible assets		16	–
Total operating expenses		6 972	4 298
Operating result		6 029	35 858
Financial result			
Financial expenses	3	95 394	93 682
Financial income		62 577	56 193
Total financial result		32 817	37 489
Amortisation			
Amortisation of convertible bond costs	3	1 966	1 633
Total amortisation		1 966	1 633
Result before taxes		(28 754)	(3 264)
Current income taxes		–	(714)
Annual (loss)/profit	12	(28 754)	(2 550)

BALANCE SHEET

in CHF 1 000	Notes	31.12.2012	31.12.2011
Assets			
Cash		40 780	102 170
Securities, shares of Swiss Prime Site AG	5	210	153
Securities, other		127	120
Other receivables			
– from third parties		858	68
Accrued income and prepaid expenses			
– from third parties		1 169	41
– from group companies		13 000	40 000
Total current assets		56 144	142 552
Capitalised financing costs	3	5 078	7 194
Financial assets			
– participations	4	4 029 072	4 029 072
– non-current receivables from subsidiaries		2 141 989	1 251 327
– non-current receivables from subsidiaries, subordinated		–	2 700
Tangible assets		62	–
Total non-current assets		6 171 123	5 283 099
Total assets		6 232 345	5 432 845
Liabilities and shareholders' equity			
Liabilities			
– to third parties		648	–
– to group companies		2	–
Financial liabilities			
– to third parties	3	304 172	355 850
– to related parties		110 000	42 175
Dividends due		77	58
Accrued expenses and deferred income			
– to third parties		13 328	9 084
– to related parties		–	–
Total current liabilities		428 227	407 167
Convertible bonds	3	476 885	490 350
Other non-current liabilities			
– to third parties		2 060 823	1 427 892
– to related parties		680 000	648 000
Total non-current liabilities		3 217 708	2 566 242
Total liabilities		3 645 935	2 973 409
Share capital		918 178	831 841
General statutory reserves			
– from capital contribution		1 156 940	1 087 549
– from retained earnings	12	148 312	148 378
Treasury shares reserve			
– from retained earnings	5/12	362	296
Free reserves	12	159 729	159 729
Balance sheet profit	12	202 889	231 643
Total shareholders' equity		2 586 410	2 459 436
Total liabilities and shareholders' equity		6 232 345	5 432 845

1 PRINCIPLES OF ACCOUNTING AND VALUATION

The financial statements of Swiss Prime Site AG comply with the statutory provisions of the Swiss Code of Obligations (CO).

2 ASSETS ASSIGNED TO SECURE COMPANY'S OWN LIABILITIES

There were no assets assigned to secure company's own liabilities as at the balance sheet date.

3 CONVERTIBLE BONDS

On 20.01.2010, a convertible bond was issued with the following key data:

Volume	CHF 300.000 million (nominal value on 31.12.2012 CHF 286.535 million)
Interest rate	1.875% p.a., payable annually on 20.01., starting on 20.01.2011
Term to maturity	5 years (20.01.2010–20.01.2015)
Conversion price	CHF 70.97 [CHF 71.89]
Listing	SIX Swiss Exchange
Securities number	10877415 (SPS10)

In 2012, 2 693 bond units were converted with a volume of nominal CHF 13.465 million, resulting in an increase in share capital of CHF 2.866 million and addition to capital contribution reserves of CHF 10.599 million.

On 21.06.2011, a convertible bond was issued with the following key data:

Volume	CHF 190.350 million (nominal value on 31.12.2012 CHF 190.350 million)
Interest rate	1.875% p.a., payable annually on 21.06., starting on 21.06.2012
Term to maturity	5 years (21.06.2011–21.06.2016)
Conversion price	CHF 82.89 [CHF 83.97]
Listing	SIX Swiss Exchange
Securities number	13 119 623 (SPS11)

4 INVESTMENTS IN SUBSIDIARIES

	31.12.2012	31.12.2012	01.01.– 31.12.2012	01.01.– 31.12.2011
Participations	Share capital in CHF 1 000	Shareholding interest in %	Paid-out dividends in CHF 1 000	Paid-out dividends in CHF 1 000
SPS Beteiligungen Alpha AG Investment company, Olten	650 000	100.0	13 000	40 000

The dividends of SPS Beteiligungen Alpha AG of CHF 13.000 million [CHF 40.000 million] were decreed by the Annual General Meeting. At the same time, the dividend income was recognised by Swiss Prime Site AG as receivables or income from investments in subsidiaries, respectively. This approach was permitted since the companies close their accounts on the same balance sheet date, and the resolution to pay the dividend was passed.

A list of all Group companies can be found in Note 33 «Major subsidiaries and investments in associates» to the consolidated financial statements.

5 TREASURY SHARES

As at the balance sheet date, Swiss Prime Site AG held 2 753 [2 169] treasury shares. Purchases and sales were carried out at the applicable daily market rate.

	2012 Volume- weighted average share price in CHF	2012 Number of treasury shares	2011 Volume- weighted average share price in CHF	2011 Number of treasury shares
Change in number of treasury shares				
Holdings of treasury shares on 01.01.	–	2 169	–	659
Purchases at the volume-weighted average share price	74.90	7 000	69.56	8 000
Share-based payments	74.25	(6 416)	69.40	(6 490)
Holdings of treasury shares on 31.12.	–	2 753	–	2 169

Earnings resulting from fair value changes of treasury shares were recognised in net financial income. SPS Beteiligungen Alpha AG held additionally 2 075 [2 075] treasury shares as at the balance sheet date.

6 CONDITIONAL CAPITAL

The conditional capital amounted to CHF 119.534 million [CHF 122.400 million], divided into an amount of up to CHF 96.431 million [CHF 99.297 million] (6 302 704 [6 490 000] shares) for exercising options and/or conversion rights granted in connection with bond or similar obligations and an amount of up to CHF 23.103 million [CHF 23.103 million] (1 510 000 [1 510 000] shares) for option rights granted to the shareholders.

7 AUTHORISED CAPITAL

The Annual General Meeting of 19.04.2011 authorised an increase of the authorised capital to 10 000 000 [8 000 000] shares or CHF 153.000 million [CHF 122.400 million]. The authorised capital was reduced as a result of the capital increase on 05.12.2012 by 5 455 601 shares to 4 544 399 shares or CHF 69.529 million. The Board of Directors is authorised to increase the share capital accordingly at any time until 19.04.2013.

8 FUTURE COMMITMENTS AND CONTINGENT LIABILITIES

As a result of the acquisition of Jelmoli Holding Ltd, Swiss Prime Site AG granted guarantees in accordance with art. 111 CO for the 4.25% bonds issued by Jelmoli Holding Ltd at a nominal value of CHF 175.000 million with a term to maturity to 2011 (which was redeemed on 05.07.2011) and for the 4.625% bonds of nominal value CHF 200.000 million with a term to maturity to 11.07.2013.

9 COMPENSATION, PARTICIPATIONS AND LOANS TO MEMBERS OF THE BOARD OF DIRECTORS AND THE MANAGEMENT BOARD

Fees and expenses of the Board of Directors (BoD), the Management Board, as well as members of the Audit Committee, Compensation Committee and Investment Committee.

in CHF 1 000	Basic fee in cash	Share-based payments	Audit Committee fee	Compensation Committee fee	Investment Committee fee	AVS/Invalidity Insurance contributions	Withholding tax	Expense allowance	Net fee
01.01.–31.12.2012									
Prof. Dr. Hans Peter Wehrli, Chairman of the BoD	125	146	–	15	–	(15)	–	6	277
Dr. Thomas Wetzels, Vice-Chairman of the BoD	63	73	–	20	20	(9)	–	6	173
Christopher M. Chambers, member of the BoD	55	64	20	–	–	(8)	(25)	6	112
Dr. Bernhard Hammer, member of the BoD	55	65	20	–	20	(9)	–	6	157
Dr. Rudolf Huber, member of the BoD	55	64	30	–	–	(8)	–	6	147
Mario F. Seris, member of the BoD	55	64	20	15	–	(9)	–	6	151
Klaus R. Wecken, member of the BoD	–	–	–	–	–	–	–	12	12
Markus Graf, member of the Management Board (CEO)	–	–	–	–	–	–	–	5	5
Hanspeter Grüninger, member of the Management Board and CEO of Jelmoli – The House of Brands*	–	–	–	–	–	–	–	–	–
Peter Lehmann, member of the Management Board (CIO)	–	–	–	–	–	–	–	–	–
Franco Savastano, member of the Management Board and CEO of Jelmoli – The House of Brands**	–	–	–	–	–	–	–	–	–
Peter Wullschleger, member of the Management Board (CFO) and secretary of the BoD	–	–	–	–	–	–	–	3	3
Total 2012	408	476	90	50	40	(58)	(25)	56	1 037
01.01.–31.12.2011									
Prof. Dr. Hans Peter Wehrli, Chairman of the BoD	125	138	–	15	–	(15)	–	6	269
Dr. Thomas Wetzels, Vice-Chairman of the BoD	63	69	–	20	20	(10)	–	6	168
Christopher M. Chambers, member of the BoD	55	61	20	–	–	(8)	(25)	6	109
Dr. Bernhard Hammer, member of the BoD	55	60	20	–	20	–	–	6	161
Dr. Rudolf Huber, member of the BoD	55	61	30	–	–	(8)	–	6	144
Mario F. Seris, member of the BoD	55	61	20	15	–	(9)	–	6	148
Klaus R. Wecken, member of the BoD	–	–	–	–	–	–	–	12	12
Markus Graf, member of the Management Board (CEO)	–	–	–	–	–	–	–	5	5
Hanspeter Grüninger, member of the Management Board and CEO of Jelmoli – The House of Brands*	–	–	–	–	–	–	–	–	–
Peter Lehmann, member of the Management Board (CIO)	–	–	–	–	–	–	–	–	–
Peter Wullschleger, member of the Management Board (CFO) and secretary of the BoD	–	–	–	–	–	–	–	3	3
Total 2011	408	450	90	50	40	(50)	(25)	56	1 019

* 01.04.2010–31.03.2012

** since 01.04.2012

Share ownership of the Board of Directors (BoD) and the Management Board

Number of shares	31.12.2012	31.12.2011
Prof. Dr. Hans Peter Wehrli, Chairman of the BoD	21 881	18 102
Dr. Thomas Wetzol, Vice-Chairman of the BoD	3 308	2 324
Christopher M. Chambers, member of the BoD	37 816	33 591
Dr. Bernhard Hammer, member of the BoD	6 355	5 489
Dr. Rudolf Huber, member of the BoD	16 446	14 164
Mario F. Seris, member of the BoD	3 850	2 076
Klaus R. Wecken, member of the BoD	2 070 000	2 318 561
Markus Graf, member of the Management Board (CEO)	27 444	20 949
Hanspeter Grüninger, member of the Management Board and CEO of Jelmoli – The House of Brands*	n/a	–
Peter Lehmann, member of the Management Board (CIO)	4 675	4 250
Franco Savastano, member of the Management Board and CEO of Jelmoli – The House of Brands**	–	n/a
Peter Wullschleger, member of the Management Board (CFO) and secretary of the BoD	7 150	6 500
Total share ownership	2 198 925	2 426 006

* 01.04.2010–31.03.2012

** since 01.04.2012

No loans, credit, nor other remunerations to the Board of Directors, Management Board and their related parties that are subject to disclosure exist at the present time. There are no outstanding or allocated options.

No additional fees were paid.

10 RISK MANAGEMENT

The Board of Directors has, in collaboration with the Audit Committee, the Compensation Committee and the Management Board, identified and assessed operational risks and taken the appropriate measures where necessary. The handling of the risks is described in more detail in the notes to the consolidated financial statements in Note 35 «Risk management». The most significant risks are summarised briefly in the following section.

The greatest risks to which Swiss Prime Site AG is subject to are the real estate market, on the one hand, and changes in the interest market, on the other. The real estate market is assessed by the Board of Directors with the aid of a market sensitivity analysis created by Wüest & Partner AG. The sensitivity analysis is presented in Note 22 «Investment properties».

Interest risk is minimised by predominantly concluding mortgages with fixed interest rates and a balanced duration. For current liabilities, interest rate fluctuations of up to half a percentage point are estimated. A listing of possible interest rate variations is shown in Note 36 «Financial instruments and financial risk management».

Rental income is dependent on the general economic situation, the real estate market and interest rates. This risk is minimised with a balanced tenant structure and a strict creditworthiness assessment as well as rigorous debt collection management by the property managers. The Management Board supervises the property managers with the aid of efficient legal case reporting.

To minimise liquidity risk, the required funds are determined by means of rolling liquidity planning and provided by the Management Board to meet ongoing obligations. To hedge against more significant liabilities or investments, unsecured but open credit lines are available.

11 MAJOR SHAREHOLDERS

	31.12.2012 Shareholding interest* in %	31.12.2011 Shareholding interest* in %
Major shareholders (shareholding interest > 3.0%)		
Credit Suisse Funds AG, Zurich	5.5	5.0
BlackRock Investment Management (UK) Ltd, London	5.1	n/a
Wecken Klaus R., Bürgenstock	3.4	4.3
Fust Walter, Freienbach	n/a	4.3

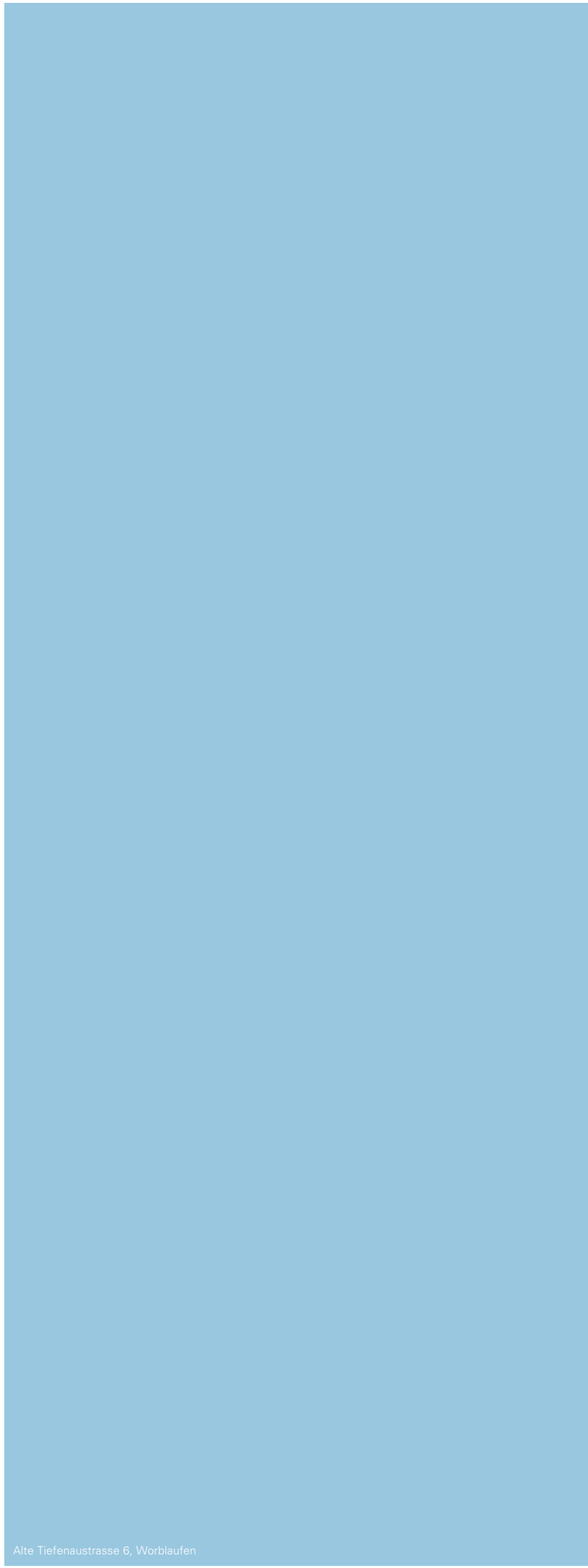
* according to entry in the register of shareholders or the notifications received by the Company

12 PROPOSED APPROPRIATION OF BALANCE SHEET PROFIT

The Board of Directors proposes to the Annual General Meeting that the balance sheet profit for the financial year ended 31.12.2012 in the amount of CHF 202.889 million be appropriated as follows:

in CHF 1 000	31.12.2012	31.12.2011
Retained earnings brought forward	231 643	234 193
Allocation to treasury share reserves	–	–
Annual (loss)/profit	(28 754)	(2 550)
Total balance sheet profit	202 889	231 643
Allocation to general statutory reserves	–	–
Allocation to free reserves	–	–
Dividend payment	–	–
Balance brought forward to new account	202 889	231 643

The Board of Directors requests the Annual General Meeting of 16.04.2013 to approve a withholding tax-exempt distribution of CHF 3.60 per share from the capital contribution reserves. Based on the total number of 60 011 611 shares issued at the end of the year, this is equivalent to a reduction in capital contribution reserves of CHF 216.042 million.





EPRA key figures

EPRA Earnings

in CHF 1 000	01.01.–31.12.2012	01.01.–31.12.2011
Earnings per consolidated income statement	316 254	355 052
Excluding:		
Revaluations of investment properties	(187 253)	(178 110)
Profits on disposal of investment properties	(8 509)	(77 545)
Profits on sales of trading properties	n/a	n/a
Tax on profits on disposals, gross	3 758	30 157
Negative goodwill/goodwill impairment	n/a	n/a
Changes in fair value of financial instruments	(6 514)	9 017
Transaction costs on acquisition of group companies and associated companies	697	n/a
Deferred taxes in respect of EPRA adjustments	39 123	35 423
Adjustments in respect of associated companies	n/a	n/a
Adjustments in respect of non-controlling interests	n/a	n/a
EPRA earnings	157 556	173 994
Average number of outstanding shares	54 873 552	54 332 597
EPRA earnings per share in CHF	2.87	3.20

EPRA Net Asset Value (NAV)

in CHF 1 000	31.12.2012	31.12.2011
NAV as per consolidated balance sheet	3 923 412	3 443 695
Dilution from exercise of options, convertibles and other equity interests	469 823	481 097
Diluted NAV, after the exercise of options, convertibles and other equity interests	4 393 235	3 924 792
Including:		
Revaluation of investment properties (if IAS 40 cost option is used)	n/a	n/a
Revaluation of properties under construction (if IAS 40 cost option is used)	n/a	n/a
Revaluation of other non-current investments	n/a	n/a
Revaluation of tenant leases held as finance leases	n/a	n/a
Revaluation of trading properties	1 678	n/a
Excluding:		
Fair value of derivative financial instruments	19 595	26 042
Deferred taxes	803 282	726 952
Goodwill as a result of deferred taxes	n/a	n/a
Adjustments in respect of associated companies	n/a	n/a
EPRA NAV	5 217 790	4 677 786
Number of outstanding shares (diluted)	66 340 610	59 727 625
EPRA NAV per share in CHF	78.65	78.32

Triple Net Asset Value (NNNAV)

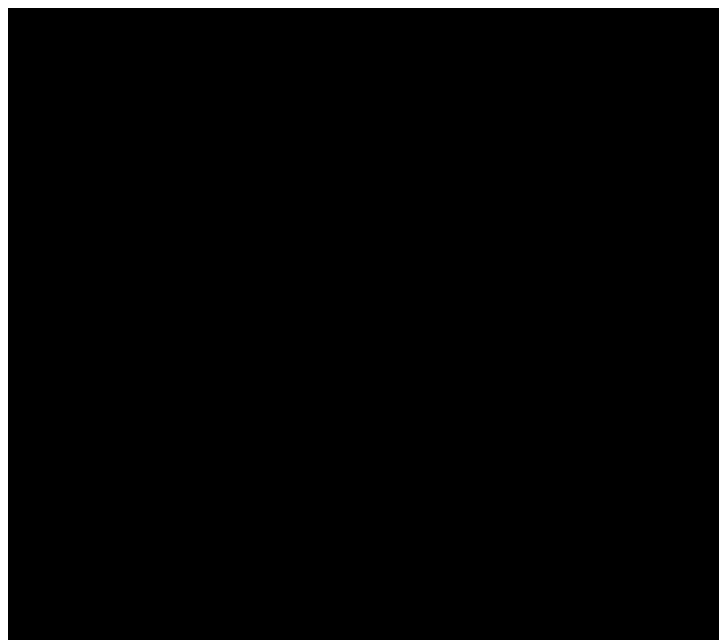
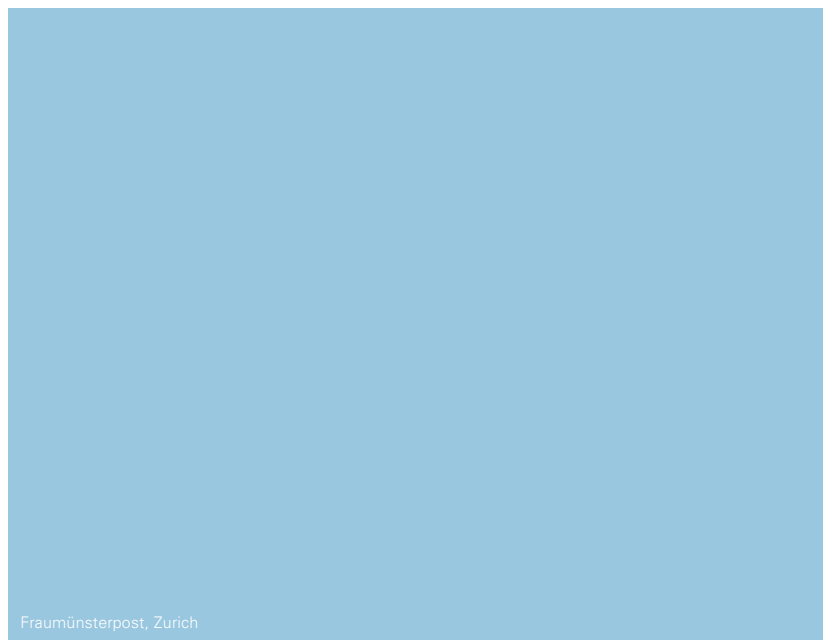
in CHF 1 000	31.12.2012	31.12.2011
EPRA NAV	5 217 790	4 677 786
Including:		
Fair value of derivative financial instruments	(19 595)	(26 042)
Revaluation of financial debts	(172 519)	(194 827)
Deferred taxes	(791 205)	(713 314)
EPRA NNNAV	4 234 471	3 743 603
Number of outstanding shares (diluted)	66 340 610	59 727 625
EPRA NNNAV per share in CHF	63.83	62.68

EPRA Net yield on rental income (NIY)

in CHF 1 000		01.01.–31.12.2012	01.01.–31.12.2011
Investment properties – wholly owned		8 584 961	8 165 110
Investment properties – share of joint ventures/funds		n/a	n/a
Trading properties		15 371	n/a
less properties under construction and development sites, building land and trading properties		(254 521)	(138 616)
Value of completed property portfolio		8 345 811	8 026 494
Allowance for estimated purchasers' costs		n/a	n/a
Gross-up value of completed property portfolio	A	8 345 811	8 026 494
Annualised rental income		428 008	428 327
Property outgoings		(58 926)	(55 140)
Annualised net rents	B	369 082	373 187
Add: notional rent expiration of rent free periods or other lease incentives		n/a	n/a
Topped-up net annualised rent	C	369 082	373 187
EPRA NIY	B/A	4.4%	4.6%
EPRA «topped-up» NIY	C/A	4.4%	4.6%

EPRA Vacancy rate

in CHF 1 000		01.01.–31.12.2012	01.01.–31.12.2011
Estimated rental value of vacant space		25 247	20 458
Estimated rental value of the whole portfolio		453 255	448 785
EPRA vacancy rate		5.6%	4.6%





Property details

FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 31.12.2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents 01.01.–31.12.2012	Net rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Aarau, Bahnhofstrasse 23	9 217 000.00	13 640 000.00	612 761.45	0.00	612 761.45	0.0
Affoltern a.A., Obere Bahnhofstrasse 14	4 472 000.00	7 745 000.00	393 836.60	7 673.75	386 162.85	1.9
Allschwil, Hegenheimermattweg 91	67 942 356.01	86 090 000.00	6 914 127.00	0.00	6 914 127.00	0.0
Amriswil, Weinfelderstrasse 74	5 408 000.00	6 391 000.00	451 775.55	0.00	451 775.55	0.0
Baden, Bahnhofstrasse 2	5 484 000.00	8 539 000.00	404 590.20	0.00	404 590.20	0.0
Baden, Weite Gasse 34, 36	5 697 000.00	8 226 000.00	390 768.40	0.00	390 768.40	0.0
Basel, Aeschenvorstadt 2–4	33 939 000.00	37 760 000.00	2 003 499.00	0.00	2 003 499.00	0.0
Basel, Barfüsserplatz 3	23 535 000.00	33 600 000.00	1 479 598.00	29 732.00	1 449 866.00	2.0
Basel, Centralbahnplatz 9/10	13 910 000.00	16 670 000.00	801 179.60	25 000.00	776 179.60	3.1
Basel, Elisabethenstrasse 15	27 650 000.00	27 090 000.00	1 377 530.80	0.00	1 377 530.80	0.0
Basel, Freie Strasse 26/ Falknerstrasse 3	17 430 000.00	36 110 000.00	1 450 550.20	45 880.20	1 404 670.00	3.2
Basel, Freie Strasse 36	24 189 441.00	36 340 000.00	1 689 240.00	0.00	1 689 240.00	0.0
Basel, Freie Strasse 68	47 520 000.00	54 870 000.00	2 944 650.96	1 510 818.96	1 433 832.00	51.3
Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19	27 411 000.00	27 800 000.00	1 507 987.74	69 917.04	1 438 070.70	4.6
Basel, Hochbergerstrasse 40/ parking	3 326 000.00	2 506 000.00	491 423.40	26 644.00	464 779.40	5.4
Basel, Hochbergerstrasse 60/ building 805	5 998 000.00	3 976 000.00	247 800.00	0.00	247 800.00	0.0
Basel, Hochbergerstrasse 60/ building 860	2 542 000.00	2 046 000.00	104 146.20	95 420.70	8 725.50	91.6
Basel, Hochbergerstrasse 60/ Stücki Business Park 60A–E	100 370 000.00	90 690 000.00	6 877 588.86	2 875 247.70	4 002 341.16	41.8
Basel, Hochbergerstrasse 62	1 457 000.00	9 777 000.00	424 272.00	0.00	424 272.00	0.0
Basel, Hochbergerstrasse 70/ Stücki shopping	274 087 000.00	292 010 000.00	20 260 048.28	1 888 072.31	18 371 975.97	9.3
Basel, Messeplatz 12/Meseturm	172 682 000.00	192 230 000.00	10 193 937.84	400 000.00	9 793 937.84	3.9
Basel, Peter Merian-Strasse 80	49 233 000.00	50 930 000.00	2 679 512.12	276 846.84	2 402 665.28	10.3
Basel, Rebgrasse 20	48 058 000.00	37 540 000.00	2 519 592.84	139 289.55	2 380 303.29	5.5
Bellach, Gurzelenstrasse 2	2 578 000.00	4 288 000.00	255 314.60	3 600.00	251 714.60	1.4
Belp, Aemmenmattstrasse 43	34 717 000.00	19 140 000.00	1 620 283.50	355 565.35	1 264 718.15	21.9
Berne, Bahnhofplatz 9	8 441 000.00	12 850 000.00	521 750.00	0.00	521 750.00	0.0
Berne, Genfergasse 14	84 239 000.00	103 700 000.00	4 294 292.25	0.00	4 294 292.25	0.0
Berne, Laupenstrasse 6	8 022 000.00	11 120 000.00	588 428.40	0.00	588 428.40	0.0
Berne, Mingerstrasse 12–18/ PostFinance Arena	105 892 000.00	112 300 000.00	6 583 438.80	6 000.00	6 577 438.80	0.1
Berne, Schwarztorstrasse 48	48 736 000.00	48 530 000.00	2 888 636.00	3 585.00	2 885 051.00	0.1
Berne, Weltpoststrasse 5	93 647 000.00	52 500 000.00	4 455 438.80	2 345 523.20	2 109 915.60	52.6
Biel, Solothurnstrasse 122	6 861 000.00	7 993 000.00	516 340.20	1 140.00	515 200.20	0.2
Brugg, Hauptstrasse 2	11 972 000.00	12 700 000.00	1 032 907.03	185 342.35	847 564.68	17.9
Buchs, St. Gallerstrasse 5	7 690 000.00	6 792 000.00	424 849.32	4 408.00	420 441.32	1.0
Burgdorf, Emmentalstrasse 14	8 752 000.00	8 449 000.00	555 729.20	22 620.00	533 109.20	4.1

* All costs incurred by the purchase of the property (purchase price, legal fees, conveyancing costs, purchase commission, value-adding investments as well as costs of debt regarding properties under construction and development sites, etc.) are recognised as cost.

GENERAL PROPERTY DETAILS

City, address	Vacancies as at 31.12.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Commercial properties without significant residential space								
Aarau, Bahnhofstrasse 23	0	0.0	685	no	1946	1986, total renovation	22.12.2003	sole ownership
Affoltern a.A., Obere Bahnhofstrasse 14	61	3.1	2 492	no	1904		29.10.2009	sole ownership
Allschwil, Hegenheimermattweg 91	0	0.0	4 880	no	2006		29.10.2009	sole ownership
Amriswil, Weinfelderstrasse 74	0	0.0	3 672	no	2004		29.10.2009	sole ownership
Baden, Bahnhofstrasse 2	0	0.0	212	no	1927	1975, total renovation	01.04.2004	sole ownership
Baden, Weite Gasse 34, 36	0	0.0	366	no	1953	1975, total renovation	22.12.2003	sole ownership
Basel, Aeschenvorstadt 2–4	0	0.0	1 362	yes, no action required	1960	2005, external renovation	31.10.1999	sole ownership
Basel, Barfüsserplatz 3	239	6.2	751	no	1874	1993, total renovation	22.12.2003	sole ownership
Basel, Centralbahnplatz 9/10	0	0.0	403	no	1870/2005	2005, total renovation	29.10.2009	sole ownership
Basel, Elisabethenstrasse 15	0	0.0	953	yes, no action required	1933	1993, total renovation	31.10.1999	sole ownership
Basel, Freie Strasse 26/ Falknerstrasse 3	148	5.2	471	no	1854	1980, total renovation	01.07.1999	sole ownership
Basel, Freie Strasse 36	0	0.0	517	no	1894	2003, partial renovation	29.10.2009	sole ownership
Basel, Freie Strasse 68	5 139	68.9	1 461	no	1930	1999, internal renovation	31.10.1999	sole ownership
Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19	47	0.7	2 387	yes, no action required	1949	1985, total renovation	31.10.1999	sole ownership
Basel, Hochbergerstrasse 40/ parking	0	0.0	4 209	no	1976		29.10.2009	sole ownership, land lease
Basel, Hochbergerstrasse 60/ building 805	0	0.0	5 420	yes, no action required	1958	2006, partial renovation	29.10.2009	sole ownership
Basel, Hochbergerstrasse 60/ building 860	875	98.1	980	yes, no action required	1990		29.10.2009	sole ownership
Basel, Hochbergerstrasse 60/ Stückli Business Park 60A–E	14 935	39.9	8 343	yes, no action required	2011		29.10.2009	sole ownership
Basel, Hochbergerstrasse 62	0	0.0	2 680	yes, no action required	2005		29.10.2009	sole ownership
Basel, Hochbergerstrasse 70/ Stückli shopping	7 403	13.7	46 416	yes, almost fully decontam- inated upon construction	2009		29.10.2009	sole ownership
Basel, Messeplatz 12/Meseturm	0	0.0	1 230	yes, no action required	2003		01.06.2001	sole ownership, partial land lease
Basel, Peter Merian-Strasse 80	1 374	15.1	19 214	no	1999		01.04.2001	freehold property
Basel, Rebgrasse 20	0	0.0	3 713	yes, no action required	1973	1998, partial renovation	29.10.2009	sole ownership
Bellach, Gurzelenstrasse 2	0	0.0	3 839	yes, no action required	1962		29.10.2009	sole ownership
Belp, Aemmenmattstrasse 43	2 133	22.9	5 863	yes, no action required	1991		01.11.1999	sole ownership
Berne, Bahnhofplatz 9	0	0.0	275	no	1930	1985, total renovation	22.12.2003	sole ownership
Berne, Genfergasse 14	0	0.0	4 602	no	1905	1998, total renovation	01.04.2001	sole ownership
Berne, Laupenstrasse 6	0	0.0	503	no	1911	1998, partial renovation	29.10.2009	sole ownership
Berne, Mingerstrasse 12–18/ PostFinance Arena	0	0.0	73 172	yes, no action required	1969/2009	2009, total renovation	01.09.2008	sole ownership, land lease
Berne, Schwarztorstrasse 48	0	0.0	1 959	no	1981	2011, internal renovation	31.10.1999	sole ownership
Berne, Weltpoststrasse 5	15 380	100.0	31 074	no	1975/1985		01.03.2000	sole ownership, land lease
Biel, Solothurnstrasse 122	22	0.7	3 882	no	1961	1993, total renovation	29.10.2009	sole ownership, land lease
Brugg, Hauptstrasse 2	2 006	45.5	3 364	no	1958	2000, partial renovation	29.10.2009	sole ownership
Buchs, St. Gallerstrasse 5	30	1.7	2 192	no	1995		31.10.1999	sole ownership
Burgdorf, Emmentalstrasse 14	144	7.0	1 845	no	1972	1998, total renovation	31.10.1999	sole ownership

* The register of polluted sites contains suspected but not identified contamination sites, but does not claim to be comprehensive. The Company refrains from purchasing identified or suspected contamination sites, or factors the corresponding costs into its price calculation. However, it cannot be ruled out that latent sources of contamination unknown at the time of purchase may manifest themselves at a later date.

FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 31.12.2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents 01.01.–31.12.2012	Net rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Burgdorf , industry Buchmatt	13 083 066.00	14 830 000.00	793 671.60	0.00	793 671.60	0.0
Carouge , Avenue Cardinal-Mermillod 36–44	97 916 000.00	148 960 000.00	8 898 410.26	20 700.35	8 877 709.91	0.2
Cham , Dorfplatz 2	4 570 000.00	4 861 000.00	253 389.75	0.00	253 389.75	0.0
Conthey , Route Cantonale 2	3 444 603.00	6 872 000.00	383 225.40	0.00	383 225.40	0.0
Conthey , Route Cantonale 4	14 877 000.00	21 330 000.00	1 351 210.46	9 345.00	1 341 865.46	0.7
Conthey , Route Cantonale 11	16 507 353.99	29 880 000.00	1 893 540.42	8 358.00	1 885 182.42	0.4
Dietikon , Bahnhofplatz 11/ Neumattstrasse 24	7 359 000.00	9 668 000.00	508 236.80	5 960.00	502 276.80	1.2
Dietikon , Kirchstrasse 20	8 193 000.00	10 910 000.00	620 486.25	210.00	620 276.25	0.0
Dietikon , Zentralstrasse 12	4 109 000.00	5 223 000.00	487 803.15	1 210.00	486 593.15	0.2
Dübendorf , Bahnhofstrasse 1	5 500 000.00	6 215 000.00	447 852.00	0.00	447 852.00	0.0
Eyholz , Kantonsstrasse 79	3 506 000.00	4 839 000.00	288 876.60	0.00	288 876.60	0.0
Frauenfeld , Zürcherstrasse 305	7 835 000.00	9 290 000.00	570 267.60	25 000.00	545 267.60	4.4
Frick , Hauptstrasse 132/ Fricktal Centre A3	15 154 807.85	21 320 000.00	1 140 187.40	100 580.00	1 039 607.40	8.8
Füllinsdorf , Schneckelerstrasse 1	10 757 161.00	11 260 000.00	715 542.20	49 903.15	665 639.05	7.0
Geneva , Centre Rhône-Fusterie	45 838 000.00	76 220 000.00	3 122 334.00	42 000.00	3 080 334.00	1.3
Geneva , Place Cornavin 10	15 476 000.00	25 460 000.00	1 272 988.30	0.00	1 272 988.30	0.0
Geneva , Place du Molard 2–4	140 322 000.00	225 910 000.00	8 546 182.55	0.00	8 546 182.55	0.0
Geneva , Route de Meyrin 49	57 370 000.00	61 470 000.00	3 688 074.80	199 560.25	3 488 514.55	5.4
Geneva , Rue Céard 14/Croix-d'Or 11	11 341 000.00	19 420 000.00	331 876.00	0.00	331 876.00	0.0
Geneva , Rue de Rive 3	16 861 000.00	32 610 000.00	1 355 932.80	107 958.00	1 247 974.80	8.0
Geneva , Rue du Rhône 48–50	134 166 000.00	442 290 000.00	18 833 909.65	23 280.20	18 810 629.45	0.1
Glatbrugg , Schaffhauserstrasse 59	5 413 000.00	5 361 000.00	394 648.20	173 507.40	221 140.80	44.0
Gossau , Wilerstrasse 82	14 953 000.00	20 150 000.00	1 115 368.80	0.00	1 115 368.80	0.0
Grand-Lancy , Route des Jeunes 10	62 711 000.00	55 720 000.00	1 450 476.32	0.00	1 450 476.32	0.0
Grand-Lancy , Route des Jeunes 12/ CCL La Praille	163 777 000.00	254 770 000.00	15 050 747.04	500.40	15 050 246.64	0.0
Granges-Paccot , Route d'Agy 3	5 012 428.57	7 800 000.00	458 982.25	0.00	458 982.25	0.0
Heimberg , Gurnigelstrasse 38	4 601 747.00	8 790 000.00	603 523.80	0.00	603 523.80	0.0
Holderbank , Hauptstrasse 43, 45	2 290 006.00	2 947 000.00	221 221.80	37 875.90	183 345.90	17.1
Horgen , Zugerstrasse 22, 24	7 885 000.00	11 760 000.00	607 246.40	4 584.95	602 661.45	0.8
La Chaux-de-Fonds , Boulevard des Eplatures 44	4 346 870.00	6 431 000.00	433 557.00	0.00	433 557.00	0.0
Lachen , Seidenstrasse 2	6 276 000.00	6 515 000.00	341 487.00	0.00	341 487.00	0.0
Lausanne , Avenue de Chailly 1	3 144 000.00	3 549 000.00	221 506.00	7 000.00	214 506.00	3.2
Lausanne , Rue de Sébeillon 9/ Sébeillon Centre	15 874 276.00	13 390 000.00	963 821.60	17 734.90	946 086.70	1.8
Lausanne , Rue du Pont 5	38 701 000.00	129 050 000.00	6 319 682.95	56 637.30	6 263 045.65	0.9

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GENERAL PROPERTY DETAILS

City, address	Vacancies as at 31.12.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Commercial properties without significant residential space								
Burgdorf, industry Buchmatt	0	0.0	15 141	no	1973		29.10.2009	sole ownership, partial land lease
Carouge, Avenue Cardinal-Mermillod 36–44	164	0.5	14 372	no	1956	2002, partial renovation	29.10.2009	sole ownership
Cham, Dorfplatz 2	0	0.0	523	no	1992		31.10.1999	sole ownership
Conthey, Route Cantonale 2	0	0.0	3 057	no	1989		29.10.2009	sole ownership
Conthey, Route Cantonale 4	0	0.0	7 444	no	2009		29.10.2009	sole ownership, land lease
Conthey, Route Cantonale 11	83	1.1	10 537	no	2002		29.10.2009	sole ownership, land lease
Dietikon, Bahnhofplatz 11/ Neumattstrasse 24	0	0.0	1 004	no	1989		31.10.1999	sole ownership
Dietikon, Kirchstrasse 20	0	0.0	1 087	yes, no action required	1988		01.07.1999	sole ownership
Dietikon, Zentralstrasse 12	0	0.0	1 215	no	1965		29.10.2009	sole ownership, partial land lease
Dübendorf, Bahnhofstrasse 1	0	0.0	1 309	no	1988		31.10.1999	sole ownership, land lease
Eyholz, Kantonsstrasse 79	0	0.0	2 729	no	1991		29.10.2009	sole ownership, land lease
Frauenfeld, Zürcherstrasse 305	0	0.0	3 866	yes, no action required	1982	2006, partial renovation	29.10.2009	sole ownership
Frick, Hauptstrasse 132/ Fricktal Centre A3	392	7.9	13 365	no	2007		29.10.2009	sole ownership
Füllinsdorf, Schneckerstrasse 1	453	10.5	3 033	no	1987		29.10.2009	sole ownership
Geneva, Centre Rhône-Fusterie	0	0.0	2 530	no	1990		15.09.1999	freehold property
Geneva, Place Cornavin 10	0	0.0	381	no	1958	2003, total renovation	29.10.2009	sole ownership, partial land lease
Geneva, Place du Molard 2–4	0	0.0	1 718	no	1690	2002, total renovation	29.10.2009	sole ownership
Geneva, Route de Meyrin 49	1 498	14.8	9 890	no	1987		01.04.2001	sole ownership
Geneva, Rue Céard 14/Croix-d'Or 11	0	0.0	285	no	1974/1985	1981, total renovation	22.12.2003	sole ownership
Geneva, Rue de Rive 3	269	14.2	377	no	1900	2002, partial renovation	29.10.2009	sole ownership
Geneva, Rue du Rhône 48–50	0	0.0	5 166	no	1921	2002, partial renovation	29.10.2009	sole ownership
Glattbrugg, Schaffhauserstrasse 59	690	44.3	1 429	no	1972	1990, total renovation	31.10.1999	sole ownership
Gossau, Wilerstrasse 82	0	0.0	13 064	yes, only allotment 4415	2007		29.10.2009	sole ownership
Grand-Lancy, Route des Jeunes 10	0	0.0	5 345	no	2003		29.10.2009	sole ownership, land lease
Grand-Lancy, Route des Jeunes 12/ CCL La Praille	0	0.0	20 602	no	2002		29.10.2009	sole ownership, land lease
Granges-Paccot, Route d'Agy 3	0	0.0	3 550	no	2000		29.10.2009	sole ownership
Heimberg, Gurnigelstrasse 38	0	0.0	7 484	no	2000		29.10.2009	sole ownership, land lease
Holderbank, Hauptstrasse 43, 45	752	100.0	4 169	register in preparation	1907	2006, partial renovation	29.10.2009	sole ownership
Horgen, Zugerstrasse 22, 24	0	0.0	868	yes, no action required	1990		31.10.1999	sole ownership
La Chaux-de-Fonds, Boulevard des Eplatures 44	0	0.0	3 021	no	1972		29.10.2009	sole ownership
Lachen, Seidenstrasse 2	0	0.0	708	no	1993		31.10.1999	sole ownership
Lausanne, Avenue de Chailly 1	0	0.0	498	no	1925	1999, internal renovation	31.10.1999	sole ownership
Lausanne, Rue de Sébeillon 9/ Sébeillon Centre	360	3.6	2 923	no	1930	2001, partial renovation	29.10.2009	sole ownership
Lausanne, Rue du Pont 5	246	1.2	3 783	no	1910	2004, partial renovation	29.10.2009	sole ownership

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 31.12.2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents 01.01.–31.12.2012	Net rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Locarno , Largo Zorzi 4/Piazza Grande	19 921 000.00	26 850 000.00	1 551 895.80	16 000.00	1 535 895.80	1.0
Locarno , Parking Centro	10 516 000.00	15 080 000.00	1 385 475.00	0.00	1 385 475.00	0.0
Locarno , Via delle Monache 8	1 220 000.00	1 041 000.00	66 279.60	0.00	66 279.60	0.0
Lutry , Route de l'Ancienne Cible 2	18 808 000.00	27 320 000.00	1 712 055.70	7 000.00	1 705 055.70	0.4
Lucerne , Pilatusstrasse 4/Flora	40 238 000.00	60 940 000.00	2 985 954.20	0.00	2 985 954.20	0.0
Lucerne , Schwanenplatz 3	7 878 000.00	14 240 000.00	609 117.15	0.00	609 117.15	0.0
Lucerne , Weggisgasse 20, 22	9 155 000.00	15 530 000.00	662 484.00	0.00	662 484.00	0.0
Lucerne , Weinbergstrasse 4/ Tribtschenstrasse 62	48 999 000.00	51 330 000.00	3 284 588.70	199 936.72	3 084 651.98	6.1
Mägenwil , Weststrasse 6/ Birrfeldstrasse south	1 820 000.00	3 347 000.00	167 396.40	0.00	167 396.40	0.0
Meyrin , Route de Meyrin 210	1 538 000.00	2 208 000.00	192 430.20	0.00	192 430.20	0.0
Moosseedorf , Moosstrasse 23	5 053 861.00	2 460 000.00	259 349.40	42 000.00	217 349.40	16.2
Neuchâtel , Avenue J.-J. Rousseau 7	9 025 000.00	7 588 000.00	510 408.00	10 985.45	499 422.55	2.2
Neuchâtel , Rue de l'Ecluse 19/ parking	332 726.00	506 000.00	37 080.00	3 566.40	33 513.60	9.6
Neuchâtel , Rue du Temple-Neuf 11	3 162 273.00	4 436 000.00	289 690.95	34 976.00	254 714.95	12.1
Neuchâtel , Rue du Temple-Neuf 14	21 478 000.00	19 680 000.00	74 676.00	0.00	74 676.00	0.0
Niederwangen b. Bern , Riedmoosstrasse 10	28 267 000.00	38 770 000.00	2 354 633.90	14 000.00	2 340 633.90	0.6
Oberbüren , Buchental 2	5 740 992.00	12 040 000.00	766 923.60	0.00	766 923.60	0.0
Oberbüren , Buchental 3	2 821 059.00	4 757 000.00	357 884.45	0.00	357 884.45	0.0
Oberbüren , Buchental 3a	1 990 000.00	2 844 000.00	238 252.20	0.00	238 252.20	0.0
Oberbüren , Buchental 4	21 091 000.00	24 390 000.00	1 497 897.00	0.00	1 497 897.00	0.0
Oberbüren , Haslen 3/ logistics centre Haslen	25 910 948.00	54 580 000.00	3 147 691.80	0.00	3 147 691.80	0.0
Oberwil , Mühlemattstrasse 23	3 441 109.00	4 650 000.00	304 738.20	0.00	304 738.20	0.0
Oftringen , Spitalweidstrasse 1/ shopping centre a1	73 714 000.00	104 090 000.00	6 022 583.47	37 509.35	5 985 074.12	0.6
Olten , Bahnhofquai 18	25 728 000.00	26 480 000.00	1 592 529.00	0.00	1 592 529.00	0.0
Olten , Bahnhofquai 20	36 986 000.00	37 890 000.00	2 065 791.05	25 650.00	2 040 141.05	1.2
Olten , Frobürgstrasse 1	6 485 000.00	6 342 000.00	165 759.00	66 588.00	99 171.00	40.2
Olten , Frobürgstrasse 15	8 860 000.00	11 100 000.00	604 392.00	7 544.00	596 848.00	1.2
Olten , Solothurnerstrasse 201	4 080 000.00	5 929 000.00	333 099.60	0.00	333 099.60	0.0
Olten , Solothurnerstrasse 231–235/ Usego	30 232 000.00	22 900 000.00	1 740 138.75	800 047.45	940 091.30	46.0
Otelfingen , Industriestrasse 19/21	110 396 000.00	101 850 000.00	7 441 012.45	54 277.00	7 386 735.45	0.7
Otelfingen , Industriestrasse 31	20 699 000.00	22 840 000.00	1 529 727.60	600.00	1 529 127.60	0.0
Payerne , Route de Bussy 2	14 954 184.04	22 290 000.00	1 225 881.00	0.00	1 225 881.00	0.0
Petit-Lancy , Route de Chancy 59	103 758 000.00	128 050 000.00	7 291 870.98	368 624.96	6 923 246.02	5.1
Rapperswil-Jona , Grünfeldstrasse 25	12 109 000.00	12 860 000.00	1 332 780.00	0.00	1 332 780.00	0.0
Rapperswil-Jona , Rathausstrasse 8	16 023 000.00	18 780 000.00	1 060 627.95	2 581.75	1 058 046.20	0.2
Romanel , Chemin du Marais 8	15 189 000.00	20 300 000.00	1 203 616.40	0.00	1 203 616.40	0.0

* All costs incurred by the purchase of the property (purchase price, legal fees, conveyancing costs, purchase commission, value-adding investments as well as costs of debt regarding properties under construction and development sites, etc.) are recognised as cost.

GENERAL PROPERTY DETAILS

City, address	Vacancies as at 31.12.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Commercial properties without significant residential space								
Locarno, Largo Zorzi 4/Piazza Grande	0	0.0	2 365	no	1956	2001, partial renovation	29.10.2009	sole ownership
Locarno, Parking Centro	0	0.0	4 013	no	1990	2001, total renovation	29.10.2009	sole ownership, land lease
Locarno, Via delle Monache 8	0	0.0	2 409	no	1989		29.10.2009	freehold property
Lutry, Route de l'Ancienne Ciblerie 2	0	0.0	13 150	no	2006		29.10.2009	freehold property
Lucerne, Pilatusstrasse 4/Flora	0	0.0	4 376	no	1979	2008, partial renovation	29.10.2009	freehold property
Lucerne, Schwanenplatz 3	0	0.0	250	no	1958	2004, internal renovation	31.10.1999	sole ownership
Lucerne, Weggisgasse 20, 22	0	0.0	228	no	1982		22.12.2003	sole ownership
Lucerne, Weinberglistrasse 4/ Tribtschenstrasse 62	1 239	11.0	11 466	yes, no action required	1991	1993, total renovation	01.04.2001	sole ownership
Mägenwil, Weststrasse 6/ Birrfeldstrasse south	0	0.0	3 728	no	2007		29.10.2009	sole ownership
Meyrin, Route de Meyrin 210	0	0.0	3 863	no	1979	1999, partial renovation	29.10.2009	sole ownership, partial land lease
Moosseedorf, Moosstrasse 23	642	42.2	2 397	no	1999		29.10.2009	freehold property, partial land lease
Neuchâtel, Avenue J.-J. Rousseau 7	128	4.1	1 020	yes, no action required	1991	1992, total renovation	31.10.1999	sole ownership
Neuchâtel, Rue de l'Ecluse 19/ parking	0	0.0	715	no	1960	1997, total renovation	29.10.2009	sole ownership
Neuchâtel, Rue du Temple-Neuf 11	3	0.3	262	no	1953	1993, partial renovation	29.10.2009	sole ownership
Neuchâtel, Rue du Temple-Neuf 14	9 349	98.5	1 938	no	1902	1995, total renovation	29.10.2009	sole ownership
Niederwangen b. Bern, Riedmoosstrasse 10	0	0.0	12 709	no	1985	2006, partial renovation	29.10.2009	sole ownership
Oberbüren, Buchental 2	0	0.0	6 401	no	1980	2007, partial renovation	29.10.2009	sole ownership
Oberbüren, Buchental 3	14	0.6	4 651	no	1964		29.10.2009	sole ownership
Oberbüren, Buchental 3a	0	0.0	3 613	no	1964		29.10.2009	sole ownership
Oberbüren, Buchental 4	0	0.0	4 963	no	1990		29.10.2009	sole ownership
Oberbüren, Haslen 3/ logistics centre Haslen	0	0.0	15 240	no	2004		29.10.2009	sole ownership
Oberwil, Mühlemattstrasse 23	0	0.0	6 200	no	1986		29.10.2009	freehold property, land lease
Oftringen, Spitalweidstrasse 1/ shopping centre a1	543	2.7	45 269	no	2006		29.10.2009	sole ownership
Oiten, Bahnhofquai 18	0	0.0	2 553	no	1996		01.04.2001	sole ownership
Oiten, Bahnhofquai 20	0	0.0	1 916	no	1999		01.04.2001	sole ownership
Oiten, Frobürgstrasse 1	337	29.2	379	no	1899	2009, total renovation	01.07.2008	sole ownership
Oiten, Frobürgstrasse 15	42	2.2	596	no	1961	1998, external renovation	01.08.1999	sole ownership
Oiten, Solothurnerstrasse 201	0	0.0	5 156	no	2006		29.10.2009	sole ownership
Oiten, Solothurnerstrasse 231–235/ Usego	5 795	48.5	12 922	no	1907	2011, total renovation	29.10.2009	sole ownership
Otelfingen, Industriestrasse 19/21	1 542	1.9	101 933	yes, no action required	1965	2000, partial renovation	29.10.2009	sole ownership
Otelfingen, Industriestrasse 31	0	0.0	12 135	no	1986	1993, partial renovation	29.10.2009	sole ownership
Payerne, Route de Bussy 2	0	0.0	12 400	no	2006		29.10.2009	sole ownership
Petit-Lancy, Route de Chancy 59	1 048	4.7	13 052	no	1990		01.03.2000	sole ownership
Rapperswil-Jona, Grünfeldstrasse 25	0	0.0	25 483	yes, no action required	1958		30.06.1958	sole ownership
Rapperswil-Jona, Rathausstrasse 8	0	0.0	1 648	no	1992	2008, internal renovation	31.10.1999	sole ownership
Romanel, Chemin du Marais 8	0	0.0	7 264	no	1973	1995, partial renovation	29.10.2009	sole ownership

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 31.12.2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents 01.01.–31.12.2012	Net rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Rümlang, Hofwisenstrasse 50	34 738 000.00	22 040 000.00	1 933 974.55	1 313 794.00	620 180.55	67.9
Schwyz, Oberer Steisteg 18, 20	9 155 000.00	8 660 000.00	522 671.10	11 000.00	511 671.10	2.1
Solothurn, Amthausplatz 1	15 098 000.00	12 240 000.00	845 023.90	0.00	845 023.90	0.0
Spreitenbach, Industriestrasse/Tivoli	6 963 000.00	10 120 000.00	495 779.00	3 489.00	492 290.00	0.7
Spreitenbach, Müslistrasse 44	3 220 869.21	4 249 000.00	226 314.60	0.00	226 314.60	0.0
Spreitenbach, Pfadackerstrasse 6/ Limmatpark	108 742 000.00	102 500 000.00	6 685 160.29	727 407.80	5 957 752.49	10.9
St. Gallen, Bohl 1/Goliathgasse 6	21 265 000.00	25 550 000.00	1 342 804.00	10 940.00	1 331 864.00	0.8
St. Gallen, Spisergasse 12	3 764 000.00	4 713 000.00	223 968.00	0.00	223 968.00	0.0
St. Gallen, Vadianstrasse 25, sold	0.00	0.00	0.00	0.00	0.00	0.0
St. Gallen, Zürcherstrasse 462–464/ Shopping Arena	201 587 000.00	287 060 000.00	16 716 021.62	166 996.07	16 549 025.55	1.0
Sursee, Moosgasse 20	7 513 766.00	11 900 000.00	654 499.20	0.00	654 499.20	0.0
Thalwil, Gotthardstrasse 40	3 794 000.00	5 277 000.00	268 178.70	0.00	268 178.70	0.0
Thun, Bälliz 67	13 126 000.00	15 730 000.00	635 306.40	0.00	635 306.40	0.0
Uster, Poststrasse 10	7 309 000.00	6 674 000.00	378 180.00	0.00	378 180.00	0.0
Uster, Poststrasse 14/20	9 308 000.00	11 860 000.00	735 961.80	64 115.40	671 846.40	8.7
Vernier, Chemin de l'Etang 72/ Patio Plaza	82 285 000.00	93 020 000.00	5 794 041.35	1 745 924.80	4 048 116.55	30.1
Vevey, Rue de la Clergère 1	11 353 000.00	11 350 000.00	719 676.00	0.00	719 676.00	0.0
Wil, Obere Bahnhofstrasse 40	11 087 000.00	17 100 000.00	861 724.80	47 991.00	813 733.80	5.6
Winterthur, Theaterstrasse 17	65 106 000.00	69 520 000.00	3 412 724.20	160.00	3 412 564.20	0.0
Winterthur, Untertor 24	6 495 000.00	9 003 000.00	315 175.20	0.00	315 175.20	0.0
Worblaufen, Alte Tiefenaustrasse 6	70 897 000.00	82 530 000.00	4 792 780.80	0.00	4 792 780.80	0.0
Zollikon, Bergstrasse 17, 19	9 603 000.00	11 380 000.00	625 740.00	2 161.00	623 579.00	0.3
Zollikon, Forchstrasse 452–456	14 845 000.00	15 000 000.00	733 956.00	0.00	733 956.00	0.0
Zuchwil, Dorfackerstrasse 45/ Birchi Centre	26 485 000.00	33 390 000.00	2 380 493.58	0.00	2 380 493.58	0.0
Zuchwil, Allmendweg 8/ Riverside Business Park	93 618 000.00	92 780 000.00	319 300.00	79 300.00	240 000.00	24.8
Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1	75 872 000.00	110 230 000.00	5 724 440.15	0.00	5 724 440.15	0.0
Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	93 900 000.00	138 010 000.00	7 118 913.00	0.00	7 118 913.00	0.0
Zurich, Affolternstrasse 52/ MFO building	14 099 000.00	12 220 000.00	0.00	0.00	0.00	0.0
Zurich, Affolternstrasse 54, 56/ Cityport	121 195 000.00	166 530 000.00	9 204 411.60	0.00	9 204 411.60	0.0
Zurich, Bahnhofstrasse 42	32 850 000.00	57 970 000.00	1 361 002.20	0.00	1 361 002.20	0.0
Zurich, Bahnhofstrasse 69	7 351 000.00	45 390 000.00	1 545 534.75	858.20	1 544 676.55	0.1
Zurich, Bahnhofstrasse 106	22 227 000.00	33 700 000.00	1 172 057.00	113 558.00	1 058 499.00	9.7
Zurich, Brandschenkestrasse 25	121 955 000.00	121 920 000.00	7 069 561.00	93 597.80	6 975 963.20	1.3
Zurich, Flurstrasse 55/Flurpark	172 392 000.00	84 560 000.00	10 399 824.00	0.00	10 399 824.00	0.0
Zurich, Flurstrasse 89	8 233 000.00	7 166 000.00	449 614.80	0.00	449 614.80	0.0
Zurich, Fraumünsterstrasse 16	126 395 000.00	151 360 000.00	5 618 838.75	618 524.60	5 000 314.15	11.0
Zurich, Hardstrasse 201/Prime Tower	351 373 000.00	467 460 000.00	19 966 665.19	913 795.05	19 052 870.14	4.6
Zurich, Hardstrasse 219/ Eventblock Maag	11 924 000.00	11 280 000.00	1 008 714.07	0.00	1 008 714.07	0.0

* All costs incurred by the purchase of the property (purchase price, legal fees, conveyancing costs, purchase commission, value-adding investments as well as costs of debt regarding properties under construction and development sites, etc.) are recognised as cost.

GENERAL PROPERTY DETAILS

City, address	Vacancies as at 31.12.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Commercial properties without significant residential space								
Rümlang, Hofwisenstrasse 50	7 778	71.8	17 720	no	1988	1998, internal renovation	01.03.2000	sole ownership
Schwyz, Oberer Steisteg 18, 20	0	0.0	1 039	no	1988	2004, internal renovation	31.10.1999	sole ownership
Solothurn, Amthausplatz 1	0	0.0	1 614	no	1955	1988, total renovation	31.10.1999	sole ownership
Spreitenbach, Industriestrasse/Tivoli	0	0.0	25 780	yes, no action required	1974	2010, total renovation	29.10.2009	freehold property
Spreitenbach, Müslistrasse 44	0	0.0	2 856	no	2002		29.10.2009	sole ownership
Spreitenbach, Pfadackerstrasse 6/ Limmatpark	4 017	14.7	10 318	no	1972	2003, partial renovation	01.08.2006	sole ownership
St. Gallen, Bohl 1/Goliathgasse 6	152	3.6	1 131	no	1920	1995, total renovation	01.06.1999	sole ownership
St. Gallen, Spisergasse 12	0	0.0	165	no	1423	1984, partial renovation	01.07.2007	sole ownership
St. Gallen, Vadianstrasse 25, sold								
St. Gallen, Zürcherstrasse 462–464/ Shopping Arena	1 782	4.5	33 106	no	2008		29.10.2009	sole ownership, parking 73/100 co-ownership
Sursee, Moosgasse 20	0	0.0	4 185	yes, no action required	1998		29.10.2009	sole ownership
Thalwil, Gotthardstrasse 40	0	0.0	541	no	1958	2004, internal renovation	31.10.1999	sole ownership
Thun, Bälliz 67	0	0.0	875	no	1953	2001, partial renovation	22.12.2003	sole ownership
Uster, Poststrasse 10	0	0.0	701	no	1972	1988, total renovation	31.10.1999	sole ownership
Uster, Poststrasse 14/20	379	11.9	2 449	no	1854	2000, partial renovation	29.10.2009	sole ownership
Vernier, Chemin de l'Etang 72/ Patio Plaza	3 794	27.8	10 169	no	2007		29.10.2009	sole ownership
Vevey, Rue de la Clergère 1	0	0.0	717	no	1927	1994, internal renovation	31.10.1999	sole ownership
Wil, Obere Bahnhofstrasse 40	528	15.6	1 105	no	1958	2008, total renovation	29.10.2009	sole ownership
Winterthur, Theaterstrasse 17	0	0.0	7 535	yes, no action required	1999		01.04.2001	sole ownership
Winterthur, Untertor 24	0	0.0	290	no	1960	2006, partial renovation	22.12.2003	sole ownership
Worblaufen, Alte Tiefenaustrasse 6	0	0.0	21 596	no	1999		01.04.2001	49/100 co-ownership
Zollikon, Bergstrasse 17, 19	0	0.0	1 768	no	1989	2004, internal renovation	31.10.1999	sole ownership
Zollikon, Forchstrasse 452–456	0	0.0	2 626	no	1984/1998		01.01.2007	sole ownership
Zuchwil, Dorfackerstrasse 45/ Birchi Centre	0	0.0	9 563	no	1997		29.10.2009	sole ownership, land lease
Zuchwil, Allmendweg 8/ Riverside Business Park	18 394	19.1	170 345	yes, no action required	1943	1965/1995, partial renovation	14.12.2012	sole ownership
Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1	0	0.0	7 400	no	2002		30.06.2000	sole ownership
Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	0	0.0	8 981	no	2003		30.06.2000	sole ownership
Zürich, Affolternstrasse 52/ MFO building	0	0.0	790, not yet parceled	yes, no action required	1889	2012, translocation/ basement	30.09.2011	sole ownership
Zürich, Affolternstrasse 54, 56/ Cityport	0	0.0	10 754	yes, no action required	2001		15.09.1999	sole ownership
Zürich, Bahnhofstrasse 42	0	0.0	482	no	1968	1990, total renovation	22.12.2003	sole ownership
Zürich, Bahnhofstrasse 69	11	1.0	230	no	1898	2007, partial renovation	29.10.2009	sole ownership
Zürich, Bahnhofstrasse 106	135	11.3	200	yes, permanent monitoring	1958		30.11.2004	sole ownership
Zürich, Brandschenkestrasse 25	287	2.2	3 902	no	1910	1984, total renovation	01.04.2001	sole ownership
Zürich, Flurstrasse 55/Flurpark	0	0.0	8 270	no	1979	2002, internal renovation	31.10.1999	sole ownership
Zürich, Flurstrasse 89	0	0.0	2 330	no	1949	2003, internal renovation	31.10.1999	sole ownership
Zürich, Fraumünsterstrasse 16	557	6.5	2 475	no	1901	1990, total renovation	01.04.2001	sole ownership
Zürich, Hardstrasse 201/Prime Tower	834	1.7	10 416	yes, no action required	2011		n/a	sole ownership
Zürich, Hardstrasse 219/ Eventblock Maag	180	2.8	8 002	yes, no action required	1929–1978		n/a	sole ownership

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 31.12.2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents 01.01.–31.12.2012	Net rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Zurich, Josefstrasse 53, 59	48 451 000.00	76 370 000.00	3 885 857.86	0.00	3 885 857.86	0.0
Zurich, Limmattalstrasse 180	3 263 000.00	2 807 000.00	242 844.00	0.00	242 844.00	0.0
Zurich, Maagplatz 1/Platform	102 696 000.00	153 730 000.00	6 986 996.57	168 000.00	6 818 996.57	2.4
Zurich, Manessestrasse 85	64 308 000.00	52 890 000.00	2 896 621.95	2 896 621.95	0.00	100.0
Zurich, Ohmstrasse 11, 11a	21 007 000.00	37 890 000.00	2 158 318.00	25 864.00	2 132 454.00	1.2
Zurich, Schaffhauserstrasse 339	7 121 000.00	8 228 000.00	463 990.80	0.00	463 990.80	0.0
Zurich, Seidengasse 1/ Jelmoli – The House of Brands	194 076 000.00	710 830 000.00	17 790 793.70	0.00	17 790 793.70	0.0
Zurich, Siewerdstrasse 8	19 778 000.00	18 530 000.00	1 167 918.10	2 164.50	1 165 753.60	0.2
Zurich, Sihlcity	144 406 000.00	197 670 000.00	11 349 241.74	102 793.57	11 246 448.17	0.9
Zurich, Sihlstrasse 24/ St. Annagasse 16	22 189 000.00	37 920 000.00	1 715 054.40	0.00	1 715 054.40	0.0
Zurich, Stadelhoferstrasse 18	14 330 000.00	22 920 000.00	1 087 040.05	0.00	1 087 040.05	0.0
Zurich, Stadelhoferstrasse 22	21 170 000.00	31 080 000.00	1 526 731.85	0.00	1 526 731.85	0.0
Zurich, Steinmühleplatz/ Jelmoli parking	23 957 000.00	38 700 000.00	3 368 627.60	0.00	3 368 627.60	0.0
Zurich, Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20	40 752 000.00	89 430 000.00	3 541 419.45	569 767.05	2 971 652.40	16.1
Zurich, Talacker 21, 23	47 009 000.00	68 780 000.00	2 986 162.75	0.00	2 986 162.75	0.0
Total I	5 901 532 903.67	8 053 514 000.00	413 137 454.21	22 580 943.62	390 556 510.59	5.5
Mixed properties						
Geneva, Quai du Seujet 30	11 368 000.00	14 090 000.00	934 758.00	0.00	934 758.00	0.0
Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7	12 808 000.00	17 770 000.00	838 162.00	4 100.00	834 062.00	0.5
Geneva, Rue de la Croix-d'Or 7/ Rue Neuve-du-Molard 4–6	36 984 000.00	56 940 000.00	2 289 019.00	10 855.00	2 278 164.00	0.5
Lausanne, Rue de la Mercerie 14	2 981 720.00	3 203 000.00	162 826.80	0.00	162 826.80	0.0
Lausanne, Rue de la Mercerie 16–20	3 003 072.00	6 045 000.00	336 209.10	0.00	336 209.10	0.0
Moosseedorf, Moosstrasse 21	2 555 307.00	1 479 000.00	125 555.00	0.00	125 555.00	0.0
Oberbüren, Buchental 5	1 077 965.00	988 600.00	65 400.00	750.00	64 650.00	1.1
St. Gallen, Spisergasse 12	7 198 000.00	9 900 000.00	492 834.00	0.00	492 834.00	0.0
Thônex, Rue de Genève 104–108	58 878 000.00	89 550 000.00	4 791 125.39	17 300.00	4 773 825.39	0.4
Visp, Kantonsstrasse 8	3 454 868.00	4 151 000.00	266 063.40	0.00	266 063.40	0.0
Zurich, Höggerstrasse 40/ Röschibachstrasse 22	28 247 000.00	30 690 000.00	2 104 718.20	428 971.92	1 675 746.28	20.4
Zurich, Nansenstrasse 5/7	32 046 000.00	43 170 000.00	2 475 269.80	45 004.10	2 430 265.70	1.8
Zurich, Querstrasse 6	731 697.00	3 680 000.00	164 442.00	0.00	164 442.00	0.0
Zurich, Schulstrasse 34, 36	7 382 900.00	10 640 000.00	540 779.20	0.00	540 779.20	0.0
Zurich, Stauffacherstrasse 94, 96/ Molkenstrasse 15, 17, sold	0.00	0.00	1 296 676.90	512.50	1 296 164.40	0.0
Total II	208 716 529.00	292 296 600.00	16 883 838.79	507 493.52	16 376 345.27	3.0

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GENERAL PROPERTY DETAILS

City, address	Vacancies as at 31.12.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Commercial properties without significant residential space								
Zurich, Josefstrasse 53, 59	0	0.0	2 931	no	1962/1972	2001, total renovation	01.07.1999	sole ownership
Zurich, Limmattalstrasse 180	0	0.0	477	no	1989	1994, internal renovation	31.10.1999	sole ownership, land lease
Zurich, Maagplatz 1/Platform	0	0.0	5 942	yes, no action required	2011		n/a	sole ownership
Zurich, Manessestrasse 85	9 869	100.0	3 284	no	1985	2012, partial renovation	01.07.2002	sole ownership
Zurich, Ohmstrasse 11, 11a	116	1.9	1 970	no	1927	2007, partial renovation	29.10.2009	sole ownership
Zurich, Schaffhauserstrasse 339	0	0.0	307	no	1957	1997, internal renovation	31.10.1999	sole ownership
Zurich, Seidengasse 1/ Jelmoli – The House of Brands	0	0.0	6 514	no	1896	2010, partial renovation	29.10.2009	sole ownership
Zurich, Siewerdtstrasse 8	0	0.0	1 114	no	1981		30.06.1998	sole ownership
Zurich, Sihlcity	460	1.9	10 162	no	2007		26.06.2003	242/1000 co-ownership
Zurich, Sihlstrasse 24/ St. Annagasse 16	0	0.0	1 155	no	1885	2007, total renovation	29.10.2009	sole ownership
Zurich, Stadelhoferstrasse 18	0	0.0	1 046	no	1983	2004, internal renovation	30.06.1998	sole ownership
Zurich, Stadelhoferstrasse 22	0	0.0	1 024	no	1983	2004, internal renovation	30.06.1998	sole ownership, land lease
Zurich, Steinmühleplatz/ Jelmoli parking	0	0.0	1 970	yes, no action required	1972	2009, partial renovation	29.10.2009	sole ownership with concession
Zurich, Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20	933	14.8	1 534	yes, no action required	1957	1999, total renovation	29.10.2009	sole ownership
Zurich, Talacker 21, 23	0	0.0	1 720	no	1965	2008, internal renovation	31.10.1999	sole ownership
Total I	125 731	8.7	1 193 309					
Mixed properties								
Geneva, Quai du Seujet 30	0	0.0	389	no	1984		01.07.1999	sole ownership
Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7	0	0.0	1 321	no	1960/1969	1989, total renovation	01.06.2000	sole ownership
Geneva, Rue de la Croix-d’Or 7/ Rue Neuve-du-Molard 4–6	0	0.0	591	no	1974/1985	1994, partial renovation	15.09.2004	sole ownership
Lausanne, Rue de la Mercerie 14	0	0.0	220	no	1900	2002, total renovation	29.10.2009	sole ownership
Lausanne, Rue de la Mercerie 16–20	0	0.0	400	no	1930		29.10.2009	sole ownership
Moosseedorf, Moosstrasse 21	7	1.0	948	no	1999		29.10.2009	freehold property, partial land lease
Oberbüren, Buchental 5	0	0.0	3 456	yes, no action required	1920		29.10.2009	sole ownership
St. Gallen, Spisergasse 12	0	0.0	208	no	1900	1998, partial renovation	01.04.2004	sole ownership
Thônex, Rue de Genève 104–108	15	0.1	9 224	no	2008		29.10.2009	sole ownership
Visp, Kantonsstrasse 8	0	0.0	806	no	1959		29.10.2009	sole ownership
Zurich, Hönggerstrasse 40/ Röschibachstrasse 22	708	10.6	2 571	yes, no action required	1986		01.07.1999	sole ownership
Zurich, Nansenstrasse 5/7	190	3.2	1 740	no	1985		29.10.2009	sole ownership
Zurich, Querstrasse 6	3	0.5	280	no	1927	1990, total renovation	29.10.2009	sole ownership
Zurich, Schulstrasse 34, 36	0	0.0	697	no	1915	1995, total renovation	01.07.1999	sole ownership
Zurich, Stauffacherstrasse 94, 96/ Molkenstrasse 15, 17, sold								
Total II	923	2.2	22 851					

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 31.12.2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents 01.01.–31.12.2012	Net rental income including land lease income 01.01.–31.12.2012	Losses due to vacancies and unpaid rents %
Building land						
Basel, Hochbergerstrasse 60/ parking	3 050 000.00	3 300 000.00	163 006.90	1 080.00	161 926.90	0.7
Dietikon, Bodacher	70 001.00	0.00	14 249.80	250.00	13 999.80	1.8
Dietikon, Bodacher/Im Maienweg	2 564 923.00	1 967 000.00	300.00	0.00	300.00	0.0
Dietikon, Bodacher/Ziegelägerten	1 508 972.00	1 770 900.00	0.00	0.00	0.00	0.0
Geneva Airport, Route de Pré-Bois	5 535 622.42	7 338 000.00	0.00	0.00	0.00	0.0
Geneva Airport, Route de Pré-Bois 10/ underground car park	4 716 000.00	7 105 000.00	76 840.20	0.00	76 840.20	0.0
Losone, Via Locarno/Via Truscio	1 403 328.70	1 085 000.00	0.00	0.00	0.00	0.0
Niederwangen b. Bern, Riedmoosstrasse 10	604 000.00	2 528 000.00	0.00	0.00	0.00	0.0
Oberbüren, Buchental/parking	694 112.00	590 300.00	29 224.20	0.00	29 224.20	0.0
Plan-les-Ouates, Chemin des Aulx	11 999 000.00	13 880 000.00	86 664.00	0.00	86 664.00	0.0
Spreitenbach, Joosacker 7	1.00	0.00	52 876.80	0.00	52 876.80	0.0
Wangen b. Olten, Rickenbacherfeld	1 385 942.40	4 466 000.00	0.00	0.00	0.00	0.0
Total III	33 531 902.52	44 030 200.00	423 161.90	1 330.00	421 831.90	0.3
Properties under construction and development sites						
Berne, Wankdorfallee/ headquarters Post/Majowa	40 305 000.00	40 320 000.00	0.00	0.00	0.00	0.0
Zurich, Hagenholzstrasse 60/SkyKey	127 190 000.00	128 000 000.00	0.00	0.00	0.00	0.0
Zurich, Hardstrasse 219/ Maaghof North and East**	21 897 000.00	26 800 000.00	0.00	0.00	0.00	0.0
Zurich, Naphtastrasse 10/ Maaghof North and East A**	7 985 000.00	7 985 000.00	0.00	0.00	0.00	0.0
Zurich, Turbinenstrasse 21/ Maaghof North and East G**	7 386 000.00	7 386 000.00	0.00	0.00	0.00	0.0
Total IV	204 763 000.00	210 491 000.00	0.00	0.00	0.00	0.0
Overall total	6 348 544 335.19	8 600 331 800.00	430 444 454.90	23 089 767.14	407 354 687.76	5.4

* All costs incurred by the purchase of the property (purchase price, legal fees, conveyancing costs, purchase commission, value-adding investments as well as costs of debt regarding properties under construction and development sites, etc.) are recognised as cost.

** Split into three properties in 2012 (one for rental apartments, two for condominiums for sale)

GENERAL PROPERTY DETAILS

City, address	Vacancies as at 31.12.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Building land								
Basel, Hochbergerstrasse 60/ parking	0	0.0	5 440	yes, no action required			29.10.2009	sole ownership
Dietikon, Bodacher	0	0.0	13 615	yes			29.10.2009	sole ownership
Dietikon, Bodacher/Im Maienweg	0	0.0	4 249	no			29.10.2009	sole ownership
Dietikon, Bodacher/Ziegelälgerten	0	0.0	3 825	yes			29.10.2009	sole ownership
Geneva Airport, Route de Pré-Bois	0	0.0	7 631	no			29.10.2009	sole ownership
Geneva Airport, Route de Pré-Bois 10/ underground car park	0	0.0	2 154	no	2003		29.10.2009	sole ownership, land lease
Losone, Via Locarno/Via Truscio	0	0.0	1 380	no			29.10.2009	sole ownership
Niederwangen b. Bern, Riedmoosstrasse 10	0	0.0	5 895	register in preparation			29.10.2009	sole ownership
Oberbüren, Buchental/parking	0	0.0	1 825	no			29.10.2009	sole ownership
Plan-les-Ouates, Chemin des Aulx	0	0.0	28 429	no			29.10.2009	sole ownership
Spreitenbach, Joosacker 7	0	0.0	16 405	yes			29.10.2009	sole ownership
Wangen b. Olten, Rickenbacherfeld	0	0.0	11 197	no			22.12.2003	sole ownership
Total III	0	0.0	102 045					
Properties under construction and development sites								
Berne, Wankdorfallée/ headquarters Post/Majowa	0	0.0	5 244	no	2012–2014		04.04.2012	sole ownership, land lease
Zurich, Hagenholzstrasse 60/SkyKey	0	0.0	9 573	yes, will be decontaminated before construction	2012–2014		24.01.2011	sole ownership
Zurich, Hardstrasse 219/ Maaghof North and East**	0	0.0	not yet parceled	yes, will be decontaminated upon construction of new building	2012–2015		n/a	sole ownership
Zurich, Naphtastrasse 10/ Maaghof North and East A**	0	0.0	not yet parceled	yes, will be decontaminated upon construction of new building	2012–2015		n/a	sole ownership
Zurich, Turbinenstrasse 21/ Maaghof North and East G**	0	0.0	not yet parceled	yes, will be decontaminated upon construction of new building	2012–2015		n/a	sole ownership
Total IV	0	0.0	14 817					
Overall total								
	126 654	8.5	1 333 022					

* The register of polluted sites contains suspected but not identified contamination sites, but does not claim to be comprehensive. The Company refrains from purchasing identified or suspected contamination sites, or factors the corresponding costs into its price calculation. However, it cannot be ruled out that latent sources of contamination unknown at the time of purchase may manifest themselves at a later date.

** Split into three properties in 2012 (one for rental apartments, two for condominiums for sale)

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

City, address	Retail			Offices, medical practice premises, etc.			Cinemas and restaurants			Storage facilities			Other commercial units			Total commercial properties, excl. parking		
	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%
Commercial properties without significant residential space																		
Aarau, Bahnhofstrasse 23	4	1 258	60.8	2	255	12.3	0	0	0.0	4	556	26.9	0	0	0.0	10	2 069	100.0
Affoltern a.A., Obere Bahnhofstrasse 14	3	1 416	72.9	0	0	0.0	0	0	0.0	6	189	9.7	5	39	2.0	14	1 644	84.6
Allschwil, Hegenheimermattweg 91	0	0	0.0	24	13 150	68.6	0	0	0.0	10	1 859	9.7	23	4 173	21.8	57	19 182	100.0
Amriswil, Weinfelderstrasse 74	4	1 217	39.9	2	20	0.7	4	1 337	43.8	4	157	5.1	5	320	10.5	19	3 051	100.0
Baden, Bahnhofstrasse 2	5	914	93.4	0	0	0.0	0	0	0.0	1	65	6.6	0	0	0.0	6	979	100.0
Baden, Weite Gasse 34, 36	2	590	37.7	7	632	40.4	0	0	0.0	2	169	10.8	0	0	0.0	11	1 391	88.9
Basel, Aeschenvorstadt 2–4	9	946	15.1	7	3 997	63.6	0	0	0.0	11	1 341	21.3	0	0	0.0	27	6 284	100.0
Basel, Barfüsserplatz 3	5	2 048	53.0	4	1 045	27.0	0	0	0.0	3	768	19.9	2	3	0.1	14	3 864	100.0
Basel, Centralbahnplatz 9/10	2	122	8.5	7	544	38.1	4	302	21.1	5	168	11.8	16	139	9.7	34	1 275	89.2
Basel, Elisabethenstrasse 15	8	889	20.7	6	3 117	72.7	0	0	0.0	8	284	6.6	0	0	0.0	22	4 290	100.0
Basel, Freie Strasse 26/ Falknerstrasse 3	3	1 250	43.6	10	1 444	50.3	0	0	0.0	3	176	6.1	0	0	0.0	16	2 870	100.0
Basel, Freie Strasse 36	4	1 440	59.7	6	326	13.5	0	0	0.0	4	277	11.5	12	371	15.4	26	2 414	100.0
Basel, Freie Strasse 68	2	887	11.9	10	4 597	61.6	0	0	0.0	5	1 933	25.9	1	43	0.6	18	7 460	100.0
Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19	2	285	4.3	11	4 863	72.5	0	0	0.0	12	1 423	21.2	0	0	0.0	25	6 571	98.0
Basel, Hochbergerstrasse 40/ parking	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	2	0	0.0	2	0	0.0
Basel, Hochbergerstrasse 60/ building 805	0	0	0.0	5	1 117	23.4	0	0	0.0	1	500	10.5	7	3 158	66.1	13	4 775	100.0
Basel, Hochbergerstrasse 60/ building 860	0	0	0.0	4	736	82.5	0	0	0.0	4	124	13.9	2	32	3.6	10	892	100.0
Basel, Hochbergerstrasse 60/ Stücki Business Park 60A–E	0	0	0.0	50	32 296	86.3	0	0	0.0	34	1 785	4.8	6	3 321	8.9	90	37 402	100.0
Basel, Hochbergerstrasse 62	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	1	0	0.0	1	0	0.0
Basel, Hochbergerstrasse 70/ Stücki shopping	109	33 305	61.4	11	4 279	7.9	20	9 398	17.3	79	6 131	11.3	32	1 116	2.1	251	54 229	100.0
Basel, Messeplatz 12/Messeurm	2	165	0.7	26	13 306	55.2	14	9 818	40.7	9	772	3.2	5	40	0.2	56	24 101	100.0
Basel, Peter Merian-Strasse 80	0	0	0.0	24	7 759	85.3	0	0	0.0	10	1 340	14.7	0	0	0.0	34	9 099	100.0
Basel, Rebgrasse 20	6	4 357	47.5	6	1 019	11.1	2	1 262	13.8	26	2 377	25.9	13	161	1.8	53	9 176	100.0
Bellach, Gurzelenstrasse 2	1	212	14.2	1	55	3.7	0	0	0.0	0	0	0.0	7	1 135	75.8	9	1 402	93.7
Belp, Aemmenmattstrasse 43	0	0	0.0	41	7 098	76.3	2	493	5.3	21	1 516	16.3	4	194	2.1	68	9 301	100.0
Berne, Bahnhofplatz 9	6	1 090	67.5	0	0	0.0	0	0	0.0	4	526	32.5	1	0	0.0	11	1 616	100.0
Berne, Genfergasse 14	1	654	4.1	7	13 428	85.0	0	0	0.0	2	103	0.7	1	1 616	10.2	11	15 801	100.0
Berne, Laupenstrasse 6	3	855	41.5	11	1 028	49.9	0	0	0.0	1	6	0.3	4	99	4.8	19	1 988	96.5
Berne, Mingerstrasse 12–18/ PostFinance Arena	2	118	0.3	2	8 294	17.9	1	30 699	66.3	1	7 175	15.5	0	0	0.0	6	46 286	100.0
Berne, Schwarztorstrasse 48	0	0	0.0	14	6 168	75.7	0	0	0.0	2	1 873	23.0	2	107	1.3	18	8 148	100.0
Berne, Weltpoststrasse 5	0	0	0.0	8	10 610	69.0	2	1 035	6.7	2	3 735	24.3	0	0	0.0	12	15 380	100.0
Biel, Solothurnstrasse 122	7	2 482	75.0	3	90	2.7	0	0	0.0	9	505	15.3	3	49	1.5	22	3 126	94.5
Brugg, Hauptstrasse 2	7	2 907	66.0	4	255	5.8	2	147	3.3	11	965	21.9	11	131	3.0	35	4 405	100.0
Buchs, St. Gallerstrasse 5	1	236	13.2	5	1 072	60.1	0	0	0.0	2	326	18.3	1	15	0.8	9	1 649	92.4
Burgdorf, Emmentalstrasse 14	2	953	46.2	4	896	43.5	0	0	0.0	3	177	8.6	1	35	1.7	10	2 061	100.0
Burgdorf, industry Buchmatt	2	351	2.9	16	638	5.3	0	0	0.0	3	10 688	89.4	7	279	2.3	28	11 956	100.0
Carouge, Avenue Cardinal- Mermillod 36–44	20	8 296	23.5	93	20 327	57.6	2	283	0.8	47	5 183	14.7	19	1 198	3.4	181	35 287	100.0
Cham, Dorfplatz 2	1	122	11.4	8	656	61.5	0	0	0.0	4	289	27.1	0	0	0.0	13	1 067	100.0
Conthey, Route Cantonale 2	9	1 771	71.6	7	113	4.6	0	0	0.0	3	490	19.8	3	98	4.0	22	2 472	100.0
Conthey, Route Cantonale 4	9	4 342	86.3	0	0	0.0	1	149	3.0	3	302	6.0	9	236	4.7	22	5 029	100.0
Conthey, Route Cantonale 11	6	5 270	72.1	10	552	7.6	1	51	0.7	12	1 162	15.9	6	143	2.0	35	7 178	98.2

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

									Summary	
City, address	1–1½ rooms no.	2–2½ rooms no.	3–3½ rooms no.	4–4½ rooms no.	5 or more rooms no.	Total apartments no. m² %			Total rented properties, commercial and residential, excl. parking no. m²	
Commercial properties without significant residential space										
Aarau, Bahnhofstrasse 23	0	0	0	0	0	0	0	0.0	10	2 069
Affoltern a.A., Obere Bahnhofstrasse 14	0	1	2	1	0	4	299	15.4	18	1 943
Allschwil, Hegenheimermattweg 91	0	0	0	0	0	0	0	0.0	57	19 182
Amriswil, Weinfelderstrasse 74	0	0	0	0	0	0	0	0.0	19	3 051
Baden, Bahnhofstrasse 2	0	0	0	0	0	0	0	0.0	6	979
Baden, Weite Gasse 34, 36	0	0	2	0	0	2	174	11.1	13	1 565
Basel, Aeschenvorstadt 2–4	0	0	0	0	0	0	0	0.0	27	6 284
Basel, Barfüsserplatz 3	0	0	0	0	0	0	0	0.0	14	3 864
Basel, Centralbahnplatz 9/10	0	0	1	0	0	1	154	10.8	35	1 429
Basel, Elisabethenstrasse 15	0	0	0	0	0	0	0	0.0	22	4 290
Basel, Freie Strasse 26/ Falknerstrasse 3	0	0	0	0	0	0	0	0.0	16	2 870
Basel, Freie Strasse 36	0	0	0	0	0	0	0	0.0	26	2 414
Basel, Freie Strasse 68	0	0	0	0	0	0	0	0.0	18	7 460
Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19	0	0	0	1	0	1	133	2.0	26	6 704
Basel, Hochbergerstrasse 40/ parking	0	0	0	0	0	0	0	0.0	2	0
Basel, Hochbergerstrasse 60/ building 805	0	0	0	0	0	0	0	0.0	13	4 775
Basel, Hochbergerstrasse 60/ building 860	0	0	0	0	0	0	0	0.0	10	892
Basel, Hochbergerstrasse 60/ Stücki Business Park 60A–E	0	0	0	0	0	0	0	0.0	90	37 402
Basel, Hochbergerstrasse 62	0	0	0	0	0	0	0	0.0	1	0
Basel, Hochbergerstrasse 70/ Stücki shopping	0	0	0	0	0	0	0	0.0	251	54 229
Basel, Messeplatz 12/Messeturm	0	0	0	0	0	0	0	0.0	56	24 101
Basel, Peter Merian-Strasse 80	0	0	0	0	0	0	0	0.0	34	9 099
Basel, Rebgrasse 20	0	0	0	0	0	0	0	0.0	53	9 176
Bellach, Gurzelenstrasse 2	0	0	0	1	0	1	95	6.3	10	1 497
Belp, Aemmenmattstrasse 43	0	0	0	0	0	0	0	0.0	68	9 301
Berne, Bahnhofplatz 9	0	0	0	0	0	0	0	0.0	11	1 616
Berne, Genfergasse 14	0	0	0	0	0	0	0	0.0	11	15 801
Berne, Laupenstrasse 6	1	0	0	0	0	1	73	3.5	20	2 061
Berne, Mingerstrasse 12–18/ PostFinance Arena	0	0	0	0	0	0	0	0.0	6	46 286
Berne, Schwarztorstrasse 48	0	0	0	0	0	0	0	0.0	18	8 148
Berne, Weltpoststrasse 5	0	0	0	0	0	0	0	0.0	12	15 380
Biel, Solothurnstrasse 122	0	0	0	0	1	1	182	5.5	23	3 308
Brugg, Hauptstrasse 2	0	0	0	0	0	0	0	0.0	35	4 405
Buchs, St. Gallerstrasse 5	0	0	1	0	0	1	135	7.6	10	1 784
Burgdorf, Emmentalstrasse 14	0	0	0	0	0	0	0	0.0	10	2 061
Burgdorf, industry Buchmatt	0	0	0	0	0	0	0	0.0	28	11 956
Carouge, Avenue Cardinal- Mermillod 36–44	0	0	0	0	0	0	0	0.0	181	35 287
Cham, Dorfplatz 2	0	0	0	0	0	0	0	0.0	13	1 067
Conthey, Route Cantonale 2	0	0	0	0	0	0	0	0.0	22	2 472
Conthey, Route Cantonale 4	0	0	0	0	0	0	0	0.0	22	5 029
Conthey, Route Cantonale 11	0	0	0	1	0	1	129	1.8	36	7 307

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

City, address	Retail			Offices, medical practice premises, etc.			Cinemas and restaurants			Storage facilities			Other commercial units			Total commercial properties, excl. parking		
	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%
Commercial properties without significant residential space																		
Dietikon , Bahnhofplatz 11/ Neumattstrasse 24	1	347	19.2	7	1 001	55.2	0	0	0.0	2	464	25.6	0	0	0.0	10	1 812	100.0
Dietikon , Kirchstrasse 20	6	445	23.5	5	1 232	65.0	0	0	0.0	6	217	11.5	0	0	0.0	17	1 894	100.0
Dietikon , Zentralstrasse 12	2	1 335	41.0	7	199	6.1	0	0	0.0	9	1 517	46.5	5	208	6.4	23	3 259	100.0
Dübendorf , Bahnhofstrasse 1	2	296	17.7	3	990	59.2	0	0	0.0	6	385	23.0	0	0	0.0	11	1 671	100.0
Eyholz , Kantonsstrasse 79	4	1 216	92.6	4	72	5.5	0	0	0.0	0	0	0.0	4	25	1.9	12	1 313	100.0
Frauenfeld , Zürcherstrasse 305	5	2 358	54.8	6	800	18.6	0	0	0.0	5	779	18.1	7	111	2.6	23	4 048	94.0
Frick , Hauptstrasse 132/ Fricktal Centre A3	11	3 296	66.3	0	0	0.0	1	157	3.2	9	809	16.3	9	707	14.2	30	4 969	100.0
Füllinsdorf , Schneckerstrasse 1	8	2 495	58.1	3	587	13.7	0	0	0.0	10	916	21.3	7	299	7.0	28	4 297	100.0
Geneva , Centre Rhône-Fusterie	4	8 527	76.2	1	29	0.3	0	0	0.0	2	2 630	23.5	0	0	0.0	7	11 186	100.0
Geneva , Place Cornavin 10	2	485	17.6	13	303	11.0	13	1 678	60.8	5	178	6.4	7	118	4.3	40	2 762	100.0
Geneva , Place du Molard 2–4	12	2 536	35.4	21	4 034	56.4	1	154	2.2	5	264	3.7	7	170	2.4	46	7 158	100.0
Geneva , Route de Meyrin 49	0	0	0.0	24	8 715	85.9	0	0	0.0	13	1 343	13.2	8	0	0.0	45	10 058	99.2
Geneva , Rue Céard 14/Croix-d'Or 11	5	1 107	66.0	0	0	0.0	0	0	0.0	4	570	34.0	0	0	0.0	9	1 677	100.0
Geneva , Rue de Rive 3	7	971	51.4	6	529	28.0	2	177	9.4	4	150	7.9	7	62	3.3	26	1 889	100.0
Geneva , Rue du Rhône 48–50	12	14 789	44.3	43	11 131	33.4	2	2 394	7.2	23	3 015	9.0	23	2 036	6.1	103	33 365	100.0
Glattbrugg , Schaffhauserstrasse 59	1	216	13.9	5	931	59.8	0	0	0.0	3	409	26.3	0	0	0.0	9	1 556	100.0
Gossau , Wilerstrasse 82	7	3 632	78.1	5	96	2.1	0	0	0.0	3	498	10.7	10	423	9.1	25	4 649	100.0
Grand-Lancy , Route des Jeunes 10	2	426	3.3	17	4 826	37.5	8	5 471	42.5	21	1 884	14.6	6	263	2.0	54	12 870	100.0
Grand-Lancy , Route des Jeunes 12/ CCL La Praille	57	18 678	56.0	2	311	0.9	11	4 327	13.0	42	5 921	17.8	60	4 107	12.3	172	33 344	100.0
Granges-Paccot , Route d'Agy 3	2	388	39.2	5	42	4.2	0	0	0.0	2	436	44.0	5	124	12.5	14	990	100.0
Heimberg , Gurnigelstrasse 38	3	1 289	83.9	5	41	2.7	0	0	0.0	3	106	6.9	4	101	6.6	15	1 537	100.0
Holderbank , Hauptstrasse 43, 45	0	0	0.0	3	66	8.8	1	209	27.8	2	91	12.1	11	320	42.6	17	686	91.2
Horgen , Zugerstrasse 22, 24	1	264	11.0	14	1 820	75.6	0	0	0.0	2	324	13.5	0	0	0.0	17	2 408	100.0
La Chaux-de-Fonds , Boulevard des Eplatures 44	7	2 370	94.8	5	41	1.6	0	0	0.0	2	74	3.0	2	14	0.6	16	2 499	100.0
Lachen , Seidenstrasse 2	1	213	13.9	6	1 035	67.6	0	0	0.0	2	284	18.5	0	0	0.0	9	1 532	100.0
Lausanne , Avenue de Chailly 1	2	408	37.7	5	464	42.9	0	0	0.0	1	115	10.6	0	0	0.0	8	987	91.2
Lausanne , Rue de Sébeillon 9/ Sébeillon Centre	2	851	8.4	30	5 696	56.5	0	0	0.0	26	2 483	24.6	13	1 058	10.5	71	10 088	100.0
Lausanne , Rue du Pont 5	9	10 516	50.7	46	4 821	23.2	1	1 910	9.2	16	2 089	10.1	20	1 426	6.9	92	20 762	100.0
Locarno , Largo Zorzi 4/Piazza Grande	5	4 103	61.5	8	934	14.0	2	110	1.6	7	680	10.2	14	354	5.3	36	6 181	92.7
Locarno , Parking Centro	0	0	0.0	0	0	0.0	0	0	0.0	5	47	100.0	6	0	0.0	11	47	100.0
Locarno , Via delle Monache 8	0	0	0.0	0	0	0.0	0	0	0.0	2	239	93.7	1	16	6.3	3	255	100.0
Lutry , Route de l'Ancienne Cible 2	8	2 341	72.7	1	89	2.8	2	147	4.6	5	476	14.8	11	168	5.2	27	3 221	100.0
Lucerne , Pilatusstrasse 4/Flora	9	6 866	69.6	16	1 195	12.1	0	0	0.0	8	946	9.6	11	863	8.7	44	9 870	100.0
Lucerne , Schwanenplatz 3	1	163	10.8	5	946	62.6	0	0	0.0	3	283	18.7	1	8	0.5	10	1 400	92.6
Lucerne , Weggisgasse 20, 22	5	987	76.8	0	0	0.0	0	0	0.0	2	298	23.2	0	0	0.0	7	1 285	100.0
Lucerne , Weinberglistrasse 4/ Tribtschenstrasse 62	2	262	2.3	46	8 796	78.3	1	532	4.7	16	699	6.2	22	950	8.5	87	11 239	100.0
Mägenwil , Weststrasse 6/ Birrfeldstrasse south	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	2	0	0.0	2	0	0.0
Meyrin , Route de Meyrin 210	1	732	65.9	4	73	6.6	0	0	0.0	1	175	15.8	4	130	11.7	10	1 110	100.0
Moosseedorf , Moosstrasse 23	4	1 345	88.4	0	0	0.0	0	0	0.0	2	177	11.6	0	0	0.0	6	1 522	100.0
Neuchâtel , Avenue J.-J. Rousseau 7	0	0	0.0	19	2 188	70.2	0	0	0.0	9	693	22.2	1	236	7.6	29	3 117	100.0
Neuchâtel , Rue de l'Ecluse 19/ parking	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Neuchâtel , Rue du Temple-Neuf 11	4	209	18.3	9	646	56.6	0	0	0.0	9	158	13.8	7	33	2.9	29	1 046	91.7

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

City, address	1–1½ rooms no.	2–2½ rooms no.	3–3½ rooms no.	4–4½ rooms no.	5 or more rooms no.				Summary	
						no.	Total apartments m²	%	Total rented properties, commercial and residential, excl. parking no.	m²
Commercial properties without significant residential space										
Dietikon, Bahnhofplatz 11/ Neumattstrasse 24	0	0	0	0	0	0	0	0.0	10	1 812
Dietikon, Kirchstrasse 20	0	0	0	0	0	0	0	0.0	17	1 894
Dietikon, Zentralstrasse 12	0	0	0	0	0	0	0	0.0	23	3 259
Dübendorf, Bahnhofstrasse 1	0	0	0	0	0	0	0	0.0	11	1 671
Eyholz, Kantonsstrasse 79	0	0	0	0	0	0	0	0.0	12	1 313
Frauenfeld, Zürcherstrasse 305	2	0	1	1	0	4	258	6.0	27	4 306
Frick, Hauptstrasse 132/ Fricktal Centre A3	0	0	0	0	0	0	0	0.0	30	4 969
Füllinsdorf, Schneckelerstrasse 1	0	0	0	0	0	0	0	0.0	28	4 297
Geneva, Centre Rhône-Fusterie	0	0	0	0	0	0	0	0.0	7	11 186
Geneva, Place Cornavin 10	0	0	0	0	0	0	0	0.0	40	2 762
Geneva, Place du Molard 2–4	0	0	0	0	0	0	0	0.0	46	7 158
Geneva, Route de Meyrin 49	0	0	0	0	1	1	83	0.8	46	10 141
Geneva, Rue Céard 14/Croix-d’Or 11	0	0	0	0	0	0	0	0.0	9	1 677
Geneva, Rue de Rive 3	0	0	0	0	0	0	0	0.0	26	1 889
Geneva, Rue du Rhône 48–50	0	0	0	0	0	0	0	0.0	103	33 365
Glattbrugg, Schaffhauserstrasse 59	0	0	0	0	0	0	0	0.0	9	1 556
Gossau, Wilerstrasse 82	0	0	0	0	0	0	0	0.0	25	4 649
Grand-Lancy, Route des Jeunes 10	0	0	0	0	0	0	0	0.0	54	12 870
Grand-Lancy, Route des Jeunes 12/ CCL La Praille	0	0	0	0	0	0	0	0.0	172	33 344
Granges-Paccot, Route d’Agy 3	0	0	0	0	0	0	0	0.0	14	990
Heimberg, Gurnigelstrasse 38	0	0	0	0	0	0	0	0.0	15	1 537
Holderbank, Hauptstrasse 43, 45	0	1	0	0	0	1	66	8.8	18	752
Horgen, Zugerstrasse 22, 24	0	0	0	0	0	0	0	0.0	17	2 408
La Chaux-de-Fonds, Boulevard des Eplatures 44	0	0	0	0	0	0	0	0.0	16	2 499
Lachen, Seidenstrasse 2	0	0	0	0	0	0	0	0.0	9	1 532
Lausanne, Avenue de Chailly 1	0	0	0	1	0	1	95	8.8	9	1 082
Lausanne, Rue de Sébeillon 9/ Sébeillon Centre	0	0	0	0	0	0	0	0.0	71	10 088
Lausanne, Rue du Pont 5	0	0	0	0	0	0	0	0.0	92	20 762
Locarno, Largo Zorzi 4/Piazza Grande	0	0	5	1	0	6	487	7.3	42	6 668
Locarno, Parking Centro	0	0	0	0	0	0	0	0.0	11	47
Locarno, Via delle Monache 8	0	0	0	0	0	0	0	0.0	3	255
Lutry, Route de l’Ancienne Ciblerie 2	0	0	0	0	0	0	0	0.0	27	3 221
Lucerne, Pilatusstrasse 4/Flora	0	0	0	0	0	0	0	0.0	44	9 870
Lucerne, Schwanenplatz 3	0	0	0	1	0	1	112	7.4	11	1 512
Lucerne, Weggisgasse 20, 22	0	0	0	0	0	0	0	0.0	7	1 285
Lucerne, Weinberglistrasse 4/ Tribtschenstrasse 62	0	0	0	0	0	0	0	0.0	87	11 239
Mägenwil, Weststrasse 6/ Birrfeldstrasse south	0	0	0	0	0	0	0	0.0	2	0
Meyrin, Route de Meyrin 210	0	0	0	0	0	0	0	0.0	10	1 110
Moosseedorf, Moosstrasse 23	0	0	0	0	0	0	0	0.0	6	1 522
Neuchâtel, Avenue J.-J. Rousseau 7	0	0	0	0	0	0	0	0.0	29	3 117
Neuchâtel, Rue de l’Ecluse 19/ parking	0	0	0	0	0	0	0	0.0	0	0
Neuchâtel, Rue du Temple-Neuf 11	0	0	1	0	0	1	95	8.3	30	1 141

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

City, address	Retail			Offices, medical practice premises, etc.			Cinemas and restaurants			Storage facilities			Other commercial units			Total commercial properties, excl. parking		
	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%
Commercial properties without significant residential space																		
Neuchâtel, Rue du Temple-Neuf 14	7	5 383	56.7	21	1 363	14.4	0	0	0.0	9	1 914	20.2	16	836	8.8	53	9 496	100.0
Niederwangen b. Bern, Riedmoosstrasse 10	10	4 280	33.2	9	1 690	13.1	0	0	0.0	21	5 913	45.8	10	962	7.5	50	12 845	99.5
Oberbüren, Buchental 2	2	2 225	34.3	5	114	1.8	0	0	0.0	7	4 042	62.4	5	98	1.5	19	6 479	100.0
Oberbüren, Buchental 3	1	470	20.1	5	759	32.5	0	0	0.0	6	750	32.1	3	121	5.2	15	2 100	90.0
Oberbüren, Buchental 3a	0	0	0.0	0	0	0.0	0	0	0.0	9	2 461	100.0	1	0	0.0	10	2 461	100.0
Oberbüren, Buchental 4	16	3 669	38.5	2	1 935	20.3	0	0	0.0	5	3 932	41.2	1	0	0.0	24	9 536	100.0
Oberbüren, Haslen 3/ logistics centre Haslen	0	0	0.0	3	840	3.0	0	0	0.0	15	23 778	86.0	4	3 031	11.0	22	27 649	100.0
Oberwil, Mühlemattstrasse 23	3	1 044	63.5	5	68	4.1	0	0	0.0	5	475	28.9	6	58	3.5	19	1 645	100.0
Oftingen, Spitalweidstrasse 1/ shopping centre a1	43	15 765	78.6	4	650	3.2	2	283	1.4	20	2 641	13.2	43	720	3.6	112	20 059	100.0
Olten, Bahnhofquai 18	0	0	0.0	10	4 803	93.6	0	0	0.0	2	331	6.4	0	0	0.0	12	5 134	100.0
Olten, Bahnhofquai 20	0	0	0.0	12	6 294	85.4	0	0	0.0	4	1 072	14.6	0	0	0.0	16	7 366	100.0
Olten, Frobürgstrasse 1	0	0	0.0	5	936	81.2	0	0	0.0	4	217	18.8	0	0	0.0	9	1 153	100.0
Olten, Frobürgstrasse 15	0	0	0.0	7	1 657	88.0	0	0	0.0	7	225	12.0	1	0	0.0	15	1 882	100.0
Olten, Solothurnerstrasse 201	1	991	62.3	0	0	0.0	0	0	0.0	2	501	31.5	2	98	6.2	5	1 590	100.0
Olten, Solothurnerstrasse 231–235/ Usego	3	2 778	23.3	16	7 649	64.0	0	0	0.0	5	1 185	9.9	6	333	2.8	30	11 945	100.0
Otelfingen, Industriestrasse 19/21	0	0	0.0	55	16 042	19.3	0	0	0.0	67	62 825	75.4	33	4 202	5.0	155	83 069	99.7
Otelfingen, Industriestrasse 31	0	0	0.0	25	3 990	34.6	1	48	0.4	13	6 617	57.4	14	881	7.6	53	11 536	100.0
Payerne, Route de Bussy 2	1	5 054	84.1	4	259	4.3	0	0	0.0	1	429	7.1	5	269	4.5	11	6 011	100.0
Petit-Lancy, Route de Chancy 59	0	0	0.0	20	15 429	69.6	1	1 237	5.6	12	4 794	21.6	18	712	3.2	51	22 172	100.0
Rapperswil-Jona, Grünfeldstrasse 25	0	0	0.0	2	1 887	15.0	0	0	0.0	6	2 992	23.8	4	7 691	61.2	12	12 570	100.0
Rapperswil-Jona, Rathausstrasse 8	4	743	23.6	6	1 591	50.6	0	0	0.0	12	809	25.7	1	0	0.0	23	3 143	100.0
Romanel, Chemin du Marais 8	11	5 991	88.4	1	13	0.2	0	0	0.0	7	704	10.4	4	70	1.0	23	6 778	100.0
Rümlang, Hofwisenstrasse 50	0	0	0.0	8	10 182	94.0	0	0	0.0	2	650	6.0	0	0	0.0	10	10 832	100.0
Schwyz, Oberer Steisteg 18, 20	2	231	8.6	11	1 559	58.3	0	0	0.0	13	882	33.0	0	0	0.0	26	2 672	100.0
Solothurn, Amthausplatz 1	2	602	17.9	7	1 942	57.9	0	0	0.0	3	811	24.2	0	0	0.0	12	3 355	100.0
Spreitenbach, Industriestrasse/Tivoli	1	855	87.2	0	0	0.0	0	0	0.0	1	125	12.8	0	0	0.0	2	980	100.0
Spreitenbach, Müslistrasse 44	0	0	0.0	1	35	6.8	1	156	30.5	1	20	3.9	5	301	58.8	8	512	100.0
Spreitenbach, Pfadackerstrasse 6/ Limmatpark	7	15 517	56.7	16	7 695	28.1	0	0	0.0	4	3 975	14.5	3	0	0.0	30	27 187	99.3
St. Gallen, Bohl 1/Goliathgasse 6	0	0	0.0	7	1 562	37.4	4	2 244	53.7	1	0	0.0	0	0	0.0	12	3 806	91.2
St. Gallen, Spisergasse 12	2	195	31.6	1	109	17.7	0	0	0.0	2	149	24.1	0	0	0.0	5	453	73.4
St. Gallen, Vadianstrasse 25, sold																		
St. Gallen, Zürcherstrasse 462–464/ Shopping Arena	51	22 848	57.3	9	3 745	9.4	7	1 597	4.0	49	7 746	19.4	43	3 918	9.8	159	39 854	100.0
Sursee, Moosgasse 20	7	1 859	77.3	0	0	0.0	1	164	6.8	5	381	15.8	0	0	0.0	13	2 404	100.0
Thalwil, Gotthardstrasse 40	1	90	9.1	7	570	57.8	2	130	13.2	4	196	19.9	0	0	0.0	14	986	100.0
Thun, Bälliz 67	4	1 027	32.4	16	1 625	51.2	1	65	2.0	5	338	10.7	1	0	0.0	27	3 055	96.3
Uster, Poststrasse 10	1	245	17.1	4	877	61.3	0	0	0.0	2	309	21.6	1	0	0.0	8	1 431	100.0
Uster, Poststrasse 14/20	4	2 022	63.6	4	372	11.7	1	120	3.8	18	612	19.3	5	51	1.6	32	3 177	100.0
Vernier, Chemin de l'Etang 72/ Patio Plaza	0	0	0.0	19	11 220	82.2	0	0	0.0	21	2 323	17.0	1	100	0.7	41	13 643	100.0
Vevey, Rue de la Clergère 1	1	479	15.5	13	2 235	72.5	0	0	0.0	1	370	12.0	0	0	0.0	15	3 084	100.0
Wil, Obere Bahnhofstrasse 40	6	2 308	68.0	6	245	7.2	0	0	0.0	10	735	21.6	4	107	3.2	26	3 395	100.0
Winterthur, Theaterstrasse 17	0	0	0.0	31	10 419	73.7	3	198	1.4	6	873	6.2	11	2 656	18.8	51	14 146	100.0
Winterthur, Untertor 24	4	953	69.9	0	0	0.0	0	0	0.0	2	411	30.1	0	0	0.0	6	1 364	100.0
Worblaufen, Alte Tiefenaustrasse 6	0	0	0.0	4	15 909	87.3	0	0	0.0	1	2 189	12.0	2	115	0.6	7	18 213	100.0
Zollikon, Bergstrasse 17, 19	1	554	26.1	5	939	44.2	0	0	0.0	9	633	29.8	2	0	0.0	17	2 126	100.0

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

									Summary	
City, address	1–1½ rooms no.	2–2½ rooms no.	3–3½ rooms no.	4–4½ rooms no.	5 or more rooms no.	no.	Total apartments m²	%	Total rented properties, commercial and residential, excl. parking no.	m²
Commercial properties without significant residential space										
Neuchâtel, Rue du Temple-Neuf 14	0	0	0	0	0	0	0	0.0	53	9 496
Niederwangen b. Bern, Riedmoosstrasse 10	0	1	0	0	0	1	60	0.5	51	12 905
Oberbüren, Buchental 2	0	0	0	0	0	0	0	0.0	19	6 479
Oberbüren, Buchental 3	0	0	0	2	0	2	233	10.0	17	2 333
Oberbüren, Buchental 3a	0	0	0	0	0	0	0	0.0	10	2 461
Oberbüren, Buchental 4	0	0	0	0	0	0	0	0.0	24	9 536
Oberbüren, Haslen 3/ logistics centre Haslen	0	0	0	0	0	0	0	0.0	22	27 649
Oberwil, Mühlemattstrasse 23	0	0	0	0	0	0	0	0.0	19	1 645
Oftringen, Spitalweidstrasse 1/ shopping centre a1	0	0	0	0	0	0	0	0.0	112	20 059
Olten, Bahnhofquai 18	0	0	0	0	0	0	0	0.0	12	5 134
Olten, Bahnhofquai 20	0	0	0	0	0	0	0	0.0	16	7 366
Olten, Froburgstrasse 1	0	0	0	0	0	0	0	0.0	9	1 153
Olten, Froburgstrasse 15	0	0	0	0	0	0	0	0.0	15	1 882
Olten, Solothurnerstrasse 201	0	0	0	0	0	0	0	0.0	5	1 590
Olten, Solothurnerstrasse 231–235/ Usego	0	0	0	0	0	0	0	0.0	30	11 945
Otelfingen, Industriestrasse 19/21	0	0	1	1	0	2	212	0.3	157	83 281
Otelfingen, Industriestrasse 31	0	0	0	0	0	0	0	0.0	53	11 536
Payerne, Route de Bussy 2	0	0	0	0	0	0	0	0.0	11	6 011
Petit-Lancy, Route de Chancy 59	0	0	0	0	0	0	0	0.0	51	22 172
Rapperswil-Jona, Grünfeldstrasse 25	0	0	0	0	0	0	0	0.0	12	12 570
Rapperswil-Jona, Rathausstrasse 8	0	0	0	0	0	0	0	0.0	23	3 143
Romanel, Chemin du Marais 8	0	0	0	0	0	0	0	0.0	23	6 778
Rümlang, Hofwisenstrasse 50	0	0	0	0	0	0	0	0.0	10	10 832
Schwyz, Oberer Steisteg 18, 20	0	0	0	0	0	0	0	0.0	26	2 672
Solothurn, Amthausplatz 1	0	0	0	0	0	0	0	0.0	12	3 355
Spreitenbach, Industriestrasse/Tivoli	0	0	0	0	0	0	0	0.0	2	980
Spreitenbach, Müslistrasse 44	0	0	0	0	0	0	0	0.0	8	512
Spreitenbach, Pfadackerstrasse 6/ Limmatpark	0	1	0	1	0	2	184	0.7	32	27 371
St. Gallen, Bohl 1/Goliathgasse 6	1	1	1	1	0	4	369	8.8	16	4 175
St. Gallen, Spisergasse 12	0	1	0	1	0	2	164	26.6	7	617
St. Gallen, Vadianstrasse 25, sold										
St. Gallen, Zürcherstrasse 462–464/ Shopping Arena	0	0	0	0	0	0	0	0.0	159	39 854
Sursee, Moosgasse 20	0	0	0	0	0	0	0	0.0	13	2 404
Thalwil, Gotthardstrasse 40	0	0	0	0	0	0	0	0.0	14	986
Thun, Bälliz 67	0	0	1	0	0	1	118	3.7	28	3 173
Uster, Poststrasse 10	0	0	0	0	0	0	0	0.0	8	1 431
Uster, Poststrasse 14/20	0	0	0	0	0	0	0	0.0	32	3 177
Vernier, Chemin de l'Etang 72/ Patio Plaza	0	0	0	0	0	0	0	0.0	41	13 643
Vevey, Rue de la Clergère 1	0	0	0	0	0	0	0	0.0	15	3 084
Wil, Obere Bahnhofstrasse 40	0	0	0	0	0	0	0	0.0	26	3 395
Winterthur, Theaterstrasse 17	0	0	0	0	0	0	0	0.0	51	14 146
Winterthur, Untertor 24	0	0	0	0	0	0	0	0.0	6	1 364
Worblaufen, Alte Tiefenaustrasse 6	0	0	0	0	0	0	0	0.0	7	18 213
Zollikon, Bergstrasse 17, 19	0	0	0	0	0	0	0	0.0	17	2 126

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

City, address	Retail			Offices, medical practice premises, etc.			Cinemas and restaurants			Storage facilities			Other commercial units			Total commercial properties, excl. parking		
	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%

Commercial properties without significant residential space

Zollikon , Forchstrasse 452–456	0	0	0.0	8	1 540	68.4	0	0	0.0	3	711	31.6	0	0	0.0	11	2 251	100.0
Zuchwil , Dorfackerstrasse 45/ Birchi Centre	10	10 079	77.0	4	216	1.7	0	0	0.0	15	1 605	12.3	10	877	6.7	39	12 777	97.6
Zuchwil , Allmendweg 8/ Riverside Business Park	1	886	0.9	17	8 199	8.5	1	673	0.7	35	12 621	13.1	28	74 114	76.8	82	96 493	100.0
Zug , Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1	0	0	0.0	25	14 294	90.3	0	0	0.0	19	1 537	9.7	0	0	0.0	44	15 831	100.0
Zug , Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	0	0	0.0	20	18 165	91.0	0	0	0.0	5	1 786	9.0	0	0	0.0	25	19 951	100.0
Zurich , Affolternstrasse 52/ MFO building	0	0	0.0	2	1 430	51.5	1	715	25.8	2	631	22.7	0	0	0.0	5	2 776	100.0
Zurich , Affolternstrasse 54, 56/ Cityport	0	0	0.0	13	21 574	92.1	0	0	0.0	4	1 775	7.6	1	71	0.3	18	23 420	100.0
Zurich , Bahnhofstrasse 42	3	855	42.7	5	893	44.6	0	0	0.0	2	255	12.7	3	0	0.0	13	2 003	100.0
Zurich , Bahnhofstrasse 69	1	121	11.0	12	860	77.8	0	0	0.0	6	122	11.0	7	2	0.2	26	1 105	100.0
Zurich , Bahnhofstrasse 106	1	141	11.8	6	635	53.1	0	0	0.0	6	384	32.1	4	36	3.0	17	1 196	100.0
Zurich , Brandschenkestrasse 25	2	392	3.0	16	11 412	86.2	0	0	0.0	28	895	6.8	11	547	4.1	57	13 246	100.0
Zurich , Flurstrasse 55/Flurpark	0	0	0.0	10	21 621	67.3	0	0	0.0	7	8 368	26.1	1	2 127	6.6	18	32 116	100.0
Zurich , Flurstrasse 89	0	0	0.0	1	400	12.1	0	0	0.0	1	327	9.9	6	2 573	78.0	8	3 300	100.0
Zurich , Fraumünsterstrasse 16	1	1 317	15.4	10	6 435	75.0	0	0	0.0	21	827	9.6	2	0	0.0	34	8 579	100.0
Zurich , Hardstrasse 201/Prime Tower	1	321	0.7	49	42 430	88.2	9	2 282	4.7	18	3 052	6.3	2	27	0.1	79	48 112	100.0
Zurich , Hardstrasse 219/ Eventblock Maag	0	0	0.0	14	1 352	21.2	0	0	0.0	12	844	13.3	10	4 168	65.5	36	6 364	100.0
Zurich , Josefstrasse 53, 59	5	848	7.0	19	9 115	75.1	1	165	1.4	24	2 012	16.6	0	0	0.0	49	12 140	100.0
Zurich , Limmattalstrasse 180	1	223	24.8	2	391	43.5	0	0	0.0	4	285	31.7	0	0	0.0	7	899	100.0
Zurich , Maagplatz 1/Platform	0	0	0.0	7	18 500	90.4	0	0	0.0	4	1 143	5.6	6	830	4.1	17	20 473	100.0
Zurich , Manessestrasse 85	0	0	0.0	4	5 654	57.3	1	1 053	10.7	5	3 162	32.0	0	0	0.0	10	9 869	100.0
Zurich , Ohmstrasse 11, 11a	11	3 296	53.6	4	1 407	22.9	1	133	2.2	16	1 019	16.6	24	293	4.8	56	6 148	100.0
Zurich , Schaffhauserstrasse 339	1	219	12.7	5	1 197	69.4	0	0	0.0	3	310	18.0	0	0	0.0	9	1 726	100.0
Zurich , Seidengasse 1/ Jelmoli – The House of Brands	41	20 300	62.5	7	1 316	4.0	11	4 459	13.7	54	4 026	12.4	16	2 393	7.4	129	32 494	100.0
Zurich , Siewerdtstrasse 8	0	0	0.0	12	3 360	91.3	0	0	0.0	9	319	8.7	1	0	0.0	22	3 679	100.0
Zurich , Sihlcity	86	10 013	42.4	26	5 838	24.7	17	4 463	18.9	95	1 813	7.7	43	1 087	4.6	267	23 214	98.2
Zurich , Sihlstrasse 24/ St. Annagasse 16	1	110	3.6	24	1 996	66.2	4	502	16.7	10	209	6.9	21	197	6.5	60	3 014	100.0
Zurich , Stadelhoferstrasse 18	4	374	19.6	5	938	49.0	1	227	11.9	8	363	19.0	1	11	0.6	19	1 913	100.0
Zurich , Stadelhoferstrasse 22	7	356	11.6	7	1 562	50.9	1	140	4.6	5	941	30.7	2	68	2.2	22	3 067	100.0
Zurich , Steinmühleplatz/ Jelmoli parking	1	72	86.7	1	11	13.3	0	0	0.0	0	0	0.0	48	0	0.0	50	83	100.0
Zurich , Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20	7	702	11.1	9	4 023	63.8	1	130	2.1	26	1 290	20.4	22	165	2.6	65	6 310	100.0
Zurich , Talacker 21, 23	3	470	9.6	11	3 149	64.3	0	0	0.0	21	1 282	26.2	0	0	0.0	35	4 901	100.0
Total I	845	326 483	22.5	1 596	579 583	40.1	173	93 424	6.4	1 535	296 486	20.4	1 030	149 497	10.3	5 179	1 445 473	99.7

Mixed properties

Geneva , Quai du Seujet 30	2	387	14.1	5	1 019	37.1	0	0	0.0	0	0	0.0	0	0	0.0	7	1 406	51.2
Geneva , Route de Malagnou 6/ Rue Michel-Chauvet 7	0	0	0.0	5	831	49.6	1	188	11.2	4	61	3.6	0	0	0.0	10	1 080	64.4
Geneva , Rue de la Croix-d'Or 7/ Rue Neuve-du-Molard 4–6	6	1 333	38.4	5	843	24.3	0	0	0.0	3	125	3.6	0	0	0.0	14	2 301	66.3
Lausanne , Rue de la Mercerie 14	1	79	13.5	0	0	0.0	0	0	0.0	1	19	3.2	1	6	1.0	3	104	17.7
Lausanne , Rue de la Mercerie 16–20	2	82	5.9	0	0	0.0	0	0	0.0	4	143	10.3	1	11	0.8	7	236	17.0

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

									Summary	
City, address	1–1½ rooms no.	2–2½ rooms no.	3–3½ rooms no.	4–4½ rooms no.	5 or more rooms no.	no.	Total apartments m²	%	Total rented properties, commercial and residential, excl. parking no.	m²
Commercial properties without significant residential space										
Zollikon, Forchstrasse 452–456	0	0	0	0	0	0	0	0.0	11	2 251
Zuchwil, Dorfackerstrasse 45/ Birchi Centre	0	0	0	0	2	2	312	2.4	41	13 089
Zuchwil, Allmendweg 8/ Riverside Business Park	0	0	0	0	0	0	0	0.0	82	96 493
Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1	0	0	0	0	0	0	0	0.0	44	15 831
Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	0	0	0	0	0	0	0	0.0	25	19 951
Zurich, Affolternstrasse 52/ MFO building	0	0	0	0	0	0	0	0.0	5	2 776
Zurich, Affolternstrasse 54, 56/ Cityport	0	0	0	0	0	0	0	0.0	18	23 420
Zurich, Bahnhofstrasse 42	0	0	0	0	0	0	0	0.0	13	2 003
Zurich, Bahnhofstrasse 69	0	0	0	0	0	0	0	0.0	26	1 105
Zurich, Bahnhofstrasse 106	0	0	0	0	0	0	0	0.0	17	1 196
Zurich, Brandschenkestrasse 25	0	0	0	0	0	0	0	0.0	57	13 246
Zurich, Flurstrasse 55/Flurpark	0	0	0	0	0	0	0	0.0	18	32 116
Zurich, Flurstrasse 89	0	0	0	0	0	0	0	0.0	8	3 300
Zurich, Fraumünsterstrasse 16	0	0	0	0	0	0	0	0.0	34	8 579
Zurich, Hardstrasse 201/Prime Tower	0	0	0	0	0	0	0	0.0	79	48 112
Zurich, Hardstrasse 219/ Eventblock Maag	0	0	0	0	0	0	0	0.0	36	6 364
Zurich, Josefstrasse 53, 59	0	0	0	0	0	0	0	0.0	49	12 140
Zurich, Limmattalstrasse 180	0	0	0	0	0	0	0	0.0	7	899
Zurich, Maagplatz 1/Platform	0	0	0	0	0	0	0	0.0	17	20 473
Zurich, Manessestrasse 85	0	0	0	0	0	0	0	0.0	10	9 869
Zurich, Ohmstrasse 11, 11a	0	0	0	0	0	0	0	0.0	56	6 148
Zurich, Schaffhauserstrasse 339	0	0	0	0	0	0	0	0.0	9	1 726
Zurich, Seidengasse 1/ Jelmoli – The House of Brands	0	0	0	0	0	0	0	0.0	129	32 494
Zurich, Siewerdtstrasse 8	0	0	0	0	0	0	0	0.0	22	3 679
Zurich, Sihlcity	16	0	0	0	0	16	420	1.8	283	23 634
Zurich, Sihlstrasse 24/ St. Annagasse 16	0	0	0	0	0	0	0	0.0	60	3 014
Zurich, Stadelhoferstrasse 18	0	0	0	0	0	0	0	0.0	19	1 913
Zurich, Stadelhoferstrasse 22	0	0	0	0	0	0	0	0.0	22	3 067
Zurich, Steinmühleplatz/ Jelmoli parking	0	0	0	0	0	0	0	0.0	50	83
Zurich, Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20	0	0	0	0	0	0	0	0.0	65	6 310
Zurich, Talacker 21, 23	0	0	0	0	0	0	0	0.0	35	4 901
Total I	20	6	16	14	4	60	4 642	0.3	5 239	1 450 115
Mixed properties										
Geneva, Quai du Seujet 30	0	0	0	0	11	11	1 342	48.8	18	2 748
Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7	0	0	0	0	3	3	597	35.6	13	1 677
Geneva, Rue de la Croix-d’Or 7/ Rue Neuve-du-Molard 4–6	21	4	5	2	0	32	1 171	33.7	46	3 472
Lausanne, Rue de la Mercerie 14	0	6	0	0	1	7	482	82.3	10	586
Lausanne, Rue de la Mercerie 16–20	15	4	10	0	0	29	1 154	83.0	36	1 390

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

City, address	Retail			Offices, medical practice premises, etc.			Cinemas and restaurants			Storage facilities			Other commercial units			Total commercial properties, excl. parking		
	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%	no.	m²	%

Mixed properties

Moosseedorf , Moosstrasse 21	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	7	42	6.3	7	42	6.3
Oberbüren , Buchental 5	0	0	0.0	3	197	12.0	0	0	0.0	0	0	0.0	9	1 204	73.3	12	1 401	85.3
St. Gallen , Spisergasse 12	5	885	82.7	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	5	885	82.7
Thônex , Rue de Genève 104–108	21	6 547	56.3	4	42	0.4	3	402	3.5	12	947	8.1	55	1 010	8.7	95	8 948	77.0
Visp , Kantonsstrasse 8	2	967	43.2	7	195	8.7	0	0	0.0	4	235	10.5	4	114	5.1	17	1 511	67.5
Zürich , Hönggerstrasse 40/ Röschbachstrasse 22	10	1 465	22.0	8	2 746	41.2	0	0	0.0	6	106	1.6	9	73	1.1	33	4 390	65.8
Zürich , Nansenstrasse 5/7	10	2 396	40.9	8	1 487	25.4	0	0	0.0	5	357	6.1	29	30	0.5	52	4 270	72.9
Zürich , Querstrasse 6	2	75	13.5	0	0	0.0	0	0	0.0	0	0	0.0	9	36	6.5	11	111	19.9
Zürich , Schulstrasse 34, 36	0	0	0.0	2	622	36.1	0	0	0.0	1	135	7.8	0	0	0.0	3	757	44.0
Zürich , Stauffacherstrasse 94, 96/ Molkenstrasse 15, 17, sold																		
Total II	61	14 216	33.9	47	7 982	19.0	4	590	1.4	40	2 128	5.2	124	2 526	6.0	276	27 442	65.5

Building land

Basel , Hochbergerstrasse 60/ parking	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Dietikon , Bodacher	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Dietikon , Bodacher/Im Maienweg	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Dietikon , Bodacher/Ziegelärgerten	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Geneva Airport , Route de Pré-Bois	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Geneva Airport , Route de Pré-Bois 10/ underground car park	0	0	0.0	0	0	0.0	0	0	0.0	1	408	100.0	0	0	0.0	1	408	100.0
Losone , Via Locarno/Via Truscio	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Niederwangen b. Bern , Riedmoosstrasse 10	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Oberbüren , Buchental/parking	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Plan-les-Ouates , Chemin des Aulx	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Spreitenbach , Joosacker 7	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Wangen b. Olten , Rickenbacherfeld	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Total III	0	0	0.0	0	0	0.0	0	0	0.0	1	408	100.0	0	0	0.0	1	408	100.0

Properties under construction and development sites

Berne , Wankdorfallee/ headquarters Post/Majowa	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Zürich , Hagenholzstrasse 60/SkyKey	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Zürich , Hardstrasse 219/ Maaghof North and East*	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Zürich , Naphtastrasse 10/ Maaghof North and East A*	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Zürich , Turbinenstrasse 21/ Maaghof North and East G*	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Total IV	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0

Overall total	906	340 699	22.8	1 643	587 565	39.4	177	94 014	6.3	1 576	299 022	20.0	1 154	152 023	10.2	5 456	1 473 323	98.7
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* Split into three properties in 2012 (one for rental apartments, two for condominiums for sale)

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

									Summary	
City, address	1–1½ rooms no.	2–2½ rooms no.	3–3½ rooms no.	4–4½ rooms no.	5 or more rooms no.	no.	Total apartments m²	%	Total rented properties, commercial and residential, excl. parking no.	m²
Mixed properties										
Moosseedorf, Moosstrasse 21	0	0	0	6	1	7	626	93.7	14	668
Oberbüren, Buchental 5	0	0	2	0	0	2	241	14.7	14	1 642
St. Gallen, Spisergasse 12	0	0	0	0	1	1	185	17.3	6	1 070
Thônex, Rue de Genève 104–108	8	8	16	8	0	40	2 676	23.0	135	11 624
Visp, Kantonsstrasse 8	0	3	0	6	0	9	726	32.5	26	2 237
Zurich, Hönggerstrasse 40/ Röschibachstrasse 22	0	20	10	1	0	31	2 280	34.2	64	6 670
Zurich, Nansenstrasse 5/7	0	5	2	9	1	17	1 587	27.1	69	5 857
Zurich, Querstrasse 6	3	3	0	1	0	7	446	80.1	18	557
Zurich, Schulstrasse 34, 36	0	1	3	9	0	13	964	56.0	16	1 721
Zurich, Stauffacherstrasse 94, 96/ Molkenstrasse 15, 17, sold										
Total II	47	54	48	42	18	209	14 477	34.5	485	41 919
Building land										
Basel, Hochbergerstrasse 60/ parking	0	0	0	0	0	0	0	0.0	0	0
Dietikon, Bodacher	0	0	0	0	0	0	0	0.0	0	0
Dietikon, Bodacher/Im Maienweg	0	0	0	0	0	0	0	0.0	0	0
Dietikon, Bodacher/Ziegelägerten	0	0	0	0	0	0	0	0.0	0	0
Geneva Airport, Route de Pré-Bois	0	0	0	0	0	0	0	0.0	0	0
Geneva Airport, Route de Pré-Bois 10/ underground car park	0	0	0	0	0	0	0	0.0	1	408
Losone, Via Locarno/Via Truscio	0	0	0	0	0	0	0	0.0	0	0
Niederwangen b. Bern, Riedmoosstrasse 10	0	0	0	0	0	0	0	0.0	0	0
Oberbüren, Buchental/parking	0	0	0	0	0	0	0	0.0	0	0
Plan-les-Ouates, Chemin des Aulx	0	0	0	0	0	0	0	0.0	0	0
Spreitenbach, Joosacker 7	0	0	0	0	0	0	0	0.0	0	0
Wangen b. Olten, Rickenbacherfeld	0	0	0	0	0	0	0	0.0	0	0
Total III	0	0	0	0	0	0	0	0.0	1	408
Properties under construction and development sites										
Berne, Wankdorfallee/ headquarters Post/Majowa	0	0	0	0	0	0	0	0.0	0	0
Zurich, Hagenholzstrasse 60/SkyKey	0	0	0	0	0	0	0	0.0	0	0
Zurich, Hardstrasse 219/ Maaghof North and East*	0	0	0	0	0	0	0	0.0	0	0
Zurich, Naphtastrasse 10/ Maaghof North and East*	0	0	0	0	0	0	0	0.0	0	0
Zurich, Turbinenstrasse 21/ Maaghof North and East*	0	0	0	0	0	0	0	0.0	0	0
Total IV	0	0	0	0	0	0	0	0.0	0	0
Overall total	67	60	64	56	22	269	19 119	1.3	5 725	1 492 442

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