

swiss prime insight

SEMI-ANNUAL REPORT AS AT 30 JUNE 2012


picking the real value



SWISS PRIME INSIGHT AS AT 30 JUNE 2012

Summary of key figures	2
Commentary on the first half-year 2012	9
Consolidated financial statements	17
Consolidated income statement	18
Consolidated statement of comprehensive income	19
Consolidated balance sheet	20
Consolidated cash flow statement	21
Consolidated statement of changes in shareholders' equity	22
Notes to the consolidated financial statements	24
Property details	45
Figures from the balance sheet and income statement	46/48/50/52/54/56
General property details	47/49/51/53/55/57
Property structure, commercial properties	58/60/62/64/66
Property structure, residential properties	59/61/63/65/67

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

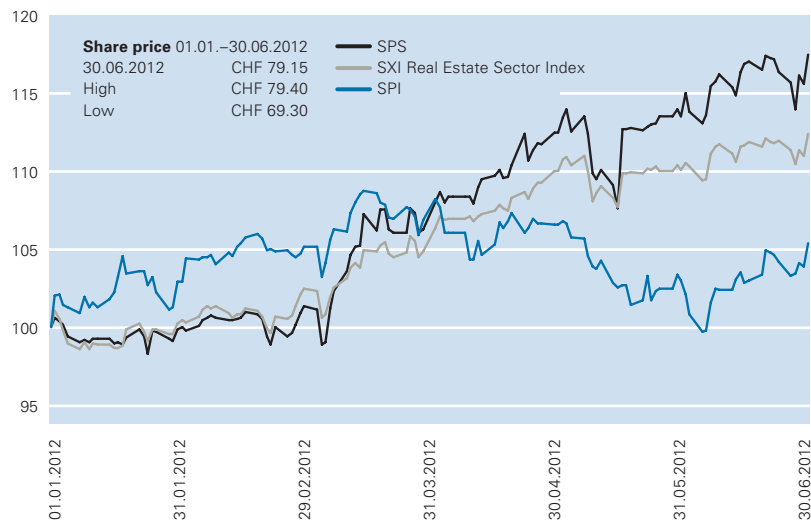
SELECTED KEY FIGURES

	in	30.06.2012	30.06.2011	Change in %
Group				
Investment properties (fair value)	CHF m	8 350.0	8 181.2	2.1
Rental income, net	CHF m	204.2	203.8	0.2
Retail trade turnover, net	CHF m	76.2	73.7	3.4
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	CHF m	299.8	249.7	20.1
Earnings before interest and taxes (EBIT)	CHF m	291.8	241.5	20.8
Revaluation of investment properties, properties under construction and development sites (IAS 40)	CHF m	130.4	77.8	67.6
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	180.3	152.4	18.3
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	182.3	154.9	17.7
Shareholders' equity attributable to shareholders of Swiss Prime Site AG	CHF m	3 442.8	3 232.3	6.5
Equity ratio	%	39.6	37.9	4.5
Borrowed capital	CHF m	5 250.9	5 300.7	(0.9)
Borrowed capital ratio	%	60.4	62.1	(2.7)
Total capital	CHF m	8 693.7	8 533.0	1.9
ROE (weighted)	%	10.5	9.4	11.7
ROIC (weighted)	%	5.5	5.1	7.8
Cash flow from operating activities	CHF m	26.1	72.0	(63.8)
Cash flow from investing activities	CHF m	(54.4)	(87.5)	(37.8)
Cash flow from financing activities	CHF m	(86.7)	14.1	(714.9)
Figures without revaluation effects*				
Earnings before interest and taxes (EBIT)	CHF m	161.4	163.7	(1.4)
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	94.3	105.1	(10.3)
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	94.3	105.1	(10.3)
Earnings per share (weighted)	CHF/share	1.73	1.93	(10.4)
ROE (weighted)	%	5.6	6.6	(15.2)

* revaluations (IAS 40) and deferred taxes

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

01.01.–30.06.2012

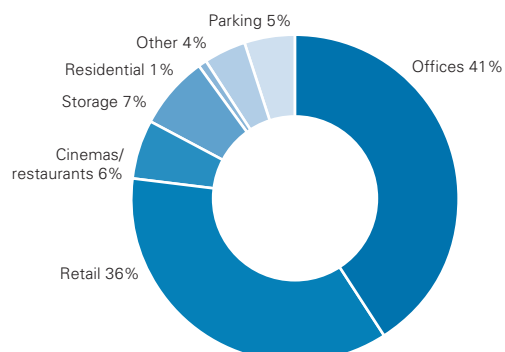


SHARE DETAILS

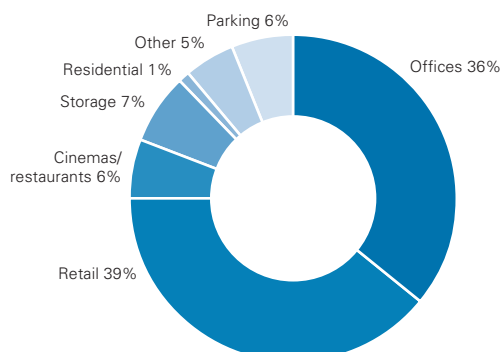
Share price (01.01.–30.06.2012)	30.06.2012	CHF 79.15
	Highest	CHF 79.40
	Lowest	CHF 69.30
Market capitalisation	30.06.2012	CHF m 4 318.1
NAV before deferred taxes	30.06.2012	CHF 77.26
	31.12.2011	CHF 76.72
	Change	0.7%
NAV after deferred taxes	30.06.2012	CHF 63.11
	31.12.2011	CHF 63.34
	Change	(0.4%)
Earnings per share (weighted)	30.06.2012	CHF 3.31
	30.06.2011	CHF 2.81
	Change	17.8%
Share statistics	Total registered shares	54 555 802
	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 30.06.2012

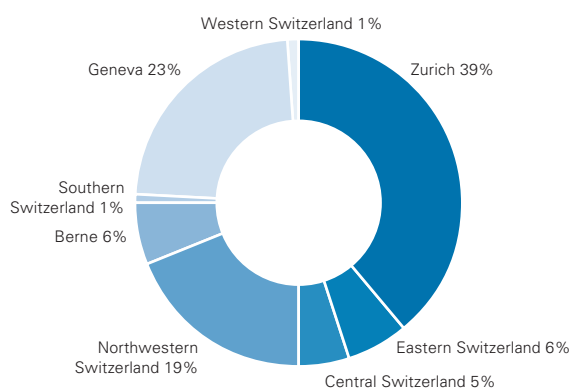


Based on net rental income as at 30.06.2011

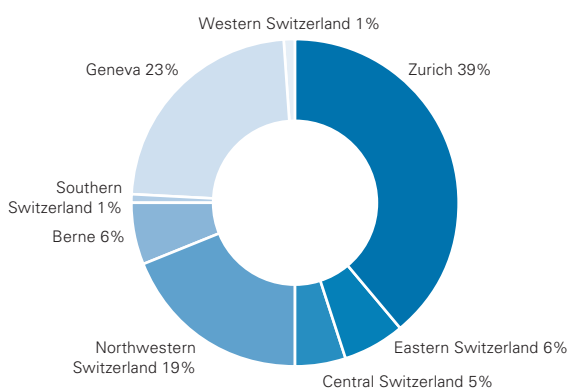


PORTFOLIO SPLIT BY REGION

Based on fair value as at 30.06.2012



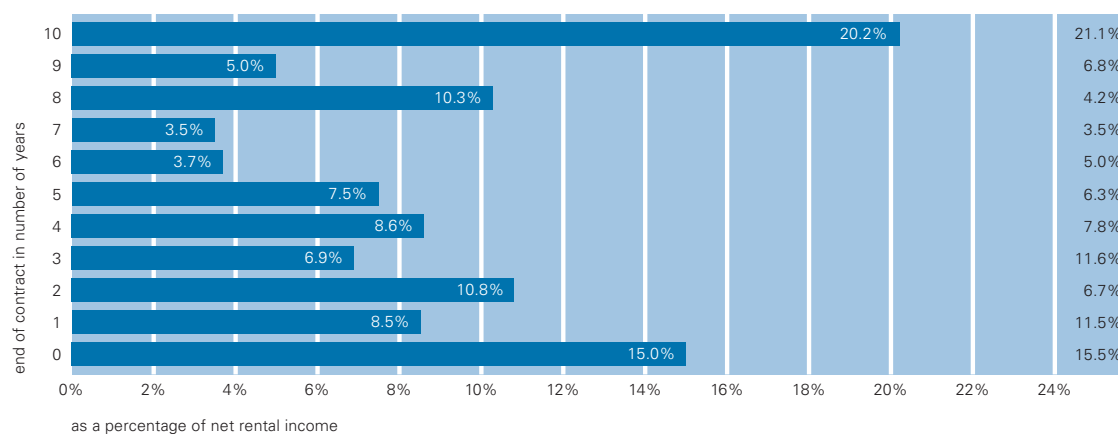
Based on fair value as at 30.06.2011



PORTFOLIO SPLIT BY CONTRACTUAL END OF RENTAL AGREEMENT

Based on net rental income as at 30.06.2012

30.06.2011



MULTI-YEAR SUMMARY OF KEY FIGURES

	in	30.06.2012	30.06.2011	30.06.2010	30.06.2009	30.06.2008
Key portfolio figures						
Investment properties (fair value)	CHF m	8 350.0	8 181.2	8 137.5	3 848.6	3 680.2
Investment properties	Number	186	192	220	106	112
Average property size	CHF m	44.9	42.6	37.0	36.3	32.9
Rental income, net	CHF m	204.2	203.8	211.4	105.9	103.2
Net yield on properties	%	4.6	4.9	5.0	5.0	5.2
Loss of earnings rate	%	5.4	4.9	4.0	3.7	4.9
Key retail figures						
Retail trade turnover, gross	CHF m	84.6	79.2	73.7	–	–
Loss of earnings	CHF m	(8.4)	(5.5)	(2.4)	–	–
Retail trade turnover, net	CHF m	76.2	73.7	71.3	–	–
Cost of goods sold	CHF m	35.4	34.7	34.5	–	–
Gross profit	CHF m	40.8	39.0	36.8	–	–
Gross profit margin	%	53.5	52.9	51.6	–	–
Key financial figures						
EBITDA	CHF m	299.8	249.7	217.3	110.9	113.1
EBIT	CHF m	291.8	241.5	204.5	110.9	113.1
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	180.3	152.4	108.0	70.2	69.1
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	182.3	154.9	110.5	70.2	69.1
Shareholders' equity attributable to shareholders of Swiss Prime Site AG	CHF m	3 442.8	3 232.3	3 136.7	1 673.0	1 359.7
Equity ratio	%	39.6	37.9	36.8	37.8	36.0
Borrowed capital	CHF m	5 250.9	5 300.7	5 387.0	2 746.7	2 421.3
Borrowed capital ratio	%	60.4	62.1	63.2	62.2	64.0
Total shareholders' equity and borrowed capital	CHF m	8 693.7	8 533.0	8 523.7	4 419.7	3 781.0
Interest-bearing financial liabilities	CHF m	4 281.1	4 392.9	4 316.9	2 442.6	2 221.7
Interest-bearing financial liabilities in % of balance sheet total	%	49.2	51.5	50.6	55.3	58.8
Loan-to-value ratio of property portfolio	%	51.0	53.5	52.8	63.5	59.5
Average interest rate on financial liabilities	%	2.6	2.8	2.8	3.1	3.0
Average residual term to maturity of interest-bearing financial liabilities	Years	4.1	4.2	3.9	4.1	4.3
ROE (weighted)	%	10.5	9.4	6.8	9.9	10.3
ROIC (weighted)	%	5.5	5.1	4.3	5.0	5.5
Cash flow from operating activities	CHF m	26.1	72.0	182.9	52.2	31.6
Cash flow from investing activities	CHF m	(54.4)	(87.5)	(32.4)	(33.6)	(14.9)
Cash flow from financing activities	CHF m	(86.7)	14.1	(154.7)	(11.9)	(16.3)

MULTI-YEAR SUMMARY OF KEY FIGURES

	in	30.06.2012	30.06.2011	30.06.2010	30.06.2009	30.06.2008
Key financial figures excluding revaluation effects*						
EBIT	CHF m	161.4	163.7	164.2	82.5	80.2
Profit attributable to shareholders of Swiss Prime Site AG	CHF m	94.3	105.1	84.9	50.3	47.5
Comprehensive income attributable to shareholders of Swiss Prime Site AG	CHF m	94.3	105.1	84.9	50.3	47.5
ROE (weighted)	%	5.6	6.6	5.4	7.2	8.8
ROIC (weighted)	%	3.5	4.0	3.7	4.0	4.3
Key figures per share						
Share price at end of period	CHF	79.15	72.15	65.40	53.20	59.60
Share price, highest	CHF	79.40	73.75	67.10	56.85	68.00
Share price, lowest	CHF	69.30	66.20	58.00	41.80	55.70
Earnings per share (weighted)	CHF	3.31	2.81	2.00	2.89	2.97
NAV before deferred taxes	CHF	77.26	72.04	69.64	64.93	63.77
NAV after deferred taxes	CHF	63.11	59.50	57.74	58.85	57.26
Distribution/nominal value reduction from previous year	CHF	–	–	3.50	3.40	3.40
Distribution from capital contribution reserves from previous year	CHF	3.60	3.50	–	–	–
Payout ratio (cash yield on closing price of the previous year)	%	5.1	5.0	6.0	6.7	5.9
Share performance (TR) p.a. in the last 12 months	%	15.0	22.3	31.3	(10.7)	(7.6)
Share performance (TR) p.a. in the last 3 years	%	22.7	12.8	2.6	(0.9)	6.6
Share performance (TR) p.a. in the last 5 years	%	8.7	9.4	7.2	5.3	10.2
Premium/(discount)	%	25.4	21.3	13.3	(9.6)	4.1
Market capitalisation	CHF m	4 318.1	3 922.7	3 555.7	1 364.8	1 529.0
Employees						
Number of employees	Posts	734	579	602	2	2
Equal full-time employees	Posts	534	419	432	2	2
Share statistics						
Shares issued	Number	54 555 802	54 368 714	54 368 714	25 653 598	25 653 598
Average treasury shares held	Number	(4 244)	(44 037)	(300 794)	(1 708 529)	(2 412 551)
Average outstanding shares	Number	54 437 993	54 324 677	54 067 920	23 945 069	23 241 047
Treasury shares held	Number	(4 244)	(44 037)	(45 840)	(1 708 529)	(1 905 175)
Outstanding shares	Number	54 551 558	54 324 677	54 322 874	23 945 069	23 748 423

* revaluations (IAS 40) and deferred taxes





Commentary on the first half-year 2012

SIGNIFICANT EVENTS AND DEVELOPMENTS

Economic outlook

Gross domestic product (GDP) in Switzerland edged up by 0.7% quarter-on-quarter in the first three months of 2012, according to the State Secretariat for Economic Affairs (SECO), exceeding the previous year's level by 2%. Switzerland's economy once again noticeably outperformed the EU average (0%). Forecast institutes predict GDP growth rates of 0.3% (CREA) to 1.5% (BAK) for the current year, and economic forecasts for 2013 stand at between 0.8% (CREA) and 1.7% (KOF, UBS). The cooldown in global economic growth has also led to declines in worldwide market prices for crude oil and other commodities. Coupled with the effects of Swiss franc appreciation, expectations therefore point to a 0.3% dip in consumer prices in 2012. The Swiss labour market exhibits a robust state of health, with the unemployment rate currently hovering at 2.7% – one of the lowest jobless rates by international comparison. The comparatively favourable picture on the labour market is holding migration activity at a relatively high level too, thereby still solidly underpinning private consumption. Real wage growth of considerably more than 1% is providing additional positive effects in the present year. On the other hand, persistently precarious consumer sentiment is hampering the scope of growth in consumption. In this context, Swiss Prime Site assesses the opportunities for its business activities in a positive light.

Primary activities in the first half-year 2012

The focus of operating activities in the first six months of 2012 was directed at the following factors:

- Leasing of current vacant properties and managing rent due dates
- Optimisation of existing properties
- Further development of new building projects/properties under construction
- Financing
- Change in organisational structure

Existing properties

The real estate portfolio was subject to review on a regular basis regarding optimisation and potential for value growth, corresponding measures were undertaken and decisions made on modification of buildings or repositioning of properties. The Company continued to pursue a strategy aimed at focusing on prime properties, leading among other things to a divestment (Vadianstrasse 25 in St. Gallen) as well as to an acquisition of a new building development project (Majowa in Berne).

Accordingly, the situation relating to leasing activities was also subject to review, focusing on expiring rental agreements promptly, in addition to marketing and managing vacancies actively.

Properties under construction and development sites

Swiss Prime Site is currently developing four new building projects: Majowa in Berne, Maaghof North and East, the MFO building and SkyKey in Zurich. Construction activities are proceeding according to plan. Further details can be found under section real estate portfolio.

Financing

In the areas of liquidity and capital management, Swiss Prime Site reaped benefits in refinancing operations from the historically low interest rates. For instance, the Company succeeded in reducing the average interest rate on borrowed capital from 2.8% at end 2011 to 2.6%, with an average residual term to maturity of 4.1 years [4.5 years].

The Company has two outstanding convertible bonds: CHF 300.0 million, with an interest rate of 1.875%, maturity of 20.01.2015 and conversion price of CHF 71.89; as well as CHF 190.4 million, with an interest rate of 1.875%, maturity of 21.06.2016 and conversion price of CHF 83.97. The issue amount of the CHF 300 million convertible bond was reduced to a residual nominal value of CHF 286.6 million through conversions in April 2012.

The loan-to-value ratio (LTV) for the real estate portfolio remained unchanged at 51.0%.

Real estate portfolio

Within the scope of further portfolio optimisation, 1 property [7 properties] was divested (Vadianstrasse 25, St. Gallen) and 1 new building project acquired (Majowa, Berne) in the reporting period. Swiss Prime Site conducted a review of various acquisition opportunities, but these were not pursued any further due to the high bid prices and thus low expected returns.

Revaluation of the real estate portfolio

Wüest & Partner AG assessed the real estate portfolio at a fair value of CHF 8 350.0 million as at 30.06.2012 [CHF 8 165.1 million as at 31.12.2011]. This revaluation led to a net valuation profit of CHF 130.4 million [CHF 77.8 million] (excluding revaluation of owner-occupied properties), or around 1.6% of the portfolio's value compared with the level at 31.12.2011. The total increase in the portfolio of CHF 184.9 million, or 2.3%, is made up of value changes and investments in the new building projects Maaghof North and East, SkyKey and MFO building in Zurich (CHF +33.7 million), value changes (including renovations/investments) related to existing properties (CHF +147.1 million) and plots of building land (CHF +0.6 million), acquisition of the Majowa project in Berne (CHF +12.0 million), in addition to the divestment of the property located at Vadianstrasse 25 in St. Gallen as at 01.01.2012 (CHF –8.5 million).

Of the 170 existing properties (excluding building land plots (12), properties under construction (4) – total 16 properties), 151 were valued higher and 17 lower than as at 31.12.2011. Two properties retained their fair values.

The weighted-average real discount rate of 4.26% declined by 0.12 percentage points versus 31.12.2011 [4.38%]. Assuming an unchanged inflation rate of 1.0%, this corresponded to a nominal discount rate of 5.30% [5.42%]. The lowest and highest discount rates amounted to 3.29% and 5.65%, respectively. The discount rate for existing real estate holdings (excluding new building projects and building land) decreased for 143 properties, remained unchanged for 26 and increased for 1 property.

Rental income

Rental income from investment properties edged up to CHF 204.2 million [CHF 203.8 million] in the first half-year 2012. The slight pickup of 0.2% was attributable primarily to the new building projects completed and successfully leased in the previous year, particularly Prime Tower and Platform in Zurich (CHF +11.2 million), various divestments in the prior and current year (CHF –7.1 million) and changes in other existing properties (CHF –3.7 million). The net yield on the real estate portfolio amounted to 4.6% [4.9%].

The earnings quality was underscored by the good credit ratings of the tenants. The five largest tenants were all renowned companies and contributed 25.0% [29.0%] to overall rental income, including Coop 8.0% [9.6%], Migros 5.2% [5.6%], UBS 4.4% [5.2%], Swisscom 3.9% [3.9%] and Credit Suisse Group 3.5% [4.7%]. Around 59% [55%] of all rental agreements have a residual term of four or more years.

Three [four as at 31.12.2011] properties were recognised as owner-occupied properties on the balance sheet due to partial self-utilisation.

Losses due to vacancies and unpaid rents

Swiss Prime Site posted losses due to vacancies and unpaid rents of CHF 11.6 million [CHF 10.6 million] in the reporting period, which had a negative effect on net rental income. The loss of earnings rate rose to the extent expected by 0.5 percentage points to 5.4% [4.9%].

The following larger properties reported vacancies, among others: Stücker Business Park in Basel, which was completed at end 2011; Freie Strasse 68 in Basel; Weltpoststrasse/Murifeld in Berne; Solothurnerstrasse 231–235/Usego in Olten; Hofwisenstrasse 50 in Rümlang; Chemin de l'Etang 72/Patio Plaza in Vernier; Manessestrasse 85 in Zurich; and Hönggerstrasse 40 in Zurich.

Properties under construction and development sites

Majowa, headquarters of Post, Berne

Swiss Prime Site acquired the Majowa project located in the WankdorfCity neighbourhood in Berne on 12.03.2012. The services building will become the future headquarters of Swiss Post, providing space for roughly 1 800 work-places in an area comprising around 33 700 square metres. The office building project is being constructed in accordance with the quality seal of approval of the German Sustainable Building Council (DGNB) as well as the Swiss Sustainable Building Council (SGNI). Completion is planned for autumn 2014.

Maaghof North and East, Zurich

Planning and development activities are proceeding according to plan for the Maaghof North and East residential building complex, comprising 219 apartments (of which 82 condominiums) with residential floor space of approximately 21 800 square metres and commercial floor space of 2 400 square metres situated on the ground floor. Completion is foreseen for spring 2015.

MFO building, Zurich

The translocation of the MFO building in Zurich Oerlikon to a new site 60 metres away on 22/23 May 2012 triggered tremendous interest on the part of the media and public. Some of the tenants can already return to occupy their premises during the ongoing completion of construction activities, and the building is 100% leased again effective as at 01.01.2013.

SkyKey, Zurich

Construction activities for the new SkyKey building development project located in Zurich Oerlikon acquired on 24.01.2011 are proceeding according to plan as well. The services building – which is destined for LEED (Leadership in Energy and Environmental Design) certification – comprising roughly 40 000 square metres of office floor space will be completed in summer 2014 and fully leased to Zurich Insurance Company Ltd as at 01.07.2014.

Modification of buildings/repositioning of properties

The following properties are current examples of the modification of buildings in the context of optimising the portfolio and boosting the potential for value growth.

Weltpoststrasse 5/Murifeld, Berne

The property constructed in 1975 and 1985 will be modified and renovated. For the Murifeld West building, the measures are focused on improvements in heating technology and aesthetics (leasing starting from autumn 2012), whereas the core of the Murifeld East building will be restructured, thereby nearly attaining the level of a new building upon completion (end 2013).

Multiplex cinema La Praille, Grand-Lancy

Construction of a multiplex cinema with nine theatres will commence in autumn 2012 on the roof of the La Praille shopping centre. The new building will open its doors in spring 2014. In addition, a photovoltaic facility will be constructed on the roof of the shopping centre.

Aux Armourins, Neuchâtel

The existing part of the Aux Armourins building will be replaced with a new structure, while the Hôpital and Coquillon substructures of the building are to be renovated. Following completion in the spring of 2014, the property will comprise roughly 3 600 square metres of state-of-the-art retail space, 1 200 square metres of residential floor space and about 1 700 square metres of office space.

Flurstrasse 55/Flurpark, Zurich

The property will undergo total renovation, carried out according to the Minergie standard. The planning activities are underway and the construction period is foreseen from summer 2013 to summer 2014 (subject to building permit). Upon completion, the building will comprise roughly 26 000 square metres of rental floor space, of which around 16 000 square metres will be allocated to office space, 2 500 square metres to service space and 7 500 square metres to storage and auxiliary rooms.

Change in organisational structure

As already announced on 09.05.2012, Swiss Prime Site will adapt its organisational structure effective as at 01.01.2013 to the Company's robust growth and increasingly more complex challenges posed by the real estate investment market. It aims to integrate significant management services that had been previously provided by Credit Suisse AG, Real Estate Asset Management, based on a management agreement into the Company. In the course of this adjustment, certain real estate professionals with a proven track record will be directly employed by Swiss Prime Site starting from 01.01.2013, including Markus Graf (CEO), Peter Wullschleger (CFO) and Peter Lehmann (CIO), who, together with Franco Savastano (CEO Jelvoli – The House of Brands), have formed the Company's Management Board up to now. The other real estate specialists are active in the fields of finance, controlling, retail, property and construction management. The management agreement with Credit Suisse AG will continue to remain in effect in a reduced form.

Consequently, the management fee paid to the related party Credit Suisse AG will be reduced starting from the financial year 2013. However, this cost-savings will be offset for the most part by higher personnel, property and infrastructure expenses. Swiss Prime Site anticipates achieving savings potential in the area of costs incurred relating to transactions and building projects.

Franco Savastano assumed the position as successor to the previous CEO of Jelvoli – The House of Brands, Hanspeter Grüninger, on 01.04.2012. Swiss Prime Site was able to gain a leadership personality with Franco Savastano, who is excellently suited to Jelvoli with his proven track record of expertise in the realm of fashion and retail.

Consolidated semi-annual results

Swiss Prime Site exhibits positive performance again in the first half-year 2012.

Rental income increased by 0.2% year on year to CHF 204.2 million [CHF 203.8 million]. The pickup was attributable primarily to the new building projects completed in the second half-year of 2011. The loss of earnings rate edged up from 4.9% to 5.4%, as expected. Comprehensive income attributable to shareholders of Swiss Prime Site AG of CHF 182.3 million exceeded the previous year's figure [CHF 154.9 million] by 17.7%. The value of the real estate portfolio grew by CHF 184.9 million to CHF 8 350.0 million [CHF 8 165.1 million as at 31.12.2011]. Factoring out revaluation effects* would result in profit of CHF 94.3 million [CHF 105.1 million]. Net asset value (NAV) after deferred taxes dipped by 0.4% to CHF 63.11 [CHF 63.34 on 31.12.2011]. NAV before deferred taxes climbed by 0.7% from CHF 76.72 to CHF 77.26. The Swiss Prime Site share recorded a closing price of CHF 79.15 on 30.06.2012 [CHF 72.15 on 30.06.2011] and a premium of 25.4% [21.3%] versus NAV.

Boost in operating and net profit

Profit attributable to shareholders amounted to CHF 180.3 million [CHF 152.4 million]. The pickup of CHF 27.9 million was attributable, among other factors, to the net revaluation effect* of CHF 86.1 million [CHF 47.3 million]. The revaluation gain (excluding owner-occupied properties) amounted to CHF 130.4 million [CHF 77.8 million]. Net retail trade turnover climbed by CHF 2.5 million to CHF 76.2 million [CHF 73.7 million]. Profit excluding revaluation effects declined by 10.3% to CHF 94.3 million [CHF 105.1 million]. Noteworthy in terms of previous year's comparison is that the profit for the relevant comparable period was positively impacted by a one-time effect of roughly CHF 10 million from the valuation of associated companies.

Direct operating expenses edged up by 3.6% from CHF 66.0 million to CHF 68.4 million, of which real estate costs accounted for CHF 32.9 million [CHF 31.3 million] and cost of goods sold made up CHF 35.4 million [CHF 34.7 million]. The increase in real estate costs can be traced primarily to higher maintenance and repair costs. Operating expenses amounted to CHF 51.7 million [CHF 49.4 million] and consisted of the following items: personnel expenses CHF 22.8 million [CHF 19.2 million], other operating expenses CHF 20.9 million [CHF 22.0 million] as well as depreciation and amortisation CHF 8.0 million [CHF 8.2 million]. The uptick in personnel expenses was attributable mainly to staff-related costs for Clouds Restaurant, which opened in Prime Tower at end 2011.

Financial situation

The accounting ratios changed just slightly compared with those at the end of 2011. Shareholders' equity attributable to shareholders shrank marginally to CHF 3 442.8 million [CHF 3 443.7 million]. The decline comprised comprehensive income (CHF +182.3 million), the distribution from capital contribution reserves of 27.04.2012 (CHF -196.4 million) and the capital increase through conversions in April 2012 (CHF +13.3 million). Conversions amounting to a nominal

* revaluations (IAS 40) and deferred taxes

CHF 13.5 million of the CHF 300 million convertible bond (20.01.2010 to 20.01.2015) were carried out, resulting in an increase in share capital of CHF 2.9 million, or 187 088 registered shares, and in capital reserves of CHF 10.4 million. The number of treasury shares held as at 30.06.2012 amounted to 4 244 [4 244] (corresponding to 0.0% [0.0%] of the outstanding shares), with a fair value of CHF 0.3 million [CHF 0.3 million].

The amount of borrowed capital increased by CHF 82.3 million (1.6%), from CHF 5 168.6 million on 31.12.2011 to CHF 5 250.9 million, resulting in an equity ratio of 39.6% [40.0%] and borrowed capital ratio of 60.4% [60.0%]. The return on equity (ROE, weighted) amounted to 10.5% [10.6%] and the return on invested capital (ROIC, weighted) amounted to 5.5% [5.8%].

Financial expenses of CHF 59.1 million [CHF 61.1 million] included mortgage interest CHF 46.6 million [CHF 47.6 million], other interest CHF 0.5 million [CHF 0.2 million], interest expense on bonds CHF 9.1 million [CHF 11.2 million], interest on interest rate swaps CHF 4.3 million [CHF 4.3 million], amortisation of costs relating to bonds CHF 1.3 million [CHF 1.1 million] and valuation effects from loans CHF –2.7 million [CHF –3.3 million]. Financial income of CHF 3.3 million [CHF 1.5 million] was attributable to various interest income CHF 0.3 million [CHF 0.2 million], interest on interest rate swaps CHF 0.1 million [CHF 0.3 million], price gains and income from securities of CHF 0.1 million [CHF 0.5 million] and valuation effects from securities and derivatives CHF 2.8 million [CHF 0.5 million].

Segment reporting

Swiss Prime Site's business activities comprised the real estate segment (leasing, buying, selling and constructing investment properties) as well as the retail trade segment (retail business of Jelmoli – The House of Brands in Zurich in addition to restaurant and hotel activities). All properties were reported in the real estate segment, including the owner-occupied properties that were primarily provided for the retail trade segment.

Retail trade segment

Net turnover in the retail trade segment amounted to CHF 76.2 million [CHF 73.7 million]. This figure included (before group eliminations) the net retail turnover of CHF 64.6 million [CHF 68.8 million] generated by Jelmoli – The House of Brands department store as well as revenues from the hotel business of CHF 11.7 million [CHF 5.0 million], including revenues realised by Clouds Restaurant, which opened its doors in December 2011. The strength of the Swiss franc and cautious consumer sentiment continued to have an adverse impact on retail sales. Jelmoli – The House of Brands realised net revenues from third-party leasing of CHF 9.0 million [CHF 9.0 million].

Information relating to the share

The closing price of the Swiss Prime Site AG share was CHF 79.15 at the end of the reporting period [CHF 70.55 as at 31.12.2011], resulting in a total return (i.e. share-price performance and distribution = total return (TR)) of 17.6% [6.1%]. The performance clearly surpassed the SXI Real Estate Shares (+12.5%) benchmark index as well as the SPI (+5.4%). Swiss Prime Site AG stock held a weighting of roughly 39% on the SXI Real Estate Shares index as at 30.06.2012.

Net asset value (NAV) after deferred taxes stood at CHF 63.11 as at 30.06.2012, thus falling 0.4% below the value of CHF 63.34 on 31.12.2011. NAV before deferred taxes edged up by 0.7% from CHF 76.72 to CHF 77.26. The premium – i.e. difference between the share price of CHF 79.15 [CHF 70.55 on 31.12.2011] and NAV after deferred taxes of CHF 63.11 [CHF 63.34] – amounted to 25.4% [11.4%].

Earnings per share (weighted) amounted to CHF 3.31 [CHF 2.81], and weighted diluted earnings per share stood at CHF 3.06 [CHF 2.61].

The conversion of 2 690 units of the convertible bond into 187 088 registered shares resulted in total issued registered shares amounting to 54 555 802 at present, corresponding to share capital of CHF 834.7 million. The number of potential converted shares from the two convertible bonds totalled 6 252 832 on the balance sheet date.

The withholding tax-exempt distribution from capital contribution reserves, which was approved by the Annual General Meeting of 19.04.2012, amounted to CHF 3.60 per share [CHF 3.50] and was carried out on 27.04.2012. The distribution corresponded to a cash yield of 5.1% [5.0%], based on the closing share price at year end.

The Swiss Prime Site share will be listed on the Swiss Leader Index (SLI) in September 2012, which comprises the 30 largest and most liquid stocks on the Swiss equity market. The listing will further enhance the visibility and liquidity of the share.

Outlook

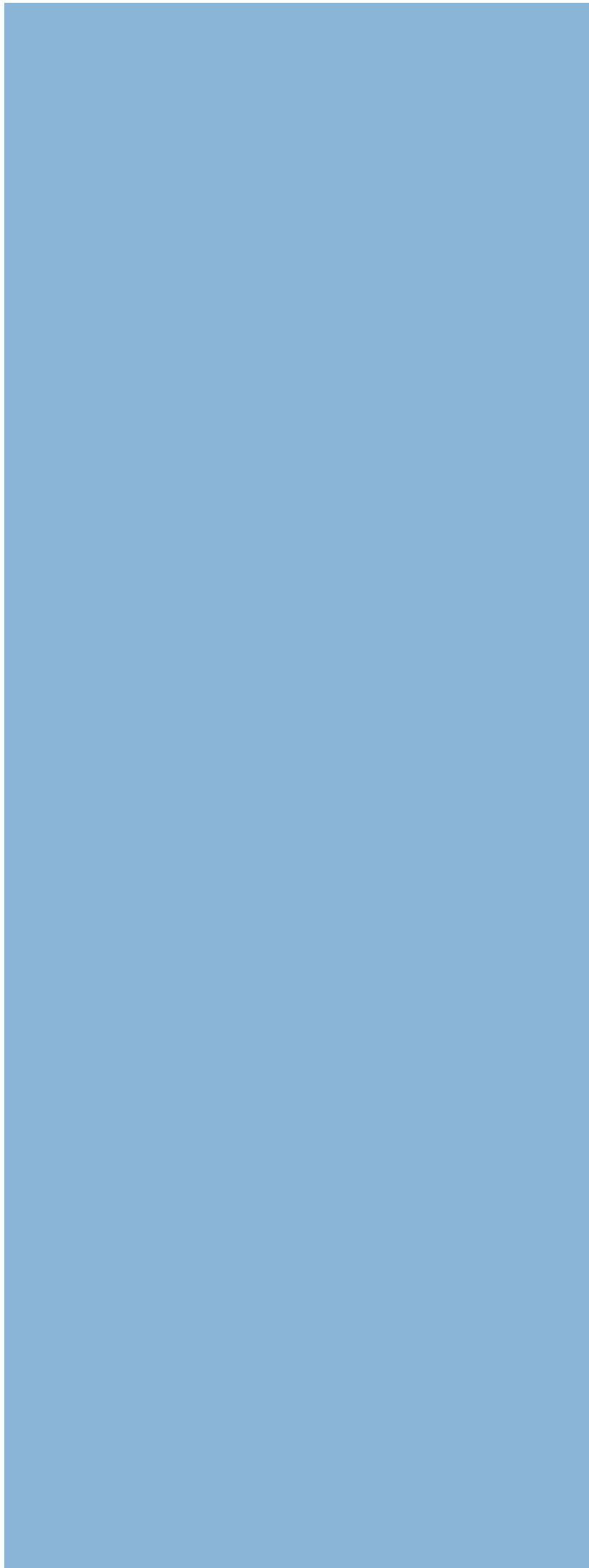
Swiss Prime Site AG aims to further optimise its real estate portfolio in the second half of the financial year 2012, continuing to implement its strategy focusing on prime properties. The new building projects completed and fully leased (Prime Tower and Platform) as well as partially leased (Stückli Business Park) in the previous year should have a positive impact on the Company's earnings situation. Development of the new building projects SkyKey, Maaghof North and East, the MFO building in Zurich and Majowa in Berne is proceeding according to plan. Furthermore, Swiss Prime Site is investing in additional building projects and repositioning of existing properties such as Flurpark in Zurich, Weltpoststrasse in Berne and Aux Armourins in Neuchâtel, which will contribute to boosting future operating cash flows. These new building development projects, modifications of buildings, repositionings of properties and targeted leasing activities will continue to be the focus of the operating business in the second half of the year.

Despite the cooldown in economic growth, Swiss Prime Site is convinced that it is well-positioned to be able to generate sustainable earnings, in light of the high-quality real estate portfolio featuring properties at attractive locations, successful leasing and re-leasing activities, long-term rental agreements, favourable diversification and fascinating development projects. The loss of earnings rate should hover in a range between 5.0% and 5.5%. Indeed, Swiss Prime Site is confident that it can succeed in holding steady – or even slightly boosting – EBIT and net profit (before revaluation and one-time effects) relative to the respective levels recorded in the financial year 2011.

Olten, September 2012

Hans Peter Wehrli
Chairman of the Board of Directors

Markus Graf
Chief Executive Officer





Consolidated financial statements

CONSOLIDATED INCOME STATEMENT

in CHF 1 000	Notes	01.01.– 30.06.2012	01.01.– 30.06.2011
Rental income from investment properties	3/4	204 154	203 789
Proceeds of property sales, net	3/4/10/12	53	765
Retail trade turnover, net	3/4	76 224	73 748
Other operating income	3/4	990	819
Operating income		281 421	279 121
Real estate costs	3	32 911	31 310
Cost of goods sold	3	35 443	34 681
Direct operating expenses		68 354	65 991
Personnel costs	3/5	22 761	19 221
Other operating expenses	3	20 871	21 986
Depreciation, amortisation and impairment	3/13	8 020	8 213
Operating expenses		51 652	49 420
Revaluation of investment properties, properties under construction and development sites, net	3/6/12	130 350	77 797
Operating profit (EBIT)		291 765	241 507
Financial expenses	3/7	59 136	61 146
Financial income	3/7	3 281	1 547
Income from investments in associates	3/11	942	11 140
Profit before income taxes		236 852	193 048
Income tax expenses	8/14	56 559	40 649
Profit		180 293	152 399
Profit attributable to shareholders of Swiss Prime Site AG		180 293	152 399
Earnings per share, in CHF	9	3.31	2.81
Diluted earnings per share, in CHF	9	3.06	2.61

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.– 30.06.2012	01.01.– 30.06.2011
Profit		180 293	152 399
Revaluation of owner-occupied properties	13	2 569	3 226
Deferred taxes on revaluation of owner-occupied properties		(591)	(739)
Other comprehensive income		1 978	2 487
Comprehensive income		182 271	154 886
Comprehensive income attributable to shareholders of Swiss Prime Site AG		182 271	154 886

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

CONSOLIDATED BALANCE SHEET

in CHF 1 000	Notes	30.06.2012	31.12.2011
Assets			
Cash		11 585	126 596
Securities		455	398
Accounts receivable		108 824	107 585
Other current receivables		27 426	14 295
Current income tax assets		1 947	995
Inventories		21 150	25 079
Accrued income and prepaid expenses		26 581	22 913
Assets held for sale	10/12	77 841	85 964
Total current assets		275 809	383 825
Other non-current receivables		5 100	5 525
Pension plan assets	5	8 823	7 481
Non-current financial investments		1 793	1 911
Investments in associates	11	21 664	22 669
Investment properties and building land	12	7 802 455	7 641 307
Properties under construction and development sites	12	142 620	96 916
Owner-occupied properties	13	327 056	340 923
Tangible assets		43 217	46 099
Goodwill		36 010	36 010
Intangible assets		29 011	29 511
Deferred tax assets		173	92
Total non-current assets		8 417 922	8 228 444
Total assets	3	8 693 731	8 612 269
Liabilities and shareholders' equity			
Accounts payable	14	7 845	8 464
Current financial liabilities	14	715 566	537 424
Other current liabilities	14	20 201	23 667
Advance payments	14	84 213	85 558
Current income tax liabilities	14	21 910	48 889
Accrued expenses and deferred income	14	62 301	85 361
Total current liabilities		912 036	789 363
Non-current financial liabilities	15	3 542 132	3 625 277
Other non-current financial liabilities	15	23 360	26 042
Deferred tax liabilities		772 056	727 044
Pension provision obligations	5	1 340	848
Total non-current liabilities		4 338 888	4 379 211
Total liabilities	3	5 250 924	5 168 574
Share capital	9/15	834 704	831 841
Capital reserves	9/15	917 483	1 103 505
Revaluation reserves	13	20 987	19 009
Retained earnings		1 669 633	1 489 340
Total shareholders' equity		3 442 807	3 443 695
Shareholders' equity attributable to shareholders of Swiss Prime Site AG		3 442 807	3 443 695
Total liabilities and shareholders' equity		8 693 731	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.– 30.06.2012	01.01.– 30.06.2011
Profit		180 293	152 399
Depreciation, amortisation and impairment	13	8 020	8 213
Proceeds of property sales, net	4/10/12	(53)	(765)
Income from investments in associates	11	(942)	(11 140)
Revaluation of investment properties, properties under construction and development sites, net	6/12	(130 350)	(77 797)
Other non-cash items affecting net income		–	(13)
Financial expenses	7	59 136	61 146
Financial income	7	(3 281)	(1 547)
Income tax expenses	8/14	56 559	40 649
Decrease of inventories		3 929	803
Net change in other current assets		(17 953)	(39 306)
Net change in recognised pension plan assets/liabilities		(850)	–
Net change in other non-current receivables		425	(6 375)
Change in operating current liabilities	14	(28 424)	16 807
Interest payments made	7	(60 615)	(60 402)
Interest payments received	7	339	905
Income tax payments	8	(40 149)	(11 553)
Cash flow from operating activities		26 084	72 024
Investments in investment properties and building land	12	(21 870)	(14 042)
Investments in properties under construction and development sites	12	(41 424)	(100 125)
Investments in owner-occupied properties	13	–	(679)
Divestments of investment properties and building land	12	8 553	32 015
Divestments of owner-occupied properties	13	21	–
Investments in tangible assets		(1 708)	(5 222)
Investments in intangible assets		(100)	(301)
Divestments of securities		6	8
Investments in non-current financial investments		(14)	–
Divestments of non-current financial investments		132	–
Dividends received	7/11	2 049	864
Cash flow from investing activities		(54 355)	(87 482)
Increase in financial liabilities	14/15	1 254 001	1 213 021
Redemption of financial liabilities	14/15	(1 144 374)	(1 195 508)
Issue of convertible bond 1.875% 2011–2016	15	–	190 350
Costs of convertible bond 1.875% 2011–2016	15	–	(3 636)
Distribution from capital contribution reserves		(196 367)	(190 117)
Cash flow from financing activities		(86 740)	14 110
Increase/(decrease) in cash		(115 011)	(1 348)
Cash at beginning of period		126 596	9 800
Cash at end of period		11 585	8 452

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	Non-controlling interests	Total shareholders' equity
As at 01.01.2011		831 841	1 292 047	9 002	1 134 288	3 267 178	–	3 267 178
Profit	9	–	–	–	152 399	152 399	–	152 399
Revaluation of owner-occupied properties	13	–	–	3 226	–	3 226	–	3 226
Deferred taxes on revaluation of owner-occupied properties	8	–	–	(739)	–	(739)	–	(739)
Other comprehensive income		–	–	2 487	–	2 487	–	2 487
Comprehensive income		–	–	2 487	152 399	154 886	–	154 886
Distribution from capital contribution reserves on 28.04.2011		–	(190 136)	–	–	(190 136)	–	(190 136)
Issue of 1.875% convertible bond on 21.06.2011, equity component		–	397	–	–	397	–	397
As at 30.06.2011		831 841	1 102 308	11 489	1 286 687	3 232 325	–	3 232 325
Profit	9	–	–	–	202 653	202 653	–	202 653
Revaluation of owner-occupied properties	13	–	–	9 770	–	9 770	–	9 770
Deferred taxes on revaluation of owner-occupied properties	8	–	–	(2 250)	–	(2 250)	–	(2 250)
Other comprehensive income		–	–	7 520	–	7 520	–	7 520
Comprehensive income		–	–	7 520	202 653	210 173	–	210 173
Share-based compensation		–	450	–	–	450	–	450
Purchase of treasury shares		–	(557)	–	–	(557)	–	(557)
Sale of treasury shares		–	1 304	–	–	1 304	–	1 304
As at 31.12.2011		831 841	1 103 505	19 009	1 489 340	3 443 695	–	3 443 695

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	Non-controlling interests	Total shareholders' equity
As at 01.01.2012		831 841	1 103 505	19 009	1 489 340	3 443 695	–	3 443 695
Profit	9	–	–	–	180 293	180 293	–	180 293
Revaluation of owner-occupied properties	13	–	–	2 569	–	2 569	–	2 569
Deferred taxes on revaluation of owner-occupied properties	8	–	–	(591)	–	(591)	–	(591)
Other comprehensive income		–	–	1 978	–	1 978	–	1 978
Comprehensive income		–	–	1 978	180 293	182 271	–	182 271
Conversion of 2 690 units of the CHF 300 million convertible bond (2010–2015) into 187 088 registered shares in April 2012		2 863	10 364	–	–	13 227	–	13 227
Distribution from capital contribution reserves on 27.04.2012		–	(196 386)	–	–	(196 386)	–	(196 386)
As at 30.06.2012		834 704	917 483	20 987	1 669 633	3 442 807	–	3 442 807

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.

With the acquisition of Jelmoli Group, Swiss Prime Site also acquired the retail trade segment, in addition to the real estates. 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, among others: 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 ratio (LTV) 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. As a real estate investment company, Swiss Prime Site aims to keep the headcount in the real estate segment as low as possible. Accordingly, the Company has transferred the management, the property management and certain other services to Credit Suisse AG, Real Estate Asset Management. On 30.06.2012, the Company reported headcount of 734 [579 as at 30.06.2011] employees working in the retail trade segment.

Swiss Prime Site AG aims to integrate various management services that had been previously provided by Credit Suisse AG, Real Estate Asset Management, into the Company's own organisational and management structure effective starting from 01.01.2013. In the course of this adjustment process, certain real estate professionals will be working in a direct employment relationship with Swiss Prime Site from 01.01.2013. These specified persons include Markus Graf (CEO), Peter Wullschleger (CFO) and Peter Lehmann (CIO), who – together with Franco Savastano (CEO Jelmoli – The House of Brands) – have constituted the Company's Management Board up to now. The other specialists in transition will be employed by Swiss Prime Site in the areas of finance, controlling, property and construction management. The new organisational structure takes into account the Company's robust growth and increasingly more complex challenges in the realm of real estate investments.

The well-established management agreement with Credit Suisse AG will continue to be in effect in a reduced form. This will result in a reduction of the management fee starting from the financial year 2013. However, this savings will be offset for the most part by higher personnel, property and infrastructure expenses. Swiss Prime Site anticipates achieving savings potential relating to transactions and building projects.

The current management agreement stipulates the management fee (range of 0.14% to 0.31% of total assets) for executing, supervising and managing the financial activities of Swiss Prime Site as well as administrative and financial management of the properties. In the revised management agreement valid from 01.01.2013, Swiss Prime Site has assigned Credit Suisse AG the responsibility of providing services in the areas of property asset management, construction, value-added tax-related matters, controlling and reporting for the entire real estate portfolio (management fee: 0.105% of total assets).

2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES

2.1 Principles of consolidated reporting

The Company's consolidated reporting was prepared in accordance with International Accounting Standard (IAS) 34 «Interim Financial Reporting» 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 specifically apply to investment properties, properties under construction, development sites 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 changes relative to IFRS accounting principles are outlined below.

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 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
IFRS 13	Fair value measurement	**	01.01.2013	Financial year 2013
IFRIC 20	Stripping costs in the production phase of a surface mine	*	01.01.2013	Financial year 2013
IFRS 7 rev.	Disclosures – financial asset and liability offsetting	*	01.01.2013	Financial year 2013
IAS 32 rev.	Financial asset and liability offsetting	*	01.01.2014	Financial year 2014
IFRS 9	Financial instruments and related amendments to IFRS 7 regarding transition	**	01.01.2015	Financial year 2015

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

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

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

IAS 19 rev. Employee benefits

Through discontinuation of the corridor method, the actuarial income not yet recorded to date will have an effect on the restatement of shareholders' equity and in the future will be recognised in comprehensive income. Discontinuation of the corridor method in the financial year will result in a negative impact on shareholders' equity of roughly CHF 12 million through restatement of the previous year as at 01.01.2012.

3 SEGMENT REPORTING

Swiss Prime Site's business activities comprise renting investment properties and carrying out retail trade operations. The consolidated financial data are subdivided according to required reporting standards into the segments real estate and retail trade for the assessment of the earning potential and financial situation of each segment. The Clouds Gastro AG restaurant business, which commenced operations in December 2011, has been allocated to the retail trade segment. Turnover in the retail trade segment generally turns out to be higher in the second half-year due to the Christmas sales season, among other factors. Otherwise, no seasonal effects on turnover are anticipated.

Segment income statement

in CHF 1 000	01.01.– 30.06.2012 Total Group	01.01.– 30.06.2011 Total Group	01.01.– 30.06.2012 Eliminations	01.01.– 30.06.2011 Eliminations
Rental income from investment properties	204 154	203 789	(18 793)	(18 523)
– thereof from third and related parties	204 154	203 789	–	–
– thereof from the other segment	–	–	(18 793)	(18 523)
Proceeds of property sales, net	53	765	–	–
Retail trade turnover, net	76 224	73 748	(225)	–
Other operating income	990	819	(112)	(1 284)
Operating income	281 421	279 121	(19 130)	(19 807)
Real estate costs	32 911	31 310	54	–
Cost of goods sold	35 443	34 681	(255)	–
Direct operating expenses	68 354	65 991	(201)	–
Personnel costs	22 761	19 221	–	–
Other operating expenses	20 871	21 986	(18 929)	(19 807)
Depreciation and amortisation	8 020	8 202	2 829	3 670
Impairment of owner-occupied properties	–	11	–	11
Operating expenses	51 652	49 420	(16 100)	(16 126)
Revaluation of investment properties, properties under construction and development sites, net	130 350	77 797	260	455
Operating profit (EBIT)	291 765	241 507	(2 569)	(3 226)
Financial expenses	59 136	61 146		
Financial income	3 281	1 547		
Income from investments in associates	942	11 140		
Profit before income taxes	236 852	193 048		

In the column «Eliminations», the transactions between the segments are eliminated. In addition, these columns contain ordinary depreciation and impairment 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.

in CHF 1 000	01.01.– 30.06.2012 Total segments	01.01.– 30.06.2011 Total segments	01.01.– 30.06.2012 Real estate segment	01.01.– 30.06.2011 Real estate segment	01.01.– 30.06.2012 Retail trade segment	01.01.– 30.06.2011 Retail trade segment
Rental income from investment properties	222 947	222 312	213 944	213 295	9 003	9 017
– thereof from third and related parties	204 154	203 789	195 151	194 772	9 003	9 017
– thereof from the other segment	18 793	18 523	18 793	18 523	–	–
Proceeds of property sales, net	53	765	53	765	–	–
Retail trade turnover, net	76 449	73 748	–	–	76 449	73 748
Other operating income	1 102	2 103	960	391	142	1 712
Operating income	300 551	298 928	214 957	214 451	85 594	84 477
Real estate costs	32 857	31 310	32 857	31 310	–	–
Cost of goods sold	35 698	34 681	–	–	35 698	34 681
Direct operating expenses	68 555	65 991	32 857	31 310	35 698	34 681
Personnel costs	22 761	19 221	818	710	21 943	18 511
Other operating expenses	39 800	41 793	14 066	15 817	25 734	25 976
Depreciation and amortisation	5 191	4 532	356	321	4 835	4 211
Impairment of owner-occupied properties	–	–	–	–	–	–
Operating expenses	67 752	65 546	15 240	16 848	52 512	48 698
Revaluation of investment properties, properties under construction and development sites, net	130 090	77 342	130 090	77 342	–	–
Operating profit (EBIT)	294 334	244 733	296 950	243 635	(2 616)	1 098

Composition of operating income by products and services

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Income from rental and sale of investment properties	204 207	204 554
Retail trade income	64 556	68 798
Income from hotel	11 668	4 950
Other operating income	990	819
Total operating income	281 421	279 121

Segment balance sheet

in CHF 1 000	30.06.2012 Total Group	31.12.2011 Total Group	30.06.2012 Eliminations	31.12.2011 Eliminations
Total assets	8 693 731	8 612 269	(34 467)	(45 531)
Total liabilities	5 250 924	5 168 574	(34 467)	(45 531)
Investments in non-current assets	65 102	206 419	–	–

in CHF 1 000	30.06.2012 Total segments	31.12.2011 Total segments	30.06.2012 Real estate segment	31.12.2011 Real estate segment	30.06.2012 Retail trade segment	31.12.2011 Retail trade segment
Total assets	8 728 198	8 657 800	8 611 664	8 526 246	116 534	131 554
Total liabilities	5 285 391	5 214 105	5 223 444	5 139 964	61 947	74 141
Investments in non-current assets	65 102	206 419	63 294	198 137	1 808	8 282

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

4 OPERATING INCOME

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Target rental income from investment properties	215 737	214 386
Increase of impairments based on individual valuation	(846)	(654)
Release of impairments based on individual valuation	393	524
Write-offs on receivables	(286)	(107)
Vacancies	(10 844)	(10 360)
Rental income from investment properties	204 154	203 789
Proceeds of property sales, net	53	765
Retail trade turnover, gross	84 579	79 279
Rebates	(8 353)	(5 518)
Increase of impairments based on individual valuation	(4)	(12)
Release of impairments based on individual valuation	2	–
Write-offs on receivables	–	(1)
Retail trade turnover, net	76 224	73 748
Other operating income	990	819
Total operating income	281 421	279 121

Loss of income (i.e. losses due to vacancies, unpaid rents and write-offs) in the reporting period totalled CHF 11.583 million [CHF 10.597 million], corresponding to a loss of earnings rate of 5.4% [4.9%]. Loss of income was deducted from the target rental income. Detailed information can be found under «Property details» starting on page 45.

Retail trade constitutes the second business segment. Clouds Gastro AG, which commenced operations in December 2011, has been allocated to the retail trade segment. Net retail trade turnover amounted to CHF 76.224 million [CHF 73.748 million]. The rise in rebates in the retail trade business resulted from a reduction in excess inventory, whereby the rebate structure was increased on a one-time basis during the clearance sale period.

The following table depicts the breakdown of the contractual end of the term of rental agreements based on future annual rental income and land lease income from investment properties (excluding properties under construction and development sites) as at 30.06.2012:

	30.06.2012		30.06.2011	
	30.06.2012 Share in %	Future rental income in CHF 1 000	30.06.2011 Share in %	Future rental income in CHF 1 000
End of contract				
Under 1 year*	15.0	63 125	15.5	65 100
Over 1 year	8.5	35 624	11.5	48 457
Over 2 years	10.8	45 468	6.7	28 097
Over 3 years	6.9	28 903	11.6	48 558
Over 4 years	8.6	36 128	7.8	32 771
Over 5 years	7.5	31 757	6.3	26 724
Over 6 years	3.7	15 617	5.0	20 918
Over 7 years	3.5	14 866	3.5	14 585
Over 8 years	10.3	43 466	4.2	17 468
Over 9 years	5.0	20 863	6.8	28 616
Over 10 years	20.2	85 126	21.1	88 768
Total	100.0	420 941	100.0	420 062

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

Future rental income was presented from the real estate segment view.

At the balance sheet date of 30.06.2012, the five largest external tenant groups accounted for 25.0% [29.0%] of future annual rental income and land lease income. These individual tenants have good credit ratings and consist of the following companies, in particular:

30.06.2012		30.06.2011	
	Share in %		Share in %
Coop	8.0	Coop	9.6
Migros	5.2	Migros	5.6
UBS	4.4	UBS	5.2
Swisscom	3.9	Credit Suisse Group	4.7
Credit Suisse Group	3.5	Swisscom	3.9

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.

5 PERSONNEL COSTS

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Wages and salaries	19 106	15 543
Fees to members of the Board of Directors and members of the Management Board	497	497
Social security expenses	1 986	1 635
Pension plan expenses	(59)	538
Other personnel expenses	1 203	950
Expenses for personnel and the Board of Directors	28	58
Total personnel costs	22 761	19 221
Number of employees as at 30.06.	734	579

As at 30.06.2012, Swiss Prime Site employed a workforce of 734 [579] persons. The increase in personnel costs and number of employees was attributable primarily to the opening of Clouds Restaurant, which commenced operations in December 2011.

The technical principles of the Swiss Federal Law on Occupational Old-age, Survivor's and Disability Insurance (BVG) 2010 were applied in the calculation of the defined benefit obligations as generation table [period table], with which the future increase in life expectancy (in computation model) has already been taken into account.

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

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Revaluation	157 456	143 460
Devaluation	(27 106)	(65 663)
Total revaluation of investment properties, properties under construction and development sites, net	130 350	77 797

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) underwent a net revaluation of CHF 130.350 million [CHF 77.797 million]. Further information is available in Note 12 «Investment properties».

7 FINANCIAL EXPENSES AND FINANCIAL INCOME

Financial expenses

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Interest expenses	59 136	61 145
Other financial expenses	–	1
Total financial expenses	59 136	61 146

The financial expenses were paid to the related Credit Suisse Group (CHF 12.270 million [CHF 11.647 million]) as well as to third parties. At the same time, market conditions were always applied (see Notes 14 «Current liabilities» and 15 «Non-current financial liabilities»).

Financial income

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Interest income	410	521
Dividend income on securities and financial investments	102	24
Net income affecting adjustment of fair value of financial instruments	2 769	502
Other financial income	–	500
Total financial income	3 281	1 547

Financial income was realised from the related Credit Suisse AG (CHF 0.064 million [CHF 0.098 million]) as well as from third parties, always in line with market conditions.

8 INCOME TAXES

in CHF 1 000	01.01.–30.06.2012	01.01.–30.06.2011
Current income taxes for reporting period	9 919	9 335
Current income taxes for previous years	2 300	827
Total current income taxes	12 219	10 162
Deferred taxes resulting from revaluation and depreciation	46 290	34 405
Deferred taxes resulting from the sale of investment properties	(208)	(904)
Deferred taxes from tax rate changes and reductions from durations of ownership deductions	(2 216)	(3 892)
Deferred taxes resulting from loss offsetting	(81)	–
Other deferred taxes	555	878
Total deferred taxes	44 340	30 487
Total income taxes	56 559	40 649

Total deferred tax expense of CHF 44.340 million [CHF 30.487 million] was debited to the consolidated income statement. This was attributable primarily to the fact that deferred tax liabilities or deferred tax assets had to be taken into account for revaluations and depreciation under commercial law.

9 EARNINGS PER SHARE

The profit used to calculate the earnings per share or 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 diluted earnings per share must be reported.

Weighted average number of shares

Number of shares	01.01.–30.06.2012	01.01.–30.06.2011
Shares issued at 01.01.	54 368 714	54 368 714
Weighted number of shares issued on conversion in April 2012	73 523	–
Average number of treasury shares (180 days)	(4 244)	(44 037)
Total weighted average number of shares 01.01.–30.06. (180 days)	54 437 993	54 324 677

Weighted average earnings and NAV per share

in CHF 1	01.01.–30.06.2012	01.01.–30.06.2011
Earnings per share, weighted	3.31	2.81
Diluted earnings per share, weighted	3.06	2.61
NAV before deferred taxes per share	77.26	72.04
NAV after deferred taxes per share	63.11	59.50

When calculating diluted earnings per share, the profit attributable to shareholders of Swiss Prime Site AG of CHF 180.293 million [CHF 152.399 million] was corrected 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 185.766 million [CHF 155.639 million]. The weighted average number of shares of 54 437 993 [54 324 677] was reduced by the weighted number of 73 523 shares that were issued on conversion and increased by the effective number of converted shares of 187 088, as well as by the highest possible number of shares that can be issued on conversion of 6 252 832 [5 363 155] to 60 804 390 [59 687 832] shares, as a basis for calculating the diluted earnings per share.

In April 2012, conversions took place amounting to a nominal CHF 13.450 million of the CHF 300 million convertible bond (20.01.2010 to 20.01.2015), resulting in an increase in share capital of CHF 2.863 million, or 187 088 registered shares, and in capital reserves of CHF 10.364 million.

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

	30.06.2012 Conversion price in CHF	30.06.2012 Number of possible shares	30.06.2011 Conversion price in CHF	30.06.2011 Number of possible shares
Convertible bonds				
1.875% convertible bond 20.01.2010–20.01.2015, CHF 286.550 million (issuing volume CHF 300.000 million)	71.89	3 985 951	71.89	4 173 042
1.875% convertible bond 21.06.2011–21.06.2016, CHF 190.350 million	83.97	2 266 881	83.97	1 190 113
Total weighted number of possible shares		6 252 832		5 363 155

Further information on the convertible bonds is provided in Note 15 «Non-current financial liabilities».

10 ASSETS HELD FOR SALE

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

in CHF 1 000	30.06.2012	31.12.2011
Belp, Aemmenmattstrasse 43	19 500	19 260
Burgdorf, industry Buchmatt	14 750	14 470
Frick, Hauptstrasse 132/Fricktal Centre A3	20 880	20 780
Granges-Paccot, Route d'Agy 3	8 009	7 774
Losone, Via Locarno/Via Truscio	1 085	895
Moosseedorf, Moosseestrasse 21	1 973	1 939
Moosseedorf, Moosseestrasse 23	3 003	3 243
Oberwil, Mühlemattstrasse 23	4 393	4 390
Spreitenbach, Müslistrasse 44	4 248	4 713
St. Gallen, Vadianstrasse 25, sold	–	8 500
Total assets held for sale	77 841	85 964

Various properties of the real estate segment that do not conform to the strategy 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 4 «Operating income»).

11 INVESTMENTS IN ASSOCIATES

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

in CHF 1 000	30.06.2012	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	942	12 003
Less dividends received	(1 947)	(1 947)
Total investments in associates		
at end of period	21 664	22 669

The valuation of the investments in associates according to the equity method in the previous year was based on new information. It is not possible for Swiss Prime Site to obtain up-to-date relevant financial information due to the limited exertion of influence on these companies. After the valuation according to the equity method, the value of these investments in associates corresponded to the expected cash flows therefrom.

12 INVESTMENT PROPERTIES

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 investment properties	Properties under con- struction/ develop- ment sites	Total at fair value
As at 01.01.2011	35 380	6 704 314	311 472	130 625	7 181 791	558 070	7 739 861
Follow-up investments	–	13 388	24	630	14 042	100 125	114 167
Transfer of building land to properties held for sale	(895)	–	–	895	–	–	–
Transfer of properties held for sale to building land*	1 458	–	–	(1 458)	–	–	–
Disposal by sale	–	–	–	(31 250)	(31 250)	–	(31 250)
Positive fair value adjustment	1 802	112 397	5 469	269	119 937	23 523	143 460
Negative fair value adjustment	(7)	(61 657)	(197)	(1 214)	(63 075)	(2 588)	(65 663)
Fair value adjustment first half 2011	1 795	50 740	5 272	(945)	56 862	20 935	77 797
As at 30.06.2011	37 738	6 768 442	316 768	98 497	7 221 445	679 130	7 900 575
Purchases/investments	–	–	–	–	–	67 567	67 567
Follow-up investments	–	105 063	443	1 465	106 971	(92 651)	14 320
Transfer of properties held for sale to building land*	29	–	–	(29)	–	–	–
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)	–	(19 870)	(207 610)	–	(207 610)
Positive fair value adjustment	3 055	181 712	8 895	1 622	195 284	(22 248)	173 036
Negative fair value adjustment	(17)	(72 899)	166	(2 561)	(75 311)	2 588	(72 723)
Fair value adjustment second half 2011	3 038	108 813	9 061	(939)	119 973	(19 660)	100 313
As at 31.12.2011	40 805	7 274 230	326 272	85 964	7 727 271	96 916	7 824 187
Purchases/investments	–	–	–	–	–	11 978	11 978
Follow-up investments	(314)	22 076	108	–	21 870	29 446	51 316
Transfer of owner-occupied properties to investment properties**	–	13 591	–	–	13 591	–	13 591
Transfer of investment properties to owner-occupied properties**	–	(6)	–	–	(6)	–	(6)
Disposal by sale	–	–	–	(8 500)	(8 500)	–	(8 500)
Positive fair value adjustment	747	144 501	6 579	1 082	152 909	4 547	157 456
Negative fair value adjustment	–	(26 125)	(9)	(705)	(26 839)	(267)	(27 106)
Fair value adjustment first half 2012	747	118 376	6 570	377	126 070	4 280	130 350
As at 30.06.2012	41 238	7 428 267	332 950	77 841	7 880 296	142 620	8 022 916

* Wangen b. Olten, Rickenbacherfeld, was reclassified as building land.

** reclassification of various owner-occupied properties in/from investment properties, see Note 13 «Owner-occupied 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	Total at fair value
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 30.06.2012	3 443	5 760 597	257 366	85 343	6 106 749	132 735	6 239 484
Net rental income							
01.01.–30.06.2011	158	188 906	8 720	2 697	200 481	3 308	203 789
01.01.–30.06.2012	182	193 583	8 172	2 217	204 154	–	204 154
Losses due to vacancies and unpaid rents in %							
01.01.–30.06.2011	–	4.7	4.5	23.9	5.0	–	4.9
01.01.–30.06.2012	0.6	5.4	3.7	9.9	5.4	–	5.4
Sales proceeds							
01.01.–30.06.2011 gains	–	–	–	1 996	1 996	–	1 996
01.01.–30.06.2011 losses	–	–	–	(1 231)	(1 231)	–	(1 231)
01.01.–30.06.2012 gains	–	–	–	53	53	–	53
01.01.–30.06.2012 losses	–	–	–	–	–	–	–

* 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 3.3% and 5.7% [3.4% and 5.8%] on the balance sheet date. The weighted average real discount rate amounted to 4.26% [4.38% as at 31.12.2011].

At the balance sheet date, 9 [10] investment properties were designated as being held for sale (see Note 10 «Assets held for sale»).

Current development and new building projects

City, address	Additional information
Berne, Wankdorfallee/ headquarters of Post, Majowa	<ul style="list-style-type: none"> • Project description: The new commercial services building comprises roughly 33 700 square metres of rental floor space for around 1 800 workplaces situated on the second to seventh floors. The first floor houses a conference centre, while the ground floor contains a personnel restaurant with capacity for 450 persons. The subterranean levels foresee 170 parking places and space for 450 bicycles. The building project is being constructed in accordance with the sophisticated and comprehensive standards called for by the quality seal of approval of the German Sustainable Building Council (DGNB) as well as the Swiss Sustainable Building Council (SGNI). • Project status: The building application went into force effective August 2011. The excavation work commenced at the beginning of May 2012. Laying of the cornerstone takes place on 26.09.2012. • Occupancy rate*: The building is 100% leased to Swiss Post. • Completion: Autumn 2014
Zurich, Affolternstrasse 52/ MFO building	<ul style="list-style-type: none"> • Project description: The project involves the translocation of the executive office building of the former tool and machinery factory Oerlikon (MFO). The historic building had to be moved to make way for the Swiss Federal Railways' (SBB) cross-city link. The brick building, which weighs 6 000 tons and measures 80 metres in length, was relocated roughly 60 metres away using steel rollers on 22–23.05.2012. • Project status: Building development and final construction activities are currently underway. Transfer of the plot of land to the Swiss Federal Railways (SBB) took place at the end of August 2012. • Occupancy rate*: 100% • Completion: At the end of December 2012
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 for around 2 400 workplaces, various conference rooms and a personnel restaurant with capacity for about 900 persons. The subterranean levels contain 230 parking places in addition to warehouse space and auxiliary rooms. The building volume consists of an eight-storey base structure, from which an 18-storey-high tower ascends from the southeast corner with a total height of 63 metres. The ensemble fits seamlessly together with the modern buildings constructed in recent years located between Andreasstrasse and Hagenholzstrasse. • Project status: The excavation work had been concluded as at the balance sheet date. Construction of the building shell commenced in March 2012. Laying of the cornerstone took place on 02.05.2012, and completion of the building shell is planned for mid 2013. • Occupancy rate*: The building is 100% leased to Zurich Insurance Company Ltd effective 01.07.2014. • Completion: Tenant improvements can be started from mid 2013; the entire new building will be ready for occupancy by mid 2014.
Zurich, Hardstrasse 219/ 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 units and 82 condominiums. The ground floors, with an area of roughly 2 400 square metres, are reserved for social utilisation such as day care centres and kindergartens, or commercial floor space. The subterranean level will contain 143 parking places. The concept features 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 went into force effective March 2012. The construction respectively deconstruction started in July 2012. • Occupancy rate*: 0% • Completion: Spring 2015

* data on occupancy rates are as at 30.06.2012

13 OWNER-OCCUPIED PROPERTIES

in CHF 1 000	30.06.2012	31.12.2011
Owner-occupied properties at beginning of period	340 923	280 423
Additions	–	918
Disposals	(21)	–
Transfer from investment properties	6	53 202
Transfer in investment properties	(13 591)	(2 224)
Transfer depreciation	(2 830)	(4 392)
Positive fair value adjustment due to revaluation	2 733	13 105
Negative fair value adjustment due to revaluation	(164)	(109)
Owner-occupied properties before cumulative depreciation and impairments at end of period	327 056	340 923
Cumulative depreciation and impairments at beginning of period	–	–
Depreciation of the period	2 830	4 392
Impairments	–	–
Transfer depreciation	(2 830)	(4 392)
Cumulative depreciation and impairments at end of period	–	–
Total owner-occupied properties after cumulative depreciation and impairments	327 056	340 923

The properties located at Froburgstrasse 1 in Olten, Seidengasse 1/Jelmoli – The House of Brands in Zurich and Route des Jeunes 10 in Grand-Lancy were used partially as owner-occupied properties. The property located at Obere Bahnhofstrasse 14 in Affoltern a.A. was reclassified under investment properties as at 28.02.2012.

Reclassifications of investment properties as owner-occupied properties and vice versa are carried out on a semi-annual basis using the current relevant rental 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 a range between 4.0% and 4.6% [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 301.786 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.

14 CURRENT LIABILITIES

in CHF 1 000	30.06.2012	31.12.2011
Accounts payable to third parties	6 794	8 184
Accounts payable to related parties	1 051	280
Total accounts payable	7 845	8 464
Current financial liabilities to third parties	467 566	495 249
Current financial liabilities to related parties	248 000	42 175
Total current financial liabilities	715 566	537 424
Other current liabilities to third parties	20 201	23 667
Total other current liabilities	20 201	23 667
Advance payments from third parties	84 211	85 556
Advance payments from related parties	2	2
Total advance payments	84 213	85 558
Current income tax liabilities	21 910	48 889
Accrued expenses and deferred income	62 301	85 361
Total current liabilities	912 036	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. The bond from the former Jelmoli Group amounting to nominal CHF 175.000 million was redeemed on 05.07.2011.

The accrued expenses and deferred income included accruals from the real estate accounts (primarily renovation and project costs) of CHF 50.545 million [CHF 74.768 million]. The other accrued expenses and deferred income consisted of CHF 1.391 million [CHF 1.981 million] for goods and services from the retail trade segment, as well as of CHF 8.322 million [CHF 6.488 million] for administrative and advertising expenses in addition to auditing and valuation fees. Interest liabilities toward lenders accounted for CHF 2.043 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 financial liabilities.

15 NON-CURRENT FINANCIAL LIABILITIES

Non-current financial liabilities consisted of loans secured by real estate of CHF 2 871.668 million [CHF 2 941.807 million], one [one] bond of CHF 201.604 million [CHF 202.373 million] from the acquired Jelmoli Group, and two [two] convertible bonds of CHF 468.860 million [CHF 481.097 million].

Non-current financial liabilities of CHF 3 542.132 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. The Company complied with the contractual limits, which are continually monitored.

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

Convertible bonds

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

Volume at issue date	CHF 300.000 million
Volume at balance sheet date	CHF 286.550 million (book value as at 30.06.2012 CHF 281.964 million)
Interest rate	1.875% p.a., payable annually on 20.01.
Term to maturity	5 years (20.01.2010–20.01.2015)
Conversion price	CHF 71.89
Listing	SIX Swiss Exchange
Securities number	10 877 415 (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 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 are not recognised separately.

In April 2012, 2 690 units of this bond were converted, resulting in an increase in share capital of CHF 2.863 million, or 187 088 registered shares, and in capital reserves of CHF 10.364 million.

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

Volume	CHF 190.350 million (book value as at 30.06.2012 CHF 186.896 million)
Interest rate	1.875% p.a., payable annually on 21.06., initially on 21.06.2012
Term to maturity	5 years (21.06.2011–21.06.2016)
Conversion price	CHF 83.97
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) – are contained within the borrowed capital component and are not recognised separately.

Bonds

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

Volume	CHF 200.000 million (book value as at 30.06.2012 CHF 201.605 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 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	30.06.2012 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	7 845	7 845	7 845	–	–	–	–
Current financial liabilities	715 566	720 320	530 268	190 052	–	–	–
Other current liabilities	20 201	20 201	20 201	–	–	–	–
Non-current financial liabilities	3 542 132	3 978 577	48 363	49 148	612 069	1 683 726	1 585 271
Total non-derivative financial liabilities	4 285 744	4 726 943	606 677	239 200	612 069	1 683 726	1 585 271
Derivatives with negative fair values	23 360	20 323	4 155	4 107	7 154	4 907	–
Total derivative financial liabilities	23 360	20 323	4 155	4 107	7 154	4 907	–
Total financial liabilities	4 309 104	4 747 266	610 832	243 307	619 223	1 688 633	1 585 271
– of which interest payments for finance liabilities to third parties		329 857	39 626	37 889	60 960	125 985	65 397
– of which interest payments for finance liabilities to Credit Suisse Group		105 677	11 653	11 180	19 689	40 781	22 374
Total interest payments		435 534	51 279	49 069	80 649	166 766	87 771
– of which amortisation payments for finance liabilities to third parties		3 295 363	339 352	130 131	451 420	1 185 960	1 188 500
– of which amortisation payments for finance liabilities to Credit Suisse Group		968 000	188 000	60 000	80 000	331 000	309 000
Total amortisation payments for finance liabilities		4 263 363	527 352	190 131	531 420	1 516 960	1 497 500

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 amounted to 4.1 [4.5] years due to the contractual maturities.

Current and non-current financial liabilities split by interest rate

in CHF 1 000	30.06.2012 Total	30.06.2012 Thereof to related parties	31.12.2011 Total	31.12.2011 Thereof to related parties
Financial liabilities up to 2.00%	1 146 300	230 000	860 710	20 000
Financial liabilities up to 2.50%	761 500	157 000	740 500	157 000
Financial liabilities up to 3.00%	1 077 000	158 000	1 222 500	158 000
Financial liabilities up to 3.50%	525 500	265 000	505 500	245 000
Financial liabilities up to 4.00%	412 350	158 000	497 025	210 175
Financial liabilities up to 4.75%	340 713	–	340 946	–
Total financial liabilities	4 263 363	968 000	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.

16 FUTURE OBLIGATIONS AND CONTINGENT LIABILITIES

in CHF 1 000	30.06.2012	31.12.2011
2012	115 199	101 693
2013	157 665	60 500
2014	66 231	–
2015	6 433	–
Total future obligations	345 528	162 193

On 11.12.2006, a general contractor agreement was signed with HRS Real Estate Ltd followed by an addendum on 15.05.2009 totalling CHF 75.385 million. Both contracts dealt with the construction of the commercial property Stücki Business Park with five buildings located at Hochbergerstrasse in Basel. Construction of the buildings was completed in the financial year 2011. The still outstanding payments for 2012 of CHF 1.000 million were fully paid in the first half-year [CHF 1.000 million].

On 19.12.2007, a general contractor agreement was signed with ARGE Losinger/Steiner dealing with the construction of Prime Tower including annex buildings Cubus and Diagonal on the Maag site in Zurich West totalling CHF 248.200 million. Construction was completed in autumn 2011. The still outstanding final payments for 2012 amounting to CHF 9.328 million were fully paid in the first half-year [CHF 9.328 million].

In January 2011, the Company acquired the SkyKey new building project located at Hagenholzstrasse 60 in Zurich. With the acquisition, Swiss Prime Site also entered into the existing total contractor agreement with Steiner Ltd of 23.11.2010, according to which payments totalling CHF 168.000 million are to be effected for construction of the building that will probably extend until end 2013. Payments amounting to CHF 127.550 million [CHF 147.700 million] will still be incurred until the planned completion of the project.

On 17.06.2011, a services contract was concluded with Iten AG, Morgarten, relating to the translocation of the property located at Affolternstrasse 52 in Zurich (MFO building). The agreement including addendums calls for payments totalling CHF 7.670 million. Payments amounting to CHF 2.202 million [CHF 4.165 million] will still be incurred until completion of the project in December 2012.

On 12.03.2012, a general contractor agreement was concluded with Losinger Marazzi AG, Köniz, for the construction of the Majowa new building project located in the WankdorfCity neighbourhood in Berne, according to which payments totalling CHF 131.876 million are to be effected for construction of the building that will probably extend until end 2014. Payments amounting to CHF 123.876 million will still be incurred until the planned completion of the project.

On 23.05.2012, a general contractor agreement was concluded with Steiner Ltd, Zurich, for the construction of the Maaghof North and East new building project in Zurich, according to which payments totaling CHF 91.900 million are

to be effected for construction of the building that will probably extend until mid 2015. The total amount of CHF 91.900 million will still be incurred until completion of the project.

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]).

Contingent liabilities

There were no other contingent liabilities nor securities or guarantees at the balance sheet date.

17 SUBSIDIARIES AND INVESTMENTS IN ASSOCIATES

Subsidiaries	Purpose	30.06.2012 Share capital in CHF 1 000	31.12.2011 Share capital in CHF 1 000
Fully consolidated investments in subsidiaries with a shareholding interest (directly or indirectly) of 100%			
Clouds Gastro AG, Zurich, CH	Restaurant business	500	500
GLPH SA, Lancy, CH	Hotel business	100	100
Jelmoli Ltd, Zurich, CH	Retail company	6 600	6 600
SPS Beteiligungen Alpha AG, Olten, CH	Investment company	650 000	650 000
SPS Beteiligungen Beta AG, Olten, CH	Investment company	450 000	450 000
SPS Beteiligungen Gamma AG, Olten, CH	Investment company	300 000	300 000
SPS Immobilien AG, Olten, CH	Real estate company	50 000	50 000

Investments in associates	Purpose	30.06.2012 Share capital in CHF 1 000	31.12.2011 Share capital in CHF 1 000
Investments in associates valued according to the equity method			
Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld, CH, investment of 31.0%	Real estate company	1 000	1 000
Parkgest Holding SA, Geneva, CH, investment of 38.8%	Parking	4 750	4 750
Parking Riponne S.A., Lausanne, CH, investment of 27.1%	Parking	5 160	5 160

18 EVENTS AFTER THE BALANCE SHEET DATE

The unaudited semi-annual consolidated financial statements were approved for publication by the Board of Directors on 30.08.2012.

There were no events occurring between 30.06.2012 and the date of publication of these consolidated financial statements that would result in adjustments of the book values of the Group's assets and liabilities as at 30.06.2012, or which should be disclosed at this point.





Property details

FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 30 JUNE 2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents 01.01.–30.06.2012	Net rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Aarau, Bahnhofstrasse 23	9 218 000.00	13 430 000.00	294 878.75	0.00	294 878.75	0.0
Affoltern a.A., Obere Bahnhofstrasse 14	4 472 000.00	6 990 000.00	211 521.40	3 613.65	207 907.75	1.7
Allschwil, Hegenheimermattweg 91	67 942 356.01	85 990 000.00	3 457 063.50	0.00	3 457 063.50	0.0
Amriswil, Weinfelderstrasse 74	5 408 021.00	6 334 000.00	223 658.40	0.00	223 658.40	0.0
Baden, Bahnhofstrasse 2	5 484 000.00	8 348 000.00	202 295.10	0.00	202 295.10	0.0
Baden, Weite Gasse 34, 36	5 697 000.00	8 102 000.00	195 728.20	0.00	195 728.20	0.0
Basel, Aeschenvorstadt 2–4	33 849 000.00	38 730 000.00	1 026 507.00	0.00	1 026 507.00	0.0
Basel, Barfüsserplatz 3	23 519 000.00	32 800 000.00	739 796.60	29 294.00	710 502.60	4.0
Basel, Centralbahnplatz 9/10	13 910 000.00	16 330 000.00	401 432.60	0.00	401 432.60	0.0
Basel, Elisabethenstrasse 15	27 650 000.00	26 780 000.00	700 883.40	0.00	700 883.40	0.0
Basel, Freie Strasse 26/ Falknerstrasse 3	17 430 000.00	35 670 000.00	704 568.10	22 940.10	681 628.00	3.3
Basel, Freie Strasse 36	24 189 441.00	35 930 000.00	844 620.00	0.00	844 620.00	0.0
Basel, Freie Strasse 68	47 504 000.00	54 830 000.00	1 472 325.48	755 409.48	716 916.00	51.3
Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19	27 346 000.00	27 180 000.00	754 324.02	44 000.52	710 323.50	5.8
Basel, Hochbergerstrasse 40/ parking	3 329 000.00	2 430 000.00	244 856.70	1 740.00	243 116.70	0.7
Basel, Hochbergerstrasse 60/ building 805	5 998 000.00	3 903 000.00	123 900.00	0.00	123 900.00	0.0
Basel, Hochbergerstrasse 60/ building 860	2 170 000.00	2 085 000.00	51 548.10	44 382.60	7 165.50	86.1
Basel, Hochbergerstrasse 60/ Stücki Business Park 60A–E	99 865 000.00	95 710 000.00	3 418 141.68	1 443 937.20	1 974 204.48	42.2
Basel, Hochbergerstrasse 62	1 457 000.00	9 579 000.00	212 136.00	0.00	212 136.00	0.0
Basel, Hochbergerstrasse 70/ Stücki shopping	277 185 000.00	325 230 000.00	10 082 499.24	863 790.19	9 218 709.05	8.6
Basel, Messeplatz 12/Messeturm	171 822 000.00	187 160 000.00	5 078 184.72	325 000.00	4 753 184.72	6.4
Basel, Peter Merian-Strasse 80	49 233 000.00	50 050 000.00	1 344 378.38	143 532.72	1 200 845.66	10.7
Basel, Rebgrasse 20	48 062 000.00	37 060 000.00	1 291 558.27	1 559.55	1 289 998.72	0.1
Bellach, Gurzelenstrasse 2	2 496 585.50	4 214 000.00	127 407.30	0.00	127 407.30	0.0
Belp, Aemmenmattstrasse 43	34 717 000.00	19 500 000.00	808 638.80	183 516.25	625 122.55	22.7
Berne, Bahnhofplatz 9	8 441 000.00	12 520 000.00	226 358.00	0.00	226 358.00	0.0
Berne, Genfergasse 14	84 239 000.00	104 800 000.00	2 147 198.25	0.00	2 147 198.25	0.0
Berne, Laupenstrasse 6	8 022 000.00	10 880 000.00	294 214.20	0.00	294 214.20	0.0
Berne, Mingerstrasse 12–18/ PostFinance Arena	105 846 000.00	111 320 000.00	3 291 719.40	0.00	3 291 719.40	0.0
Berne, Schwarztörstrasse 48	48 660 000.00	46 730 000.00	1 443 240.00	3 000.00	1 440 240.00	0.2
Berne, Weltpoststrasse 5	85 769 000.00	44 560 000.00	3 152 873.40	1 050 957.80	2 101 915.60	33.3
Biel, Solothurnstrasse 122	6 861 000.00	7 901 000.00	258 170.10	570.00	257 600.10	0.2
Brugg, Hauptstrasse 2	11 906 000.00	13 490 000.00	513 377.09	86 651.25	426 725.84	16.9
Buchs, St. Gallerstrasse 5	7 690 000.00	6 797 000.00	212 680.44	2 204.00	210 476.44	1.0
Burgdorf, Emmentalstrasse 14	8 752 000.00	8 284 000.00	277 566.40	6 690.00	270 876.40	2.4
Burgdorf, industry Buchmatt	13 083 066.00	14 750 000.00	396 835.80	0.00	396 835.80	0.0

* All costs incurred at 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 30.06.2012 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	378	5.6	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	16 108	42.5	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	5 969	11.0	46 416	yes, almost fully decontami- nated upon construction	2009		29.10.2009	sole ownership
Basel, Messeplatz 12/Messeturm	0	0.0	1 230	yes, no action required	2003		01.06.2001	sole ownership, land lease
Basel, Peter Merian-Strasse 80	1 431	15.7	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	2 176	23.4	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	2008/2009, 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	15 381	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
Burgdorf, industry Buchmatt	0	0.0	15 141	no	1973		29.10.2009	sole ownership, partial land lease

* 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 30 JUNE 2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents 01.01.–30.06.2012	Net rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Carouge , Avenue Cardinal-Mermillod 36–44	97 763 000.00	148 500 000.00	4 487 171.39	15 030.00	4 472 141.39	0.3
Cham , Dorfplatz 2	4 462 000.00	4 783 000.00	126 428.25	0.00	126 428.25	0.0
Conthey , Route Cantonale 2	3 444 603.00	6 822 000.00	191 612.70	0.00	191 612.70	0.0
Conthey , Route Cantonale 4	14 889 000.00	20 700 000.00	685 611.28	9 345.00	676 266.28	1.4
Conthey , Route Cantonale 11	16 507 353.99	29 440 000.00	944 224.60	4 179.00	940 045.60	0.4
Dietikon , Bahnhofplatz 11/ Neumattstrasse 24	7 359 000.00	9 461 000.00	254 108.20	4 480.00	249 628.20	1.8
Dietikon , Kirchstrasse 20	8 193 000.00	10 640 000.00	327 378.45	0.00	327 378.45	0.0
Dietikon , Zentralstrasse 12	4 103 000.00	5 092 000.00	243 754.80	660.00	243 094.80	0.3
Dübendorf , Bahnhofstrasse 1	5 485 000.00	6 168 000.00	223 926.00	0.00	223 926.00	0.0
Eyholz , Kantonsstrasse 79	3 506 000.00	4 781 000.00	144 438.30	0.00	144 438.30	0.0
Frauenfeld , Zürcherstrasse 305	7 835 000.00	9 482 000.00	285 133.80	0.00	285 133.80	0.0
Frick , Hauptstrasse 132/ Fricktal Centre A3	15 154 807.85	20 880 000.00	567 944.60	38 540.00	529 404.60	6.8
Füllinsdorf , Schneckelerstrasse 1	10 757 161.00	11 390 000.00	357 434.80	21 567.75	335 867.05	6.0
Geneva , Centre Rhône-Fusterie	45 838 000.00	74 720 000.00	1 563 588.00	0.00	1 563 588.00	0.0
Geneva , Place Cornavin 10	15 476 000.00	25 600 000.00	644 538.40	0.00	644 538.40	0.0
Geneva , Place du Molard 2–4	140 244 000.00	215 850 000.00	4 274 909.70	0.00	4 274 909.70	0.0
Geneva , Route de Meyrin 49	57 370 000.00	63 090 000.00	1 839 671.95	42 651.25	1 797 020.70	2.3
Geneva , Rue Céard 14/Croix-d'Or 11	11 341 000.00	18 380 000.00	165 946.00	0.00	165 946.00	0.0
Geneva , Rue de Rive 3	16 861 000.00	31 190 000.00	677 966.40	26 989.50	650 976.90	4.0
Geneva , Rue du Rhône 48–50	133 570 000.00	424 340 000.00	9 002 386.50	9 790.10	8 992 596.40	0.1
Glattbrugg , Schaffhauserstrasse 59	5 416 000.00	5 251 000.00	193 049.10	82 478.70	110 570.40	42.7
Gossau , Wilerstrasse 82	14 953 000.00	19 400 000.00	556 484.40	0.00	556 484.40	0.0
Grand-Lancy , Route des Jeunes 10	62 711 000.00	55 130 000.00	731 608.62	1 097.55	730 511.07	0.2
Grand-Lancy , Route des Jeunes 12/ CCL La Praille	160 728 000.00	247 690 000.00	7 585 139.30	1 850.15	7 583 289.15	0.0
Granges-Paccot , Route d'Agy 3	5 012 428.57	8 009 000.00	228 912.25	0.00	228 912.25	0.0
Heimberg , Gurnigelstrasse 38	4 601 747.00	8 849 000.00	301 761.90	0.00	301 761.90	0.0
Holderbank , Hauptstrasse 43	2 290 006.00	2 899 000.00	110 610.90	0.00	110 610.90	0.0
Horgen , Zugerstrasse 22, 24	7 885 000.00	11 590 000.00	303 675.60	1 600.00	302 075.60	0.5
La Chaux-de-Fonds , Boulevard des Eplatures 44	4 346 870.00	6 441 000.00	216 778.50	0.00	216 778.50	0.0
Lachen , Seidenstrasse 2	6 276 000.00	6 499 000.00	170 743.50	0.00	170 743.50	0.0
Lausanne , Avenue de Chailly 1	3 144 000.00	3 473 000.00	111 346.00	0.00	111 346.00	0.0
Lausanne , Rue de Sébeillon 9/ Sébeillon Centre	15 874 276.00	15 060 000.00	481 560.80	0.00	481 560.80	0.0
Lausanne , Rue du Pont 5	38 701 000.00	125 650 000.00	3 430 732.45	21 127.60	3 409 604.85	0.6
Locarno , Largo Zorzi 4/Piazza Grande	19 921 000.00	26 660 000.00	776 606.40	9 600.00	767 006.40	1.2
Locarno , parking Centro	10 520 000.00	15 150 000.00	599 292.10	0.00	599 292.10	0.0
Locarno , Via delle Monache 8	1 220 000.00	1 024 000.00	33 139.80	0.00	33 139.80	0.0

* All costs incurred at 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 30.06.2012 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								
Carouge, Avenue Cardinal-Mermillod 36–44	144	0.4	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	86	1.7	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, Schneckelerstrasse 1	254	5.9	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	0	0.0	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	595	36.1	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	0	0.0	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	0	0.0	2 923	no	1930	2001, partial renovation	29.10.2009	sole ownership
Lausanne, Rue du Pont 5	267	1.3	3 783	no	1910	2004, partial renovation	29.10.2009	sole ownership
Locarno, Largo Zorzi 4/Piazza Grande	65	1.0	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

* 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 30 JUNE 2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents 01.01.–30.06.2012	Net rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Lutry, Route de l'Ancienne Cible 2	18 808 000.00	26 500 000.00	845 163.45	0.00	845 163.45	0.0
Lucerne, Pilatusstrasse 4/Flora	40 162 822.00	59 550 000.00	1 558 839.50	0.00	1 558 839.50	0.0
Lucerne, Schwanenplatz 3	7 878 000.00	13 490 000.00	303 439.35	0.00	303 439.35	0.0
Lucerne, Weggisgasse 20, 22	9 155 000.00	14 810 000.00	331 242.00	0.00	331 242.00	0.0
Lucerne, Weinberglistrasse 4/ Tribtschenstrasse 62	48 993 000.00	50 770 000.00	1 643 238.45	98 544.64	1 544 693.81	6.0
Mägenwil, Weststrasse 6/ Birrfeldstrasse south	1 820 000.00	3 278 000.00	83 698.20	0.00	83 698.20	0.0
Meyrin, Route de Meyrin 210	1 538 000.00	2 143 000.00	96 215.10	0.00	96 215.10	0.0
Moosseedorf, Moosstrasse 23	5 053 861.00	3 003 000.00	129 674.70	21 000.00	108 674.70	16.2
Neuchâtel, Avenue J.-J. Rousseau 7	9 025 000.00	7 582 000.00	255 204.00	7 806.00	247 398.00	3.1
Neuchâtel, Rue de l'Ecluse 19/ parking	332 726.00	497 600.00	18 480.00	1 800.00	16 680.00	9.7
Neuchâtel, Rue du Temple-Neuf 11	3 162 273.00	4 399 000.00	144 807.30	23 230.00	121 577.30	16.0
Neuchâtel, Rue du Temple-Neuf 14	13 536 000.00	15 660 000.00	37 338.00	0.00	37 338.00	0.0
Niederwangen b. Bern, Riedmoosstrasse 10	28 228 000.00	38 470 000.00	1 177 796.00	14 000.00	1 163 796.00	1.2
Oberbüren, Buchental 2	5 740 992.00	11 910 000.00	383 461.80	0.00	383 461.80	0.0
Oberbüren, Buchental 3	2 821 059.00	4 726 000.00	191 715.60	0.00	191 715.60	0.0
Oberbüren, Buchental 3a	1 975 458.00	2 681 000.00	119 126.10	0.00	119 126.10	0.0
Oberbüren, Buchental 4	20 977 168.00	24 130 000.00	748 948.50	0.00	748 948.50	0.0
Oberbüren, Haslen 3/ logistics centre Haslen	25 910 948.00	53 830 000.00	1 573 845.90	0.00	1 573 845.90	0.0
Oberwil, Mühlemattstrasse 23	3 441 109.00	4 393 000.00	152 316.60	0.00	152 316.60	0.0
Oftringen, Spitalweidstrasse 1/ shopping centre a1	73 686 000.00	103 230 000.00	3 031 854.39	15 141.90	3 016 712.49	0.5
Oltén, Bahnhofquai 18	25 728 000.00	26 350 000.00	796 264.50	0.00	796 264.50	0.0
Oltén, Bahnhofquai 20	36 986 000.00	37 280 000.00	1 032 796.45	13 750.00	1 019 046.45	1.3
Oltén, Froburgstrasse 1	6 482 000.00	6 284 000.00	82 989.00	23 294.00	59 695.00	28.1
Oltén, Froburgstrasse 15	8 860 000.00	10 940 000.00	302 196.00	4 472.00	297 724.00	1.5
Oltén, Solothurnerstrasse 201	4 080 000.00	5 839 000.00	166 549.80	0.00	166 549.80	0.0
Oltén, Solothurnerstrasse 231–235/ Usego	30 037 000.00	24 820 000.00	867 800.30	406 590.05	461 210.25	46.9
Otelfingen, Industriestrasse 19/21	110 342 000.00	99 420 000.00	3 741 592.95	45 951.80	3 695 641.15	1.2
Otelfingen, Industriestrasse 31	20 670 000.00	22 600 000.00	764 863.80	300.00	764 563.80	0.0
Payerne, Route de Bussy 2	14 954 184.04	21 460 000.00	612 940.50	0.00	612 940.50	0.0
Petit-Lancy, Route de Chancy 59	103 514 000.00	125 280 000.00	3 618 685.74	171 916.98	3 446 768.76	4.8
Rapperswil-Jona, Grünfeldstrasse 25	12 069 000.00	12 560 000.00	666 390.00	0.00	666 390.00	0.0
Rapperswil-Jona, Rathausstrasse 8	15 996 000.00	18 180 000.00	539 120.85	1 346.75	537 774.10	0.2
Romanel, Chemin du Marais 8	15 189 000.00	20 760 000.00	592 308.20	0.00	592 308.20	0.0
Rümlang, Hofwisenstrasse 50	30 619 000.00	20 460 000.00	967 113.55	647 280.00	319 833.55	66.9
Schwyz, Oberer Steisteg 18, 20	9 155 000.00	8 960 000.00	261 201.90	21 000.00	240 201.90	8.0
Solothurn, Amthausplatz 1	15 089 000.00	12 860 000.00	426 494.70	0.00	426 494.70	0.0
Spreitenbach, Industriestrasse/Tivoli	6 966 000.00	9 901 000.00	249 430.50	3 489.00	245 941.50	1.4
Spreitenbach, Müslistrasse 44	3 220 869.21	4 248 000.00	113 157.30	0.00	113 157.30	0.0

* All costs incurred at 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 30.06.2012 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								
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	737	6.6	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	117	3.8	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	67	5.9	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	0	0.0	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	884	4.4	45 269	no	2006		29.10.2009	sole ownership
Olten, Bahnhofquai 18	0	0.0	2 553	no	1996		01.04.2001	sole ownership
Olten, Bahnhofquai 20	0	0.0	1 916	no	1999		01.04.2001	sole ownership
Olten, Froburgstrasse 1	337	29.2	379	no	1899	2009, total renovation	01.07.2008	sole ownership
Olten, Froburgstrasse 15	42	2.2	596	no	1961	1998, external renovation	01.08.1999	sole ownership
Olten, Solothurnerstrasse 201	0	0.0	5 156	no	2006		29.10.2009	sole ownership
Olten, Solothurnerstrasse 231–235/ Usego	5 846	48.9	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
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

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 30 JUNE 2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents 01.01.–30.06.2012	Net rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Spreitenbach , Pfadackerstrasse 6/ Limmatpark	108 801 000.00	105 120 000.00	3 246 791.75	363 081.90	2 883 709.85	11.2
St. Gallen , Bohl 1/Goliathgasse 6	21 262 000.00	25 310 000.00	673 126.00	0.00	673 126.00	0.0
St. Gallen , Spisergasse 12	3 794 000.00	4 628 000.00	111 984.00	0.00	111 984.00	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	201 673 000.00	285 170 000.00	8 275 403.58	45 087.45	8 230 316.13	0.5
Sursee , Moosgasse 20	7 513 766.00	11 440 000.00	327 249.60	0.00	327 249.60	0.0
Thalwil , Gotthardstrasse 40	3 794 000.00	5 189 000.00	134 062.50	0.00	134 062.50	0.0
Thun , Bälliz 67	13 114 000.00	15 580 000.00	283 317.00	0.00	283 317.00	0.0
Uster , Poststrasse 10	6 900 000.00	7 641 000.00	189 090.00	0.00	189 090.00	0.0
Uster , Poststrasse 14/20	8 990 000.00	11 380 000.00	371 692.14	33 520.20	338 171.94	9.0
Vernier , Chemin de l'Etang 72/ Patio Plaza	82 285 000.00	92 190 000.00	2 899 574.70	864 579.00	2 034 995.70	29.8
Vevey , Rue de la Clergère 1	11 262 000.00	11 270 000.00	359 838.00	0.00	359 838.00	0.0
Wil , Obere Bahnhofstrasse 40	11 100 000.00	16 910 000.00	400 862.40	23 995.50	376 866.90	6.0
Winterthur , Theaterstrasse 17	65 106 000.00	68 970 000.00	1 705 762.10	0.00	1 705 762.10	0.0
Winterthur , Untertor 24	6 495 000.00	8 870 000.00	157 587.60	0.00	157 587.60	0.0
Worblaufen , Alte Tiefenastrasse 6	70 897 000.00	79 030 000.00	2 396 390.40	0.00	2 396 390.40	0.0
Zollikon , Bergstrasse 17, 19	9 603 000.00	11 170 000.00	312 870.00	1 200.00	311 670.00	0.4
Zollikon , Forchstrasse 452–456	14 851 000.00	15 310 000.00	366 978.00	0.00	366 978.00	0.0
Zuchwil , Dorfackerstrasse 45/ Birchi Centre	26 485 000.00	32 920 000.00	1 227 652.29	0.00	1 227 652.29	0.0
Zug , Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1	75 872 000.00	108 560 000.00	2 861 592.95	0.00	2 861 592.95	0.0
Zug , Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	93 900 000.00	136 160 000.00	3 559 456.50	0.00	3 559 456.50	0.0
Zurich , Affolternstrasse 54, 56/ Cityport	121 070 000.00	162 640 000.00	4 599 955.80	0.00	4 599 955.80	0.0
Zurich , Bahnhofstrasse 42	32 850 000.00	52 520 000.00	680 501.10	0.00	680 501.10	0.0
Zurich , Bahnhofstrasse 69	7 359 000.00	44 080 000.00	759 073.28	258.20	758 815.08	0.0
Zurich , Bahnhofstrasse 106	22 215 000.00	32 820 000.00	581 622.00	39 340.00	542 282.00	6.8
Zurich , Brandschenkestrasse 25	121 104 000.00	128 800 000.00	3 534 237.00	43 590.00	3 490 647.00	1.2
Zurich , Flurstrasse 55/Flurpark	169 435 000.00	95 100 000.00	5 199 912.00	0.00	5 199 912.00	0.0
Zurich , Flurstrasse 89	8 145 000.00	7 200 000.00	224 807.40	0.00	224 807.40	0.0
Zurich , Fraumünsterstrasse 16	126 528 000.00	146 150 000.00	2 857 702.50	436 670.05	2 421 032.45	15.3
Zurich , Hardstrasse 201/Prime Tower	350 005 000.00	454 440 000.00	9 603 365.37	595 866.20	9 007 499.17	6.2
Zurich , Hardstrasse 219/ Eventblock Maag	11 858 000.00	11 100 000.00	545 527.95	0.00	545 527.95	0.0
Zurich , Josefstrasse 53, 59	48 034 000.00	74 810 000.00	1 909 130.38	0.00	1 909 130.38	0.0
Zurich , Limmattalstrasse 180	3 263 000.00	2 770 000.00	121 422.00	0.00	121 422.00	0.0
Zurich , Maagplatz 1/Platform	102 933 000.00	151 450 000.00	3 492 190.43	0.00	3 492 190.43	0.0
Zurich , Manessestrasse 85	58 250 000.00	46 670 000.00	1 658 644.50	1 658 644.50	0.00	100.0
Zurich , Ohmstrasse 11	20 857 000.00	36 750 000.00	1 137 202.00	14 230.00	1 122 972.00	1.3
Zurich , Schaffhauserstrasse 339	7 085 000.00	8 142 000.00	231 995.40	0.00	231 995.40	0.0
Zurich , Seidengasse 1/ Jelmoli – The House of Brands	193 893 000.00	700 210 000.00	9 002 745.50	0.00	9 002 745.50	0.0

* All costs incurred at 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 30.06.2012 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								
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	0	0.0	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	1 906	4.8	33 106	no	2008		29.10.2009	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
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
Zurich, Affolternstrasse 54, 56/ Cityport	0	0.0	10 754	yes, no action required	2001		15.09.1999	sole ownership
Zurich, Bahnhofstrasse 42	0	0.0	482	no	1968	1990, total renovation	22.12.2003	sole ownership
Zurich, Bahnhofstrasse 69	11	1.0	230	no	1898	2007, partial renovation	29.10.2009	sole ownership
Zurich, Bahnhofstrasse 106	65	5.4	200	yes, permanent monitoring	1958		30.11.2004	sole ownership
Zurich, Brandschenkestrasse 25	287	2.2	3 902	no	1910	1984, total renovation	01.04.2001	sole ownership
Zurich, Flurstrasse 55/Flurpark	0	0.0	8 270	no	1979	2002, internal renovation	31.10.1999	sole ownership
Zurich, Flurstrasse 89	0	0.0	2 330	no	1949	2003, internal renovation	31.10.1999	sole ownership
Zurich, Fraumünsterstrasse 16	1 435	16.7	2 475	no	1901	1990, total renovation	01.04.2001	sole ownership
Zurich, Hardstrasse 201/Prime Tower	1 100	2.3	10 416	yes, no action required	2011		n/a	sole ownership
Zurich, Hardstrasse 219/ Eventblock Maag	13 455	68.5	8 002	yes, no action required	1929–1978		n/a	sole ownership
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		01.07.2002	sole ownership
Zurich, Ohmstrasse 11	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

* 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 30 JUNE 2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents 01.01.–30.06.2012	Net rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents %
Commercial properties without significant residential space						
Zurich, Siewerdtstrasse 8	19 642 000.00	18 280 000.00	592 126.35	999.00	591 127.35	0.2
Zurich, Sihlcity	144 054 000.00	194 590 000.00	5 652 497.58	51 551.52	5 600 946.06	0.9
Zurich, Sihlstrasse 24/ St. Annagasse 16	22 189 000.00	37 080 000.00	857 527.20	0.00	857 527.20	0.0
Zurich, Stadelhoferstrasse 18	14 282 000.00	22 410 000.00	547 236.55	0.00	547 236.55	0.0
Zurich, Stadelhoferstrasse 22	21 170 000.00	30 470 000.00	754 405.40	0.00	754 405.40	0.0
Zurich, Steinmühleplatz/ Jelmoli parking	23 726 000.00	38 170 000.00	1 647 236.30	2 600.00	1 644 636.30	0.2
Zurich, Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20	40 535 000.00	89 210 000.00	1 767 078.30	272 154.60	1 494 923.70	15.4
Zurich, Talacker 21, 23	46 858 000.00	67 000 000.00	1 494 819.60	0.00	1 494 819.60	0.0
Total I	5 756 221 958.17	7 855 415 600.00	207 009 244.94	11 272 057.15	195 737 187.79	5.4

Mixed properties

Geneva, Quai du Seujet 30	11 368 000.00	13 750 000.00	467 214.00	0.00	467 214.00	0.0
Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7	12 808 000.00	17 830 000.00	418 782.00	4 100.00	414 682.00	1.0
Geneva, Rue de la Croix-d'Or 7/ Rue Neuve-du-Molard 4–6	36 920 000.00	54 120 000.00	1 143 936.00	0.00	1 143 936.00	0.0
Lausanne, Rue de la Mercerie 14	2 981 720.00	3 186 000.00	81 368.40	0.00	81 368.40	0.0
Lausanne, Rue de la Mercerie 16–20	3 003 072.00	6 038 000.00	167 058.80	0.00	167 058.80	0.0
Moosseedorf, Moosstrasse 21	2 555 307.00	1 973 000.00	62 940.00	0.00	62 940.00	0.0
Oberbüren, Buchental 5	1 077 965.00	981 900.00	32 700.00	0.00	32 700.00	0.0
St. Gallen, Spisergasse 12	7 158 000.00	9 721 000.00	246 714.00	0.00	246 714.00	0.0
Thônex, Rue de Genève 104–108	58 878 000.00	86 390 000.00	2 401 644.32	6 348.50	2 395 295.82	0.3
Visp, Kantonsstrasse 8	3 454 868.00	4 097 000.00	133 031.70	0.00	133 031.70	0.0
Zurich, Hönggerstrasse 40/ Röschbachstrasse 22	28 032 000.00	29 480 000.00	1 087 716.85	283 807.00	803 909.85	26.1
Zurich, Nansenstrasse 5/7	31 876 000.00	42 430 000.00	1 243 667.60	15 759.05	1 227 908.55	1.3
Zurich, Querstrasse 6	731 697.00	3 626 000.00	81 936.00	0.00	81 936.00	0.0
Zurich, Schulstrasse 34, 36	7 382 900.00	10 480 000.00	269 197.15	0.00	269 197.15	0.0
Zurich, Stauffacherstrasse 94, 96/ Molkenstrasse 15, 17	16 156 000.00	25 510 000.00	707 045.90	0.00	707 045.90	0.0
Total II	224 383 529.00	309 612 900.00	8 544 952.72	310 014.55	8 234 938.17	3.6

Building land

Basel, Hochbergerstrasse 60/ parking	3 050 000.00	3 300 000.00	75 009.60	1 080.00	73 929.60	1.4
Dietikon, Bodacher	70 001.00	0.00	6 999.90	0.00	6 999.90	0.0
Dietikon, Bodacher/Im Maienweg	2 564 923.00	1 917 000.00	150.00	0.00	150.00	0.0
Dietikon, Bodacher/Ziegelärgerten	1 508 972.00	1 725 700.00	0.00	0.00	0.00	0.0
Geneva Airport, Route de Pré-Bois	5 535 622.42	6 897 000.00	0.00	0.00	0.00	0.0
Geneva Airport, Route de Pré-Bois 10/ underground car park	4 715 000.00	6 196 000.00	38 420.10	0.00	38 420.10	0.0

* All costs incurred at 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 30.06.2012 m ² %		Site area m ²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
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Commercial properties without significant residential space

Zurich, Siewerdtstrasse 8	37	1.0	1 114	no	1981		30.06.1998	sole ownership
Zurich, Sihlcity	460	1.9	10 162	no	2007		26.06.2003	242/1 000 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	670	10.6	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	118 780	8.7	1 022 964					

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	0	0.0	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	7	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	1 435	21.5	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	0	0.0	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	0	0.0	1 501	no	1879/1956	1990, internal renovation	01.07.1999	sole ownership
Total II	1 632	3.5	24 352					

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

* 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 30 JUNE 2012

City, address	Cost* (before depreciation)	Fair value (source: W&P)	Target rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents 01.01.–30.06.2012	Net rental income including land lease income 01.01.–30.06.2012	Losses due to vacancies and unpaid rents %
Building land						
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	583 300.00	14 612.10	0.00	14 612.10	0.0
Plan-les-Ouates, Chemin des Aulx	11 982 921.71	13 680 000.00	21 666.00	0.00	21 666.00	0.0
Spreitenbach, Joosacker 7	1.00	0.00	26 438.40	0.00	26 438.40	0.0
Wangen b. Olten, Rickenbacherfeld	1 385 942.40	4 411 000.00	0.00	0.00	0.00	0.0
Total III	33 514 824.23	42 323 000.00	183 296.10	1 080.00	182 216.10	0.6
Properties under construction and development sites						
Berne, Wankdorfallee/ Majowa	11 978 000.00	12 000 000.00	0.00	0.00	0.00	0.0
Zurich, Affolternstrasse 52/ MFO building	10 910 000.00	10 920 000.00	0.00	0.00	0.00	0.0
Zurich, Hagenholzstrasse 60/ SkyKey	83 918 000.00	84 500 000.00	0.00	0.00	0.00	0.0
Zurich, Hardstrasse 219/ Maaghof North and East	30 242 000.00	35 200 000.00	0.00	0.00	0.00	0.0
Total IV	137 048 000.00	142 620 000.00	0.00	0.00	0.00	0.0
Overall total	6 151 168 311.40	8 349 971 500.00	215 737 493.76	11 583 151.70	204 154 342.06	5.4

* All costs incurred at 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 30.06.2012 m² %		Site area m²	Register of polluted sites* (entry yes/no)	Built	Year of renovation/ type of renovation	Acquired	Ownership status
Building land								
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, Wankdorfallee/ Majowa	0	0.0	5 244	no	2012–2014		12.03.2012	sole ownership, land lease
Zurich, Affolternstrasse 52/ MFO building	0	0.0	790, not yet parceled	yes, no action required	1889	2012, translocation/basement	30.09.2011	sole ownership
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	11 199	yes, will be decontaminated upon construction of new building	2012–2015		n/a	sole ownership
Total IV	0	0.0	26 806					
Overall total	120 412	8.5	1 176 167					

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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	4.2	14	4 999	73.4	0	0	0.0	12	1 423	20.9	0	0	0.0	28	6 707	98.5
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/ Stückli Business Park 60A–E	0	0	0.0	50	32 776	86.5	0	0	0.0	34	1 785	4.7	6	3 321	8.8	90	37 882	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/ Stückli shopping	112	33 305	61.5	11	4 279	7.9	20	9 343	17.2	77	6 131	11.3	29	1 116	2.1	249	54 174	100.0
Basel, Messeplatz 12/Messeturm	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	7 094	76.3	2	493	5.3	21	1 516	16.3	4	194	2.1	68	9 297	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	7	10 390	67.6	1	1 035	6.7	2	3 735	24.3	2	221	1.4	12	15 381	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	23.7	92	20 038	57.3	2	283	0.8	47	5 183	14.8	16	1 198	3.4	177	34 998	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
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

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	99	1.5	29	6 806
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/ Stückli Business Park 60A–E	0	0	0	0	0	0	0	0.0	90	37 882
Basel, Hochbergerstrasse 62	0	0	0	0	0	0	0	0.0	1	0
Basel, Hochbergerstrasse 70/ Stückli shopping	0	0	0	0	0	0	0	0.0	249	54 174
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, Rebgasse 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	9 297
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	15 381
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	177	34 998
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
Dietikon, Bahnhofplatz 11/ Neumattstrasse 24	0	0	0	0	0	0	0	0.0	10	1 812

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, 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	8	971	51.4	6	529	28.0	2	177	9.4	4	150	7.9	6	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	22	3 015	9.0	23	2 036	6.1	102	33 365	100.0
Glattbrugg, Schaffhauserstrasse 59	1	216	13.1	5	931	56.5	0	0	0.0	3	502	30.4	0	0	0.0	9	1 649	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	20	1 886	14.7	10	263	2.0	57	12 872	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	58	4 107	12.3	170	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	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 Cibleterie 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
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

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										
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	102	33 365
Glattbrugg, Schaffhauserstrasse 59	0	0	0	0	0	0	0	0.0	9	1 649
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	57	12 872
Grand-Lancy, Route des Jeunes 12/ CCL La Praille	0	0	0	0	0	0	0	0.0	170	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	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 Cibleirie 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
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

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																		
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	42	720	3.6	111	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 , Froburgstrasse 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 , Froburgstrasse 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	881	87.6	0	0	0.0	0	0	0.0	1	125	12.4	0	0	0.0	2	1 006	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	6	1 562	37.4	4	2 244	53.7	0	0	0.0	0	0	0.0	10	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	22 924	57.4	9	3 745	9.4	7	1 597	4.0	49	7 746	19.4	26	3 918	9.8	142	39 930	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'Étang 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
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
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

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										
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
Ofringen, Spitalweidstrasse 1/ shopping centre a1	0	0	0	0	0	0	0	0.0	111	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	1 006
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	14	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	142	39 930
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
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
Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1	0	0	0	0	0	0	0	0.0	44	15 831

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

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 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	51	42 212	88.1	9	2 282	4.8	16	3 077	6.4	2	27	0.1	79	47 919	100.0
Zurich, Hardstrasse 219/ Eventblock Maag	0	0	0.0	35	5 670	28.9	0	0	0.0	28	2 748	14.0	18	11 221	57.1	81	19 639	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	11	3 296	53.7	4	1 407	22.9	2	153	2.5	16	1 019	16.6	23	268	4.4	56	6 143	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	91.2	0	0	0.0	9	324	8.8	1	0	0.0	22	3 684	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	12	3 149	64.3	0	0	0.0	21	1 282	26.2	0	0	0.0	36	4 901	100.0
Total I	848	325 699	23.9	1 601	574 157	42.1	171	92 001	6.7	1 507	285 263	20.9	988	82 632	6.1	5 115	1 359 752	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	51.0	1	200	12.3	0	0	0.0	0	0	0.0	6	1 031	63.3
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
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	53	1 010	8.7	93	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
Zurich, Hönggerstrasse 40/ Röschibachstrasse 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
Zurich, 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

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

Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	0	0	0	0	0	0	0	0.0	25	19 951
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	47 919
Zurich, Hardstrasse 219/ Eventblock Maag	0	0	0	0	0	0	0	0.0	81	19 639
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	0	0	0	0	0	0	0	0.0	56	6 143
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	3 684
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	36	4 901
Total I	20	6	16	14	4	60	4 608	0.3	5 175	1 364 360

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	36.7	9	1 628
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	1 155	83.0	36	1 391
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	133	11 624
Visp, Kantonsstrasse 8	0	3	0	6	0	9	726	32.5	26	2 237
Zurich, Höggerstrasse 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

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																		
Zurich, 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
Zurich, 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
Zurich, Stauffacherstrasse 94, 96/ Molkenstrasse 15, 17	2	114	2.4	15	2 860	59.7	1	225	4.7	2	308	6.4	0	0	0.0	20	3 507	73.2
Total II	63	14 330	30.7	62	10 842	23.2	5	827	1.8	38	2 375	5.1	122	2 526	5.4	290	30 900	66.2
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/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
Zurich, Affolternstrasse 52/ MFO building	0	0	0.0	0	0	0.0	0	0	0.0	0	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	0.0	0	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	0.0	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	911	340 029	24.1	1 663	584 999	41.5	176	92 828	6.6	1 546	288 046	20.4	1 110	85 158	6.0	5 406	1 391 060	98.6

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										
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	0	0	2	6	3	11	1 286	26.8	31	4 793
Total II	47	54	50	48	21	220	15 764	33.8	510	46 664
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/Majowa	0	0	0	0	0	0	0	0.0	0	0
Zurich, Affolternstrasse 52/ MFO building	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
Total IV	0	0	0	0	0	0	0	0.0	0	0
Overall total	67	60	66	62	25	280	20 372	1.4	5 686	1 411 432



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