

swiss prime insight

SEMI-ANNUAL REPORT AS AT 30 JUNE 2014



SWISS PRIME SITE

SWISS PRIME INSIGHT AS AT 30 JUNE 2014

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| General property details | 59/61/63/65/67/69/71 |
| Property structure, commercial properties | 72/74/76/78/80/82 |
| Property structure, residential properties | 73/75/77/79/81/83 |

SELECTED GROUP KEY FIGURES

| | Figures in | 30.06.2014 | 30.06.2013 | Change in % |
|--|------------|------------|------------|----------------|
| Investment properties at fair value* | CHF m | 9 558.0 | 8 876.4 | 7.7 |
| Rental income from properties | CHF m | 217.3 | 199.5 | 8.9 |
| Income from real estate services | CHF m | 48.4 | 45.6 | 6.1 |
| Income from retail and gastronomy | CHF m | 71.0 | 74.2 | (4.3) |
| Income from assisted living** | CHF m | 77.3 | – | 100.0 |
| Revaluation of investment properties, properties under construction and development sites | CHF m | 53.6 | 169.8 | (68.4) |
| Earnings before interest, taxes, depreciation and amortisation (EBITDA) | CHF m | 233.8 | 342.0 | (31.6) |
| Earnings before interest and taxes (EBIT) | CHF m | 218.9 | 331.7 | (34.0) |
| Profit*** | CHF m | 137.2 | 222.3 | (38.3) |
| Comprehensive income*** | CHF m | 134.6 | 234.5 | (42.6) |
| Shareholders' equity*** | CHF m | 4 026.0 | 3 964.7 | 1.5 |
| Equity ratio | % | 39.2 | 42.0 | (6.7) |
| Borrowed capital | CHF m | 6 237.0 | 5 475.0 | 13.9 |
| Borrowed capital ratio | % | 60.8 | 58.0 | 4.8 |
| Total capital | CHF m | 10 263.0 | 9 439.7 | 8.7 |
| ROE (weighted) | % | 6.8 | 11.9 | (42.9) |
| ROIC (weighted) | % | 3.6 | 5.9 | (39.0) |
| Cash flow from operating activities | CHF m | 441.7 | 55.7 | 693.0 |
| Cash flow from investing activities | CHF m | (142.3) | (97.0) | 46.7 |
| Cash flow from financing activities | CHF m | (348.3) | (44.5) | 682.6 |
| Figures without revaluation effects**** | | | | |
| Earnings before interest and taxes (EBIT) | CHF m | 165.3 | 162.0 | 2.0 |
| Profit*** | CHF m | 107.0 | 110.4 | (3.1) |
| Comprehensive income*** | CHF m | 99.4 | 116.7 | (14.8) |
| Earnings per share (weighted) | CHF | 1.77 | 1.83 | (3.3) |
| ROE (weighted) | % | 5.4 | 6.1 | (11.5) |

* includes all properties, irrespective of their recognition in the balance sheet;
trading properties are recognised at lower of cost or net realisable value

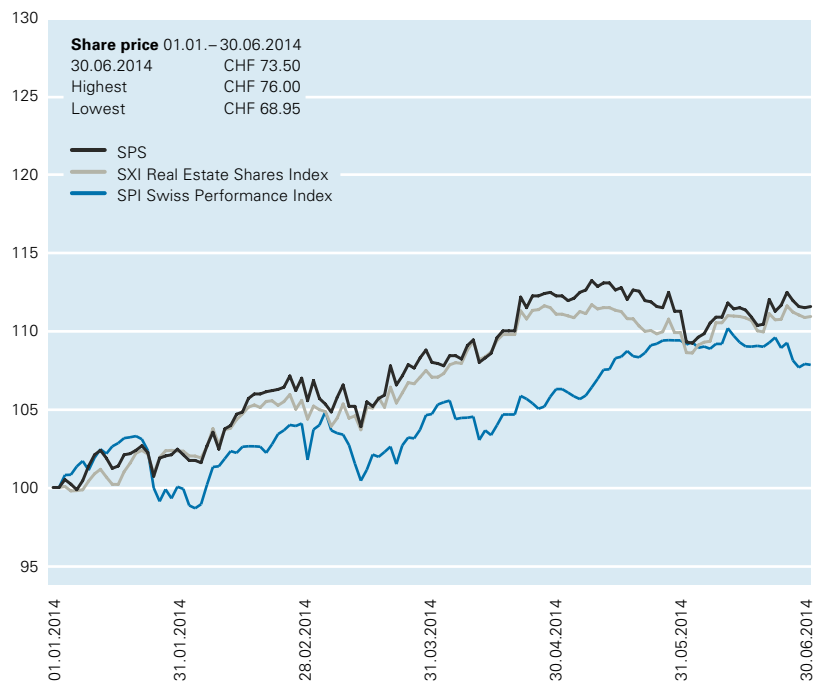
** acquisition of Tertianum Ltd as at 12.07.2013, sale of Permed Ltd as at 17.03.2014

*** including non-controlling interests

**** revaluations and deferred taxes

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

01.01.2014–30.06.2014, index 01.01.2014 = 100



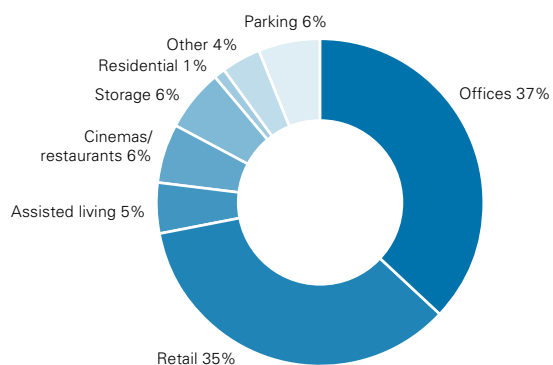
SHARE DETAILS

| | | |
|--|-------------------------|------------------|
| Share price (01.01.–30.06.2014) | 30.06.2014 | CHF 73.50 |
| | Highest | CHF 76.00 |
| | Lowest | CHF 68.95 |
| Market capitalisation | 30.06.2014 | CHF m 4 447.0 |
| NAV before deferred taxes* | 30.06.2014 | CHF 81.65 |
| | 31.12.2013 | CHF 82.65 |
| | Change | (1.2%) |
| NAV after deferred taxes* | 30.06.2014 | CHF 66.52 |
| | 31.12.2013 | CHF 67.91 |
| | Change | (2.0%) |
| Earnings per share (weighted) | 30.06.2014 | CHF 2.25 |
| | 30.06.2013 | CHF 3.69 |
| | Change | (39.0%) |
| Share statistics | Total registered shares | 60 503 081 |
| | Securities no. | 803 838 |
| | ISIN no. | CH 000 803 838 9 |
| | SIX symbol | SPSN |
| | First trading day | 05.04.2000 |

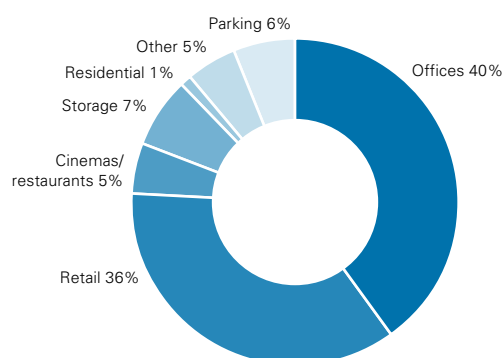
* Non-controlling interests in shareholders' equity were not included in NAV calculation.

PORTFOLIO SPLIT BY TYPE OF USE

Based on net rental income as at 30.06.2014
Real estate segment

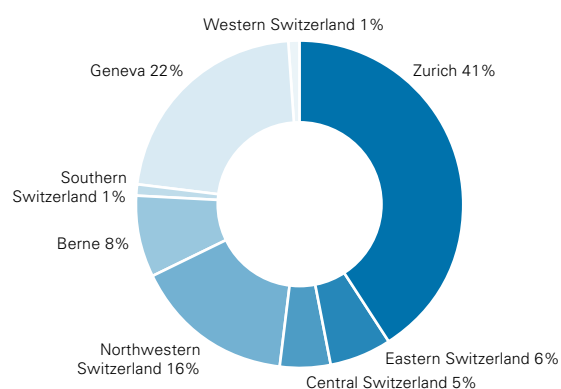


Based on net rental income as at 30.06.2013
Real estate segment

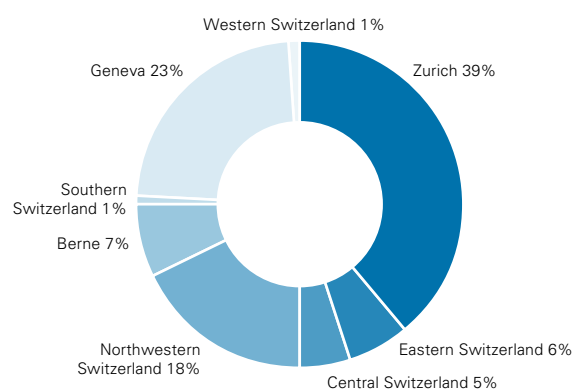


PORTFOLIO SPLIT BY REGION

Based on fair value as at 30.06.2014



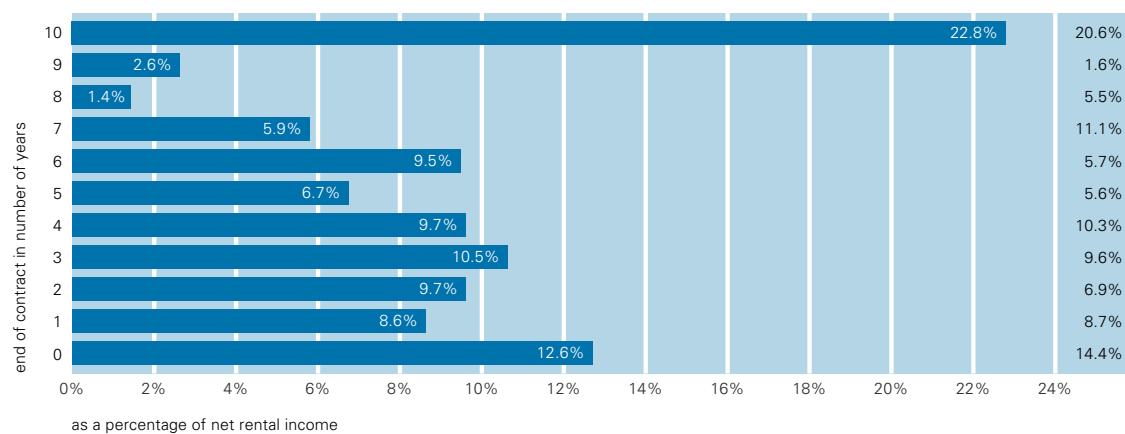
Based on fair value as at 30.06.2013



LEASE EXPIRY PROFILE

Based on net rental income as at 30.06.2014, real estate segment

30.06.2013



MULTI-YEAR SUMMARY OF KEY FIGURES

| Figures in | | 30.06.2014 | 30.06.2013 | Restated* 30.06.2012 | 30.06.2011 | 30.06.2010 |
|--|-------|------------|------------|-------------------------|------------|------------|
| Group key figures | | | | | | |
| Investment properties at fair value** | CHF m | 9 558.0 | 8 876.4 | 8 350.0 | 8 181.2 | 8 137.5 |
| Rental income | CHF m | 217.3 | 199.5 | 204.2 | 203.8 | 211.4 |
| Vacancy rate | % | 6.8 | 6.1 | 5.4 | 4.9 | 4.0 |
| Income from real estate services*** | CHF m | 48.4 | 45.6 | – | – | – |
| Income from retail and gastronomy | CHF m | 71.0 | 74.2 | 76.2 | 73.7 | 71.3 |
| Income from assisted living**** | | 77.3 | – | – | – | – |
| Key figures real estate segment | | | | | | |
| Rental income from third parties | CHF m | 182.7 | 190.6 | 195.2 | 194.8 | 202.7 |
| Rental income from group companies | CHF m | 28.5 | 18.4 | 18.8 | 18.5 | 17.4 |
| Net yield on properties | % | 4.1 | 4.3 | 4.6 | 4.9 | 5.0 |
| Vacancy rate | % | 6.5 | 5.8 | 5.1 | 4.7 | 3.9 |
| Income from real estate services*** | CHF m | 48.7 | 45.6 | – | – | – |
| Operating profit (EBIT) | CHF m | 225.3 | 343.7 | 296.7 | 243.6 | 206.1 |
| Key figures retail and gastronomy segment | | | | | | |
| Income from retail and gastronomy | CHF m | 71.1 | 74.4 | 76.4 | 73.7 | 71.3 |
| Rental income | CHF m | 9.0 | 8.9 | 9.0 | 9.0 | 8.7 |
| Operating profit (EBIT) | CHF m | (4.8) | (4.4) | (5.6) | 1.1 | 1.7 |
| Key figures assisted living segment*** | | | | | | |
| Income from assisted living services | CHF m | 77.3 | – | – | – | – |
| Rental income from owner-occupied properties | CHF m | 11.5 | – | – | – | – |
| Rental income from leased properties | CHF m | 14.0 | – | – | – | – |
| Operating profit (EBIT) | CHF m | 4.7 | – | – | – | – |
| Key financial figures | | | | | | |
| EBITDA | CHF m | 233.8 | 342.0 | 296.6 | 249.7 | 217.3 |
| Operating profit (EBIT) | CHF m | 218.9 | 331.7 | 288.5 | 241.5 | 204.5 |
| Profit***** | CHF m | 137.2 | 222.3 | 177.8 | 152.4 | 108.0 |
| of which attributable to non-controlling interests | CHF m | 0.9 | – | – | – | – |
| Comprehensive income***** | CHF m | 134.6 | 234.5 | 181.9 | 154.9 | 110.5 |
| of which attributable to non-controlling interests | CHF m | 0.9 | – | – | – | – |

* restatement based on IAS 19 rev.

** includes all properties, irrespective of their recognition in the balance sheet; trading properties are recognised at lower of cost or net realisable value

*** acquisition of Wincasa Ltd as at 25.10.2012

**** acquisition of Tertianum Ltd as at 12.07.2013, sale of Permed Ltd as at 17.03.2014

***** including non-controlling interests

MULTI-YEAR SUMMARY OF KEY FIGURES

| | Figures in | 30.06.2014 | 30.06.2013 | Restated* 30.06.2012 | 30.06.2011 | 30.06.2010 |
|--|------------|------------|------------|-------------------------|------------|------------|
| Shareholders' equity** | CHF m | 4 026.0 | 3 964.7 | 3 433.7 | 3 232.3 | 3 136.7 |
| of which attributable to non-controlling interests | CHF m | 1.6 | – | – | – | – |
| Equity ratio | % | 39.2 | 42.0 | 39.5 | 37.9 | 36.8 |
| Borrowed capital | CHF m | 6 237.0 | 5 475.0 | 5 254.9 | 5 300.7 | 5 387.0 |
| Borrowed capital ratio | % | 60.8 | 58.0 | 60.5 | 62.1 | 63.2 |
| Total shareholders' equity and borrowed capital | CHF m | 10 263.0 | 9 439.7 | 8 688.6 | 8 533.0 | 8 523.7 |
| Interest-bearing financial liabilities | CHF m | 4 937.4 | 4 277.3 | 4 281.1 | 4 392.9 | 4 316.9 |
| Interest-bearing financial liabilities in % of balance sheet total | % | 48.1 | 45.3 | 49.3 | 51.5 | 50.6 |
| Loan-to-value ratio of property portfolio (LTV) | % | 51.6 | 48.0 | 51.0 | 53.5 | 52.8 |
| Weighted average interest rate on financial liabilities | % | 2.2 | 2.4 | 2.6 | 2.8 | 2.8 |
| Weighted average residual term to maturity of interest-bearing financial liabilities | years | 4.6 | 4.2 | 4.1 | 4.2 | 3.9 |
| ROE (weighted) | % | 6.8 | 11.9 | 10.4 | 9.4 | 6.8 |
| ROIC (weighted) | % | 3.6 | 5.9 | 5.5 | 5.1 | 4.3 |
| Cash flow from operating activities | CHF m | 441.7 | 55.7 | 26.1 | 72.0 | 182.9 |
| Cash flow from investing activities | CHF m | (142.3) | (97.0) | (54.4) | (87.5) | (32.4) |
| Cash flow from financing activities | CHF m | (348.3) | (44.5) | (86.7) | 14.1 | (154.7) |
| Key financial figures excluding revaluation effects*** | | | | | | |
| Operating profit (EBIT) | CHF m | 165.3 | 162.0 | 158.2 | 163.7 | 164.2 |
| Profit** | CHF m | 107.0 | 110.4 | 91.1 | 105.1 | 84.9 |
| of which attributable to non-controlling interests | CHF m | (0.0) | – | – | – | – |
| Comprehensive income** | CHF m | 99.4 | 116.7 | 93.2 | 105.1 | 84.9 |
| of which attributable to non-controlling interests | CHF m | (0.0) | – | – | – | – |
| ROE (weighted) | % | 5.4 | 6.1 | 5.4 | 6.6 | 5.4 |
| ROIC (weighted) | % | 3.0 | 3.5 | 3.5 | 4.0 | 3.7 |
| Key figures per share | | | | | | |
| Share price at end of period | CHF | 73.50 | 69.45 | 79.15 | 72.15 | 65.40 |
| Share price, highest | CHF | 76.00 | 78.45 | 79.40 | 73.75 | 67.10 |
| Share price, lowest | CHF | 68.95 | 68.35 | 69.30 | 66.20 | 58.00 |
| Earnings per share (weighted) | CHF | 2.25 | 3.69 | 3.27 | 2.81 | 2.00 |
| NAV before deferred taxes**** | CHF | 81.65 | 79.80 | 77.04 | 72.04 | 69.64 |
| NAV after deferred taxes**** | CHF | 66.52 | 65.53 | 62.94 | 59.50 | 57.74 |

* restatement based on IAS 19 rev.

** including non-controlling interests

*** revaluations and deferred taxes

**** Non-controlling interests recognised in shareholders' equity were not included in the calculation of the NAV.

MULTI-YEAR SUMMARY OF KEY FIGURES

| | Figures in | 30.06.2014 | 30.06.2013 | 30.06.2012 | 30.06.2011 | 30.06.2010 |
|--|------------|------------|------------|------------|------------|------------|
| Distribution/nominal value reduction from previous year | CHF | – | – | – | – | 3.50 |
| Distribution from capital contribution reserves from previous year | CHF | 3.60 | 3.60 | 3.60 | 3.50 | – |
| Cash yield on closing price of the previous year | % | 5.2 | 4.7 | 5.1 | 5.0 | 6.0 |
| Key figures per share | | | | | | |
| Share performance (TR) p.a. in the last 12 months | % | 11.0 | (6.8) | 15.0 | 22.3 | 31.3 |
| Share performance (TR) p.a. in the last 3 years | % | 6.0 | 9.5 | 22.7 | 12.8 | 2.6 |
| Share performance (TR) p.a. in the last 5 years | % | 13.6 | 9.0 | 8.7 | 9.4 | 7.2 |
| Premium/(discount) | % | 10.5 | 6.0 | 25.8 | 21.3 | 13.3 |
| Market capitalisation | CHF m | 4 447.0 | 4 201.9 | 4 318.1 | 3 922.7 | 3 555.7 |
| Employees | | | | | | |
| Number of employees | People | 2 958 | 1 451 | 734 | 579 | 602 |
| Full-time equivalents | FTE | 2 357 | 1 181 | 534 | 419 | 432 |
| Share statistics | | | | | | |
| Shares issued | Number | 60 503 081 | 60 503 081 | 54 555 802 | 54 368 714 | 54 368 714 |
| Average treasury shares held | Number | (9 765) | (4 828) | (4 244) | (44 037) | (300 794) |
| Average outstanding shares | Number | 60 493 316 | 60 241 807 | 54 437 993 | 54 324 677 | 54 067 920 |
| Treasury shares held | Number | (2 767) | (4 828) | (4 244) | (44 037) | (45 840) |
| Outstanding shares | Number | 60 500 314 | 60 498 253 | 54 551 558 | 54 324 677 | 54 322 874 |





Commentary on the first half-year 2014

SIGNIFICANT EVENTS AND DEVELOPMENTS

Swiss Prime Site in the first half-year 2014

Economic outlook

According to the experts, Switzerland's domestic economy continues to trend in a «super-cycle» consisting of interactions and feedback effects intertwined between migration, real estate boom and low interest rates. Gross domestic product (GDP) in the first quarter of 2014 was 2% above the comparable previous year's level, and a net 40 000 new jobs were created over a 12-month period. At the same time, however, the uncertainties surrounding economic policy have noticeably intensified through the acceptance of the «Against Mass Migration Initiative». This, coupled with the discussions revolving around corporate tax reform III, is currently dampening investment activity. In view of the still low unemployment rate – hovering at the 2.9% mark in June 2014 – as well as the overall stable price level, the prospects for the Swiss economy continue to look attractive. Forecasts for 2014 and 2015 call for growth in real gross domestic product of 2.0% and 1.8%, respectively.

Focus in the first half-year 2014

In the wake of the acquisition of Tertianum Group in the second half of 2013, the focal point in the reporting period was directed at the following areas:

- Integration of Tertianum Group as well as divestment of Permed Ltd
- Further development of the new/modification building projects
- Active portfolio management and successful new leasing activities
- Diversification of financing (through issuing a bond, among other things)

Favourable company performance

Swiss Prime Site exhibited a good performance at the earnings level in the first half-year 2014, as expected. Tertianum Group, acquired in the third quarter of 2013, was successfully integrated and further broadened the Groups's earnings base. Through the divestment of Permed Ltd, Swiss Prime Site focused on the real-estate-related business in the assisted living segment, offering a range of relevant residences and services for seniors.

Changes in scope of consolidation

With the acquisition of Tertianum Group in July 2013 – Switzerland's market leader in the assisted living segment – Swiss Prime Site also acquired its subsidiary Permed Ltd, which provides human resources services in the healthcare industry. The company was divested with a profit as at 17.03.2014. The resulting reductions in goodwill by CHF 1.5 million as well as brand name by CHF 1.5 million were offset against the divestment result.

The 31.0% stake in Ensemble artisanal et commercial de Riantbosson S.A. in Frauenfeld, which had been valued according to the equity method, was increased by 26.4% to 57.4% as at 15.01.2014. The company has been fully consolidated since that date and the non-controlling interests have been reported separately.

Real estate segment

Rental income from investment properties climbed to CHF 211.2 million [CHF 208.9 million]. The increase of 1.1% was attributable to the acquisition of Tertianum Group's real estate portfolio (CHF +11.2 million), the elimination of rental income from divestments in the previous and current year (CHF –5.6 million and CHF –0.4 million, respectively) as well as to modifications/total renovations (CHF –2.2 million), in addition to changes in existing properties (CHF –0.8 million). The vacancy rate edged up by 0.7 percentage points to 6.5% [5.8%] in the reporting period, as anticipated. The net yield of the real estate portfolio amounted to 4.1% [4.3%].

The quality of earnings was once again underscored by the good credit ratings of the tenants. The five largest external tenants are renowned corporations, contributing 20.5% [24.1%] to rental income. Around 59% [60%] of all rental agreements have a residual term of four or more years.

Operating income rose from CHF 255.8 million to CHF 260.7 million.

Revaluations affecting net income amounted to CHF 54.0 million [CHF 174.6 million]. In addition to income from the core business – leasing, developing, buying and selling real estate – this segment also included income from the Wincasa Ltd real estate services business, which generated income of CHF 48.7 million [CHF 45.6 million].

EBIT in the real estate segment declined from CHF 343.7 million to CHF 225.3 million (–34.4%) primarily due to the lower revaluation gains versus the previous year.

Changes in the portfolio

Two properties located at Avenue de Chailly 1 in Lausanne and Grünfeldstrasse 25 in Rapperswil-Jona as well as one smaller plot of land in Oftringen [one property in the first half-year 2013] were divested in the reporting period, with a total fair value of CHF 16.4 million [CHF 7.8 million] as at 31.12.2013 [2012]. The net result from property sales after transaction costs amounted to CHF 3.9 million [CHF –0.2 million].

In addition, three properties were acquired: the existing property located at Albisriederstrasse 203, Zurich, with substantial building land reserves; building land with a new construction project situated at Via San Gottardo in Bellinzona, where an owner-occupied property is being erected for Tertium Group; and a plot of building land located at Chemin de Riantbosson in Meyrin. Swiss Prime Site reviewed various other acquisition opportunities, but did not pursue these any further due to the high purchase prices or lack of compatibility with its investment strategy. The portfolio therefore comprised 194 properties [193 as at 31.12.2013].

Revaluation of the real estate portfolio

Wüest & Partner Ltd valued the real estate portfolio at CHF 9 558.0 million as at 30.06.2014 [CHF 9 339.5 million as at 31.12.2013]. This revaluation led to a net valuation gain affecting net income of CHF 53.6 million at the Group level [CHF 169.8 million] (excluding revaluation of owner-occupied properties), or 0.6% of the portfolio's value as at 31.12.2013. Of these revaluations, CHF 22.5 million in the prior year was attributable to the first-time application of IFRS 13 «Fair Value Measurement,» with the highest and best use concept. The total increase in the portfolio of CHF 218.5 million (or 2.3%) consisted of value changes and investments in the development projects Maaghof North and East (CHF +18.1 million), SkyKey (CHF +9.6 million) and Flurpark in Zurich (CHF +16.2 million) as well as Swiss Post headquarters/Majowa in Berne (CHF +18.0 million) and Müllackerstrasse/Bubenholz in Opfikon (CHF +7.3 million), in addition to value changes (including renovations/investments) related to existing properties (CHF +75.3 million) and plots of building land (CHF +0.1 million), the three acquisitions (CHF +90.3 million) and two divestments (CHF –16.4 million).

Of the total 173 existing properties (excluding the 3 acquisitions, 11 plots of building land and 7 properties under construction – total 21 properties), 123 were valued higher and 44 valued lower than at 01.01.2014.

The weighted average real discount rate of 3.97% declined by 0.04 percentage points versus 31.12.2013 [4.01%]. Assuming an inflation rate of 1.0% [1.0%], this corresponded to a nominal discount rate of 5.01% [5.05%].

New buildings and projects under construction proceeding according to plan

The SkyKey commercial services building leased to Zurich Insurance Company Ltd as at 01.07.2014, comprising 40 000 square metres of office floor space and roughly 2 500 workplaces, is on the verge of completion. The basic interior design is nearly concluded. The tenants' improvements are underway and will extend until end-August. The tenant will take up residence in stages in parallel with these activities.

The topping-out ceremony for the Swiss Post headquarters/Majowa new building project in WankdorfCity, Berne, took place on 25.09.2013. Construction activities for the commercial services building, comprising rental floor space of 33 700 square metres and 1 800 workplaces, are proceeding according to plan. The building is leased to Swiss Post as at 01.11.2014, whose tenants' improvements will extend until February 2015. The tenant will take up residence in the building at the beginning of March 2015.

Flurpark in Zurich is undergoing total renovation. With the extensive renovation, new façade and Minergie certificate, the property will be repositioned with multi-tenant capacity. Building approval was granted in December 2013, and deconstruction and redevelopment activities are underway. The property can be handed over to future tenants for tenants' improvements starting from spring 2015.

At the Maaghof North and East site – the urban residential building project in Zurich West – Swiss Prime Site is constructing 220 apartments comprising floor space of 21 800 square metres and 2 200 square metres for social and commercial uses. The topping-out ceremony took place on 14.05.2014. Construction activity is proceeding according to plan. The property should be ready for occupancy in December 2014 (first stage of rental apartments) respectively in spring 2015. As at 30.06.2014, 53 of 83 residential units and four commercial rooms were sold. Following the successful kick-off of leasing activities in the spring, nine rental agreements had been signed and 80 agreements were in the processing stages or reserved for the 137 1½- to 5½-room apartments as at the balance sheet date (including three services spaces reserved).

The Bubenholz new building project in Opfikon – where 59 1½- to 3½-room apartments with à-la-carte services, geriatric care wing with 43 beds, in addition to bistro, multi-purpose areas and commercial floor space are being constructed – is also proceeding according to plan. The building shell construction is completed and the interior design activities have commenced. The property will be completed in spring 2015 and operated in the assisted living segment as owner-occupied property under the Vitadomo brand. Around 38 of the 59 residential units are already leased.

Swiss Prime Site is also constructing another Vitadomo facility for the assisted living segment located in Bellinzona, consisting of three buildings with 71 1½- to 3½-room apartments, geriatric care department with 30 beds, bistro, multi-purpose areas and three doctor offices. The construction start-up date was June 2014 and the project should be completed in spring 2016.

Retail and gastronomy segment

Income from retail and gastronomy amounted to CHF 71.1 million [CHF 74.4 million]. This figure included net retail turnover from Jelmoli – The House of Brands of CHF 65.4 million [CHF 63.1 million] as well as turnover from Clouds Restaurant and in the previous year also from the hotel business in Geneva, amounting to a total of CHF 5.6 million [CHF 11.2 million]. Jelmoli – The House of Brands realised net revenues from third-party leasing of CHF 8.9 million [CHF 8.9 million]. The prevailing competition in the retail trade sector in addition to the growing significance of online trading continued to weigh on turnover. The decline in operating income from CHF 84.2 million to CHF 80.7 million was attributable primarily to the divestment of the operating business of Hotel Ramada Encore as at end-November 2013.

Assisted living segment

With the acquisition of Tertianum Group, Swiss Prime Site expanded its business activities with the assisted living segment, which includes the Tertianum operating business. The acquired properties were transferred to the real estate segment following the acquisition. Against the backdrop of the future demographic trend in Switzerland, Swiss Prime Site ascribes above-average growth potential to this market, which will also have a positive impact on the real estate segment.

Income from assisted living amounted to CHF 77.3 million. Furthermore, Tertianum generated rental income from leasing owner-occupied properties to third parties of CHF 11.6 million as well as from eleven additionally rented properties of CHF 13.9 million. EBIT amounted to CHF 4.7 million.

The increase in Swiss Prime Site's workforce (full-time equivalents) from 1 181 (30.06.2013) to 2 357 was based primarily on this acquisition. Goodwill resulting from this transaction amounted to CHF 44.5 million, which was reduced by CHF 1.5 million in the reporting period through the divestment of Permed Ltd.

Operating profit and net profit

Noteworthy in the comparison of results with the relevant previous year's period is that Tertianum Group – which was acquired in July 2013 – is not included in the first half-year 2013 figures. In addition, the operating business of Hotel Ramada Encore was divested as at end-2013. The first-time application of IFRS regulations also had an impact on the previous year's comparison. IFRS 13 «Fair Value Measurement», with the highest and best use concept, resulted in a positive value change totalling CHF 22.5 million in the first half-year 2013. IAS 19 revised «Employee Benefits» can result in volatility in personnel costs as well as in remeasurement of net defined benefit obligations in other comprehensive income.

Profit amounted to CHF 137.2 million [CHF 222.3 million]. The decrease by CHF 85.1 million was attributable primarily to lower revaluation gains – as expected. Profit excluding revaluation effects* declined by 3.1% to CHF 107.0 million [CHF 110.4 million]. Comprehensive income including revaluation effects of CHF 134.6 million fell short of the relevant previous year's mark by 42.6% [CHF 234.5 million], while comprehensive income excluding revaluation effects of CHF 99.4 million was 14.8% below the comparable previous year's figure [CHF 116.7 million]. Earnings before interest and taxes (EBIT) dropped by 34.0% from CHF 331.7 million to CHF 218.9 million, while on the other hand, EBIT excluding revaluations edged up by 2.0% from CHF 162.0 million to CHF 165.3 million.

Operating expenses climbed by 60.5% from CHF 159.1 million to CHF 255.3 million due to acquisitions, of which real estate costs accounted for CHF 47.6 million [CHF 31.1 million] and cost of goods sold made up CHF 42.5 million [CHF 33.7 million]. The increase in real estate costs was attributable primarily to the CHF 12.6 million rise in third-party rental expenses particularly for the additionally rented properties in the assisted living segment, as well as to higher costs incurred by the owner (ancillary costs/operating expenses) resulting from growth in the real estate portfolio. The increase in cost of goods sold by CHF 8.8 million resulted mainly from Tertianum's business activities.

Personnel costs amounted to CHF 125.1 million [CHF 66.0 million], other operating expenses totalled CHF 25.2 million [CHF 18.0 million] and depreciation, amortisation and impairment were CHF 15.0 million [CHF 10.3 million]. The pick-up in personnel costs was attributable mainly to staff expenses related to the acquisition of Tertianum. The CHF 4.7 million increase in depreciation to CHF 15.0 million [CHF 10.3 million] was based predominantly on owner-occupied properties and on amortisation of intangible assets such as software and customer base.

Financial situation

Compared with the end of 2013, the accounting ratios changed just slightly in the reporting period. Shareholders' equity decreased by CHF 81.3 million to CHF 4 026.0 million [CHF 4 107.3 million]. This decline comprises profit (CHF +137.2 million), other comprehensive income (CHF –2.7 million) and the distribution from capital contribution reserves of 25.04.2014 (CHF –217.8 million), as well as share-based compensation (CHF +1.2 million) and non-controlling interests (CHF +0.7 million). The treasury share holdings amounted to 2 767 on 30.06.2014 [18 916 at year-end].

The amount of borrowed capital declined by CHF 167.9 million from CHF 6 404.9 million to CHF 6 237.0 million (–2.6%), resulting in an equity ratio of 39.2% [39.1%]. The CHF 419.7 million in loans recognised in the balance sheet as at 31.12.2013, which were transferred at short notice over the year-end resulting from a disputed withholding tax claim amounting to CHF 420.6 million on the part of the Swiss Federal Tax Administration (FTA), were repaid following the reimbursement on 10.01.2014. Further information regarding this topic can be found in Note 20 «Future obligations and contingent liabilities».

The return on equity (ROE, weighted) amounted to 6.8% [9.1% as at 31.12.2013], and the return on invested capital (ROIC, weighted) was 3.6% [4.6%].

On 16.04.2014, Swiss Prime Site issued a bond amounting to CHF 300.0 million with interest rate of 1.75% and maturity of seven years (16.04.2021).

The weighted average interest rate on all financial liabilities was 2.2% [2.2% as at 31.12.2013], and the weighted average residual term to maturity amounted to 4.6 years [4.0 years]. The real estate portfolio's loan-to-value (LTV) ratio amounted to 51.6% [54.1%].

Financial expenses of CHF 51.3 million [CHF 54.3 million] included primarily interest expense. Financial income of CHF 1.7 million [CHF 6.8 million] was attributable to interest income of CHF 0.4 million [CHF 0.5 million], dividend income from securities and financial investments of CHF 0.2 million [CHF 0.1 million], changes in fair value of financial instruments of CHF 0.9 million [CHF 6.1 million] and miscellaneous financial income of CHF 0.1 million [CHF 0.1 million].

* revaluations and deferred taxes

Information relating to the share/distribution

The closing price of the Swiss Prime Site Ltd share on 30.06.2014 was CHF 73.50 [CHF 69.05 on 31.12.2013], resulting in a total return (i. e. share price performance and distribution = total return (TR)) of +11.6% [–4.6% on 30.06.2013]. This share price performance surpassed the benchmark index SXI Real Estate Shares (+11.0%) and SPI (+7.9%). Swiss Prime Site share is listed on the Swiss Leader Index (SLI) of the SIX Swiss Exchange as well as on the Stoxx Global Select Dividend 100 and Stoxx Europe Select Dividend 30 indices, as at the balance sheet date. These indices include stocks with high levels of liquidity and substantial distributions.

Net asset value (NAV) after deferred taxes amounted to CHF 66.52, thus falling short of the figure of CHF 67.91 on 31.12.2013 by 2.0%. NAV before deferred taxes edged down by 1.2% from CHF 82.65 auf CHF 81.65. The premium – i. e. difference between the share price of CHF 73.50 [CHF 69.05] and NAV after deferred taxes of CHF 66.52 [CHF 67.91] – amounted to 10.5% [1.7%].

Share capital amounted to an unchanged CHF 925.7 million or 60 503 081 shares.

The withholding tax-exempt distribution from capital contribution reserves of CHF 3.60 per share approved by the Annual General Meeting on 15.04.2014 was carried out on 25.04.2014. The distribution corresponded to a cash yield of 5.2% (based on the closing share price at year-end 2013).

Outlook

Swiss Prime Site aims to continue actively managing its portfolio and optimising the real estate holdings, focusing on prime properties and project developments. The recent acquisitions of Wincasa and Tertianum – Switzerland's market leaders in their respective real estate services and assisted living fields of business – have further strengthened and diversified Swiss Prime Site's earnings base.

New building projects, modifications and repositionings of properties are proceeding according to plan. Completion of the two fully leased Majowa and SkyKey projects will have a positive effect on the second half-year results.

Even amid the uncertainties surrounding economic policy, Swiss Prime Site is still convinced that it is well-positioned to be able to generate stable and sustainable earnings, with its real estate portfolio featuring properties at attractive locations and long-term rental agreements, as well as favourable diversification by tenants, types of use and regions, in addition to diversification in real-estate-related business fields. For the current financial year 2014, the Company forecasts EBIT and net profit figures (before revaluation and one-time effects) that surpass the respective previous year's levels, net rental income of roughly CHF 435 million and a vacancy rate of 6.0% to 7.0%.

Olten, August 2014

Hans Peter Wehrli
Chairman of the Board of Directors

Markus Graf
Chief Executive Officer





Consolidated financial statements

CONSOLIDATED INCOME STATEMENT

| in CHF 1000 | Notes | 01.01.– 30.06.2014 | 01.01.– 30.06.2013 |
|---|--------|-----------------------|-----------------------|
| Rental income from properties | 4/5 | 217 276 | 199 505 |
| Income from real estate services | 4/5 | 48 446 | 45 636 |
| Income from retail and gastronomy* | 4/5 | 70 996 | 74 237 |
| Income from assisted living** | 3/4/5 | 77 324 | – |
| Other operating income | 4/5 | 1 850 | 1 900 |
| Operating income | | 415 892 | 321 278 |
| Revaluation of investment properties, properties under construction and development sites, net | 4/6/15 | 53 551 | 169 786 |
| Result from property sales, net | 4/7/13 | 3 928 | (239) |
| Result from sale of participations, net | 3/4 | 810 | – |
| Real estate costs | 4 | (47 579) | (31 149) |
| Costs of goods sold | 4 | (42 471) | (33 679) |
| Personnel costs | 4/8 | (125 087) | (65 972) |
| Other operating expenses | 4 | (25 198) | (18 021) |
| Depreciation, amortisation and impairment | 4/16 | (14 956) | (10 259) |
| Operating expenses | | (255 291) | (159 080) |
| Operating profit (EBIT) | | 218 890 | 331 745 |
| Financial expenses | 9 | (51 333) | (54 333) |
| Financial income | 9 | 1 673 | 6 790 |
| Income from investments in associates | 14 | 2 162 | 7 650 |
| Profit before income taxes | | 171 392 | 291 852 |
| Income tax expenses | 10 | (34 169) | (69 531) |
| Profit | | 137 223 | 222 321 |
| Profit attributable to shareholders of Swiss Prime Site Ltd | | 136 295 | 222 321 |
| Profit attributable to non-controlling interests | | 928 | – |
| Earnings per share, in CHF | 11 | 2.25 | 3.69 |
| Diluted earnings per share, in CHF | 11 | 2.13 | 3.43 |

* sale of operating business of hotel Ramada Encore, Lancy, as at 30.11.2013

** acquisition of Tertium Ltd as at 12.07.2013, sale of Permed Ltd as at 17.03.2014

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

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| in CHF 1000 | Notes | 01.01.– 30.06.2014 | 01.01.– 30.06.2013 |
|---|-------|-----------------------|-----------------------|
| Profit | | 137 223 | 222 321 |
| Revaluation of owner-occupied properties | 16 | 6 313 | 7 566 |
| Deferred taxes on revaluation of owner-occupied properties | 10 | (1 457) | (1 718) |
| Remeasurement of net defined benefit obligations | 8 | (9 742) | 8 235 |
| Deferred taxes on remeasurement of net defined benefit obligations | | 2 222 | (1 894) |
| Items that will not be reclassified subsequently to profit or loss | | (2 664) | 12 189 |
| Items that will be reclassified subsequently to profit or loss | | – | – |
| Other comprehensive income after income taxes | | (2 664) | 12 189 |
| Comprehensive income | | 134 559 | 234 510 |
| Comprehensive income attributable to shareholders of Swiss Prime Site Ltd | | 133 631 | 234 510 |
| Comprehensive income attributable to non-controlling interests | | 928 | – |

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

CONSOLIDATED BALANCE SHEET

| in CHF 1 000 | Notes | 30.06.2014 | 31.12.2013 |
|---|-------|-------------------|-------------------|
| Assets | | | |
| Cash | | 154 738 | 203 662 |
| Securities | | 479 | 390 |
| Accounts receivable | | 127 078 | 120 406 |
| Other current receivables | | 7 633 | 10 253 |
| Current income tax assets | 10 | 1 492 | 420 662 |
| Inventories | | 23 319 | 26 376 |
| Trading properties | 12 | 35 762 | 27 785 |
| Assets held for sale | 13/15 | 21 820 | 37 809 |
| Accrued income and prepaid expenses | | 33 664 | 32 864 |
| Total current assets | | 405 985 | 880 207 |
| Other non-current receivables | | 1 275 | 2 125 |
| Pension plan assets | 8 | 22 581 | 20 348 |
| Non-current financial investments | | 1 262 | 1 541 |
| Investments in associates | 14 | 26 850 | 29 043 |
| Investment properties and building land | 15 | 8 206 540 | 8 051 252 |
| Properties under construction and development sites | 15 | 532 180 | 478 250 |
| Owner-occupied properties | 16 | 727 062 | 732 032 |
| Owner-occupied properties under construction | 16 | 34 664 | 12 360 |
| Tangible assets | | 53 082 | 53 876 |
| Goodwill | 3/17 | 166 311 | 167 775 |
| Intangible assets | 17 | 79 634 | 82 636 |
| Deferred tax assets | | 5 553 | 732 |
| Total non-current assets | | 9 856 994 | 9 631 970 |
| Total assets | 4 | 10 262 979 | 10 512 177 |
| Liabilities and shareholders' equity | | | |
| Accounts payable | 18 | 13 872 | 15 532 |
| Current financial liabilities | 18 | 873 886 | 1 089 639 |
| Other current liabilities | 18 | 104 107 | 138 444 |
| Advance payments | 18 | 98 308 | 93 461 |
| Current income tax liabilities | 18 | 13 702 | 31 687 |
| Accrued expenses and deferred income | 18 | 80 281 | 111 648 |
| Total current liabilities | | 1 184 156 | 1 480 411 |
| Non-current financial liabilities | 19 | 4 053 469 | 3 965 865 |
| Other non-current financial liabilities | 19 | 10 083 | 11 173 |
| Deferred tax liabilities | | 920 396 | 891 872 |
| Pension provision obligations | 8 | 68 898 | 55 511 |
| Total non-current liabilities | | 5 052 846 | 4 924 421 |
| Total liabilities | 4 | 6 237 002 | 6 404 832 |
| Share capital | | 925 697 | 925 697 |
| Capital reserves | | 763 838 | 980 466 |
| Revaluation reserves | | 47 642 | 42 786 |
| Retained earnings | | 2 287 171 | 2 158 396 |
| Total shareholders' equity | | 4 025 977 | 4 107 345 |
| Shareholders' equity attributable to shareholders of Swiss Prime Site Ltd | | 4 024 348 | 4 107 345 |
| Shareholders' equity attributable to non-controlling interests | | 1 629 | – |
| Total liabilities and shareholders' equity | | 10 262 979 | 10 512 177 |

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

CONSOLIDATED CASH FLOW STATEMENT

| in CHF 1000 | Notes | 01.01.– 30.06.2014 | 01.01.– 30.06.2013 |
|--|--------|-----------------------|-----------------------|
| Profit | | 137 223 | 222 321 |
| Depreciation, amortisation and impairment | 4/16 | 14 956 | 10 259 |
| Result from property sales, net | 4/7/13 | (3 928) | 239 |
| Result from sale of participations, net | 3/4 | (810) | – |
| Income from investments in associates | 14 | (2 162) | (7 650) |
| Revaluation of investment properties, properties under construction and development sites, net | 4/6/15 | (53 551) | (169 786) |
| Other non-cash items affecting net income | | 1 782 | 221 |
| Financial expenses | 9 | 51 333 | 54 333 |
| Financial income | 9 | (1 673) | (6 790) |
| Income tax expenses | 10 | 34 169 | 69 531 |
| Decrease of inventories | | 3 057 | 1 638 |
| Increase in trading properties | 12 | (7 977) | (6 296) |
| Net change in other current assets | | (10 350) | (7 133) |
| Net change in recognised pension plan assets/liabilities | | 1 260 | 1 194 |
| Net change in other non-current receivables | | 850 | 850 |
| Change in operating current liabilities | 18 | (56 220) | (42 332) |
| Interest payments made | 9 | (56 695) | (54 213) |
| Interest payments received | 9 | 522 | 379 |
| Income tax refunds/(payments) | 10/20 | 389 890 | (11 062) |
| Cash flow from operating activities | | 441 676 | 55 703 |
| Investments in investment properties and building land | 15 | (88 119) | (26 654) |
| Investments in properties under construction and development sites | 15 | (50 646) | (76 132) |
| Investments in owner-occupied properties | 16 | (1 463) | (169) |
| Investments in owner-occupied properties under construction | 16 | (22 299) | – |
| Divestments of investment properties and building land | 13/15 | 20 290 | 7 561 |
| Investments in tangible assets | | (5 386) | (2 451) |
| Acquisition of Ensemble artisanal et commercial de Riantbosson S.A., including acquired cash | 3/21 | 411 | – |
| Sale of Permed Ltd, including cash rendered | 3/5 | 4 136 | – |
| Investments in intangible assets | | (1 644) | (279) |
| Redemptions of non-current financial investments | | – | 12 |
| Dividends received | | 2 380 | 1 120 |
| Cash flow from investing activities | | (142 340) | (96 992) |
| Decrease in financial liabilities | 18/19 | 4 691 820 | 2 319 800 |
| Redemption of financial liabilities | 18/19 | (5 120 003) | (2 146 556) |
| Issue of bond 1.75% 2014–2021 | 19 | 300 000 | – |
| Cost of bond 1.75% 2014–2021 | | (2 276) | – |
| Distribution from capital contribution reserves | | (217 801) | (217 775) |
| Cash flow from financing activities | | (348 260) | (44 531) |
| Decrease in cash | | (48 924) | (85 820) |
| Cash at beginning of period | | 203 662 | 201 762 |
| Cash at end of period | | 154 738 | 115 942 |

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 Ltd |
|--|-------|----------------|----------------------------|----------------------|-------------------|---|
| As at 01.01.2013 | | 918 178 | 1 172 692 | 26 948 | 1 796 077 | 3 913 895 |
| Profit | 11 | – | – | – | 222 321 | 222 321 |
| Revaluation of owner-occupied properties | 16 | – | – | 7 566 | – | 7 566 |
| Deferred taxes on revaluation of owner-occupied properties | | – | – | (1 718) | – | (1 718) |
| Remeasurement of net defined benefit obligations | 8 | – | – | – | 8 235 | 8 235 |
| Deferred taxes on remeasurement of net defined benefit obligations | | – | – | – | (1 894) | (1 894) |
| Other comprehensive income after income taxes | | – | – | 5 848 | 6 341 | 12 189 |
| Comprehensive income | | – | – | 5 848 | 228 662 | 234 510 |
| Distribution from capital contribution reserves on 24.04.2013 | | – | (217 794) | – | – | (217 794) |
| Conversion of 6 976 units of the CHF 300 million convertible bond (2010–2015) into 491 470 registered shares | | 7 519 | 26 589 | – | – | 34 108 |
| As at 30.06.2013 | | 925 697 | 981 487 | 32 796 | 2 024 739 | 3 964 719 |
| Profit | 11 | – | – | – | 121 548 | 121 548 |
| Revaluation of owner-occupied properties | 16 | – | – | 13 003 | – | 13 003 |
| Deferred taxes on revaluation of owner-occupied properties | | – | – | (3 013) | – | (3 013) |
| Remeasurement of net defined benefit obligations | 8 | – | – | – | 15 819 | 15 819 |
| Deferred taxes on remeasurement of net defined benefit obligations | | – | – | – | (3 710) | (3 710) |
| Other comprehensive income after income taxes | | – | – | 9 990 | 12 109 | 22 099 |
| Comprehensive income | | – | – | 9 990 | 133 657 | 143 647 |
| Share-based compensation | | – | 589 | – | – | 589 |
| Purchase of treasury shares | | – | (1 717) | – | – | (1 717) |
| Sale of treasury shares | | – | 107 | – | – | 107 |
| As at 31.12.2013 | | 925 697 | 980 466 | 42 786 | 2 158 396 | 4 107 345 |

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

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

| in CHF 1000 | Notes | Share capital | Capital reserves (premium) | Revaluation reserves | Retained earnings | Shareholders' equity attributable to shareholders of Swiss Prime Site Ltd | Non-controlling interests | Total shareholders' equity |
|--|-------|----------------|----------------------------|----------------------|-------------------|---|---------------------------|----------------------------|
| As at 31.12.2013 | | 925 697 | 980 466 | 42 786 | 2 158 396 | 4 107 345 | – | 4 107 345 |
| Profit | 11 | – | – | – | 136 295 | 136 295 | 928 | 137 223 |
| Revaluation of owner-occupied properties | 16 | – | – | 6 313 | – | 6 313 | – | 6 313 |
| Deferred taxes on revaluation of owner-occupied properties | | – | – | (1 457) | – | (1 457) | – | (1 457) |
| Remeasurement of net defined benefit obligations | 8 | – | – | – | (9 742) | (9 742) | – | (9 742) |
| Deferred taxes on remeasurement of net defined benefit obligations | | – | – | – | 2 222 | 2 222 | – | 2 222 |
| Other comprehensive income after income taxes | | – | – | 4 856 | (7 520) | (2 664) | – | (2 664) |
| Comprehensive income | | – | – | 4 856 | 128 775 | 133 631 | 928 | 134 559 |
| Purchase of 26.4% of shareholdings in Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld | | – | – | – | – | – | 701 | 701 |
| Distribution from capital contribution reserves on 25.04.2014 | | – | (217 801) | – | – | (217 801) | – | (217 801) |
| Share-based compensation | | – | 1 173 | – | – | 1 173 | – | 1 173 |
| As at 30.06.2014 | | 925 697 | 763 838 | 47 642 | 2 287 171 | 4 024 348 | 1 629 | 4 025 977 |

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 Ltd, 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 Tertianum Ltd as at 12.07.2013, the existing portfolio comprising office and retail properties was supplemented by the assisted living segment, with considerable earnings stability and above-average growth potential. The acquisition resulted in a boost in growth as well as broader diversification of risks.

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

With the acquisition of Jelmoli Group in 2009, Swiss Prime Site also acquired the retail and gastronomy segment, in addition to the properties. 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 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 quality of the location, economic development potential, access via traffic routes and public transportation, architectural concept and finishing standard, occupancy rate or occupancy potential, solvency and mix of tenants, utilisation flexibility of the buildings, realised return as well as existing potential for boosting value and revenues.

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

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

1.4 Business activities

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES

2.1 Principles of consolidated reporting

The Company's consolidated reporting was produced in accordance with 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 apply to the investment properties, properties and owner-occupied properties under construction, development sites (except those designated for divestment) 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.

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 01.01.2014, Swiss Prime Site introduced the following new or revised standards and interpretations:

| Standard/ Interpretation | Title |
|--|--|
| IAS 32 rev. | Offsetting financial assets and liabilities |
| IAS 39 rev. | Novation of derivatives and continuation of hedge accounting |
| IFRS 10 rev., IFRS 12 rev. and IAS 27 rev. | Investment entities |
| IFRIC 21 | Levies |

The following new and revised standards and interpretations have been adopted, but will go into effect at a later time and were not prematurely applied to these consolidated financial statements. The impact therefrom on Swiss Prime Site's consolidated financial statements has not yet been systematically analysed, so the estimated effects as disclosed in the following table represent only an initial assessment by the Executive Board.

| Standard/ interpretation | Title | Impact | Entering into force | Planned application by Swiss Prime Site |
|-----------------------------|---|--------|------------------------|---|
| IAS 19 rev. | Defined benefit cost: Employee contributions | * | 01.07.2014 | Financial year 2015 |
| Various | Annual improvements to IFRSs 2010 until 2012 cycle | * | 01.07.2014 | Financial year 2015 |
| Various | Annual improvements to IFRSs 2011 until 2013 cycle | * | 01.07.2014 | Financial year 2015 |
| IAS 16/ IAS 38 rev. | Clarification of acceptable methods of depreciation and amortisation | * | 01.01.2016 | Financial year 2016 |
| IAS 16/ IAS 41 rev. | Bearer plants | * | 01.01.2016 | Financial year 2016 |
| IFRS 11 rev. | Accounting for acquisitions of interests in joint operations | * | 01.01.2016 | Financial year 2016 |
| IFRS 14 | Regulatory deferral accounts | * | 01.01.2016 | Financial year 2016 |
| IFRS 15 | Revenue from contracts with customers | ** | 01.01.2017 | Financial year 2017 |
| IFRS 9 | Financial instruments | ** | 01.01.2018 | Financial year 2018 |

* 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.

3 ACQUISITIONS/DIVESTMENTS

Ensemble artisanal et commercial de Riantbosson S.A.

As at 31.12.2013, 31.0% of the shares in Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld, were held and valued according to the equity method. An additional 26.4% of the shares were acquired for CHF 1.540 million, of which CHF 0.242 million in cash and CHF 1.297 million for the cession of the shareholder's loan, in the reporting year. The company owns a plot of land/a project. No business activities were acquired. This investment is fully consolidated after the increase in the stake from 31.0% to 57.4%.

Permed Ltd

Swiss Prime Site concluded a sales agreement on 27.01.2014 for its 100% shareholding in Permed Ltd, Zurich. The divestment was executed on 17.03.2014. The sales price amounted to CHF 6.221 million in cash.

The book value of Permed Ltd at the time of divestment was as follows:

| in CHF 1 000 | 17.03.2014 |
|---|---------------|
| Cash | 2 585 |
| Other current assets | 4 880 |
| Non-current assets | 3 190 |
| Total assets | 10 655 |
| Current liabilities | 5 233 |
| Shareholders' equity | 5 422 |
| Total liabilities and shareholders' equity | 10 655 |

4 SEGMENT REPORTING

Swiss Prime Site is a real estate group that primarily operates a real estate business comprising buying and selling, managing and developing investment properties as well as providing real estate services. The consolidated financial data are subdivided into the segments real estate, retail and gastronomy, as well as assisted living – since the acquisition of Tertianum Group as at 12.07.2013 – enabling the assessment of the earning potential and financial situation of each segment.

Segment income statement as at 30.06.2014

| in CHF 1 000 | Real estate segment | Retail and gastronomy segment | Assisted living segment* | Total segments | Eliminations | 01.01.– 30.06.2014 Total Group |
|---|------------------------|-------------------------------------|--------------------------------|-------------------|-----------------|--------------------------------------|
| Rental income from properties | 211 187 | 9 045 | 25 508 | 245 740 | (28 464) | 217 276 |
| – thereof from third parties | 182 723 | 9 045 | 25 508 | 217 276 | – | 217 276 |
| – thereof from other segments | 28 464 | – | – | 28 464 | (28 464) | – |
| Income from real estate services | 48 681 | – | 111 | 48 792 | (346) | 48 446 |
| Income from retail and gastronomy** | – | 71 073 | – | 71 073 | (77) | 70 996 |
| Income from assisted living* | – | – | 77 324 | 77 324 | – | 77 324 |
| Other operating income | 799 | 619 | 491 | 1 909 | (59) | 1 850 |
| Operating income | 260 667 | 80 737 | 103 434 | 444 838 | (28 946) | 415 892 |
| Revaluation of investment properties, properties under construction and development sites, net | 54 006 | – | – | 54 006 | (455) | 53 551 |
| Result from property sales, net | 3 928 | – | – | 3 928 | – | 3 928 |
| Result from sale of participations, net | – | – | 810 | 810 | – | 810 |
| Real estate costs | (29 081) | (18 737) | (28 551) | (76 369) | 28 790 | (47 579) |
| Cost of goods sold | – | (34 460) | (8 011) | (42 471) | – | (42 471) |
| Personnel costs | (47 953) | (21 899) | (55 244) | (125 096) | 9 | (125 087) |
| Other operating expenses | (13 358) | (5 619) | (6 368) | (25 345) | 147 | (25 198) |
| Depreciation, amortisation and impairment | (2 909) | (4 801) | (1 388) | (9 098) | (5 858) | (14 956) |
| Operating expenses | (93 301) | (85 516) | (99 562) | (278 379) | 23 088 | (255 291) |
| Operating profit (EBIT) | 225 300 | (4 779) | 4 682 | 225 203 | (6 313) | 218 890 |
| Financial expenses | | | | | | (51 333) |
| Financial income | | | | | | 1 673 |
| Income from investments in associates | | | | | | 2 162 |
| Profit before income taxes | | | | | | 171 392 |

* acquisition of Tertianum Ltd as at 12.07.2013, sale of Permed Ltd as at 17.03.2014

** sale of operating business of hotel Ramada Encore, Lancy, as at 30.11.2013

Permed Ltd was included in the assisted living segment up until its divestment on 17.03.2014.

Segment income statement as at 30.06.2013

| in CHF 1 000 | Real estate segment | Retail and gastronomy segment | Assisted living segment* | Total segments | Eliminations | 01.01.– 30.06.2013 Total Group |
|---|------------------------|-------------------------------------|--------------------------------|-------------------|-----------------|--------------------------------------|
| Rental income from properties | 208 937 | 8 940 | – | 217 877 | (18 372) | 199 505 |
| – thereof from third parties | 190 565 | 8 940 | – | 199 505 | – | 199 505 |
| – thereof from other segments | 18 372 | – | – | 18 372 | (18 372) | – |
| Income from real estate services | 45 636 | – | – | 45 636 | – | 45 636 |
| Income from retail and gastronomy | – | 74 403 | – | 74 403 | (166) | 74 237 |
| Other operating income | 1 275 | 862 | – | 2 137 | (237) | 1 900 |
| Operating income | 255 848 | 84 205 | – | 340 053 | (18 775) | 321 278 |
| Revaluation of investment properties, properties under construction and development sites, net | 174 636 | – | – | 174 636 | (4 850) | 169 786 |
| Result from property sales, net | (239) | – | – | (239) | – | (239) |
| Real estate costs | (29 463) | (20 059) | – | (49 522) | 18 373 | (31 149) |
| Cost of goods sold | – | (33 670) | – | (33 670) | (9) | (33 679) |
| Personnel costs | (41 951) | (24 053) | – | (66 004) | 32 | (65 972) |
| Other operating expenses | (12 457) | (5 943) | – | (18 400) | 379 | (18 021) |
| Depreciation, amortisation and impairment | (2 669) | (4 874) | – | (7 543) | (2 716) | (10 259) |
| Operating expenses | (86 540) | (88 599) | – | (175 139) | 16 059 | (159 080) |
| Operating profit (EBIT) | 343 705 | (4 394) | – | 339 311 | (7 566) | 331 745 |
| Financial expenses | | | | | | (54 333) |
| Financial income | | | | | | 6 790 |
| Income from investments in associates | | | | | | 7 650 |
| Profit before income taxes | | | | | | 291 852 |

* acquisition of Tertianum Ltd as at 12.07.2013

In the column «Eliminations», the revenues realised between the segments are eliminated. In addition, these columns contain ordinary depreciation and impairments on owner-occupied properties as well as the elimination of revaluations recorded that affect net income in the real estate segment on investment properties used within the Group, which are reported in the consolidated financial statements as owner-occupied properties. Tertianum Group is included in the assisted living segment from the date of its acquisition on 12.07.2013.

Composition of operating income by products and services

| in CHF 1 000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|-----------------------------------|-------------------|-------------------|
| Rental income from properties | 217 276 | 199 505 |
| Income from real estate services | 48 446 | 45 636 |
| Retail trade income | 65 429 | 63 079 |
| Income from hotel and gastronomy* | 5 567 | 11 158 |
| Income from assisted living** | 77 324 | – |
| Other operating income | 1 850 | 1 900 |
| Total operating income | 415 892 | 321 278 |

* sale of operating business of hotel Ramada Encore, Lancy, as at 30.11.2013

** acquisition of Tertium Ltd as at 12.07.2013, sale of Permed Ltd as at 17.03.2014

Income from the divested Permed Ltd was included in the reporting year from 01.01.–17.03.2014 [acquired on 12.07.2013].

Operating income comprised CHF 61.474 million [CHF 58.659 million] from the sale of goods and CHF 354.418 million [CHF 262.619 million] from the provision of services.

Segment balance sheet as at 30.06.2014

| in CHF 1 000 | Real estate segment | Retail and gastronomy segment | Assisted living segment | Total segments | Eliminations | 30.06.2014 Total Group |
|--|---------------------|-------------------------------|-------------------------|-------------------|-----------------|---------------------------|
| Total assets | 10 083 852 | 124 367 | 84 258 | 10 292 477 | (29 498) | 10 262 979 |
| Total liabilities | 6 130 961 | 60 500 | 75 039 | 6 266 500 | (29 498) | 6 237 002 |
| Investments in non-current assets | 172 980 | 3 832 | 2 409 | 179 221 | – | 179 221 |

Segment balance sheet as at 31.12.2013

| in CHF 1 000 | Real estate segment | Retail and gastronomy segment | Assisted living segment | Total segments | Eliminations | 31.12.2013 Total Group |
|--|---------------------|-------------------------------|-------------------------|-------------------|-----------------|---------------------------|
| Total assets | 10 325 438 | 140 286 | 98 712 | 10 564 436 | (52 259) | 10 512 177 |
| Total liabilities | 6 299 455 | 73 596 | 84 040 | 6 457 091 | (52 259) | 6 404 832 |
| Investments in non-current assets | 692 646 | 7 286 | 87 130 | 787 062 | – | 787 062 |

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

5 OPERATING INCOME

| in CHF 1000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|---|-------------------|-------------------|
| Target rental income from investment properties | 218 075 | 212 388 |
| Rental income from additionally leased properties | 13 975 | – |
| Vacancy | (14 774) | (12 883) |
| Rental income from properties | 217 276 | 199 505 |
| Income from real estate services | 48 446 | 45 636 |
| Income from retail and gastronomy, gross | 76 980 | 82 733 |
| Rebates | (5 984) | (8 496) |
| Income from retail and gastronomy* | 70 996 | 74 237 |
| Income from assisted living** | 77 324 | – |
| Other operating income | 1 850 | 1 900 |
| Total operating income | 415 892 | 321 278 |

* sale of operating business of Hotel Ramada Encore, Lancy, as at 30.11.2013

** acquisition of Tertianum Ltd as at 12.07.2013, sale of Permed Ltd as at 17.03.2014

Vacancy losses totalled CHF 14.774 million [CHF 12.883 million], equivalent to a vacancy rate of 6.8% [6.1%]. The vacancies were deducted from the target rental income. Detailed information can be found under «Property details» starting from page 57.

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

The second operating segment, retail and gastronomy, comprises Jelmoli – The House of Brands, Clouds Gastro Ltd and the hotel business up until 30.11.2013. Operating income in this segment amounted to CHF 80.737 million [CHF 84.205 million]. As at end November 2013, the operating business of Hotel Ramada Encore was divested.

With the acquisition of Tertianum Ltd as at 12.07.2013, a third segment was created: assisted living. Tertianum Group provides senior housing and geriatric care services. Operating income amounted to CHF 103.323 million [CHF 0.000 million], including operating income from the divested Permed Ltd. The share of rent from the accommodation prices of the Tertianum residence guests was reported in rental income from investment properties and income from additionally leased properties.

The following table depicts the breakdown of the contractual end of the term of individual rental agreements based on future net annual rental income and land lease income from investment properties (excluding properties under construction and development sites, and excluding additionally leased properties) as at 30.06.2014:

| | 30.06.2014 Share in % | 30.06.2014 Future rental income in CHF 1 000 | 30.06.2013 Share in % | 30.06.2013 Future rental income in CHF 1 000 |
|-----------------|-----------------------------|---|-----------------------------|---|
| End of contract | | | | |
| Under 1 year* | 12.6 | 54 001 | 14.4 | 59 977 |
| Over 1 year | 8.6 | 36 747 | 8.7 | 36 255 |
| Over 2 years | 9.7 | 41 627 | 6.9 | 28 869 |
| Over 3 years | 10.5 | 45 122 | 9.6 | 39 818 |
| Over 4 years | 9.7 | 41 402 | 10.3 | 42 996 |
| Over 5 years | 6.7 | 28 870 | 5.6 | 23 349 |
| Over 6 years | 9.5 | 40 577 | 5.7 | 23 659 |
| Over 7 years | 5.9 | 25 465 | 11.1 | 46 312 |
| Over 8 years | 1.4 | 6 016 | 5.5 | 22 775 |
| Over 9 years | 2.6 | 10 988 | 1.6 | 6 738 |
| Over 10 years | 22.8 | 97 758 | 20.6 | 85 610 |
| Total | 100.0 | 428 573 | 100.0 | 416 358 |

* includes all indefinite rental agreements (residential, parking facilities, commercial properties etc.)

Future rental income has been presented from the real estate segment perspective and based on the rental agreements of the Group's properties as at 30.06.2014 [30.06.2013].

As at the balance sheet date of 30.06.2014, the five largest external tenant groups accounted for 20.5% [24.1%] of future annual rental income and land lease income (real estate segment perspective). These individual tenants had good credit ratings and consist of the following corporations, in particular:

| | 30.06.2014 Share in % | | 30.06.2013 Share in % |
|-------------------|--------------------------|---------------|--------------------------|
| Coop | 7.0 | Coop | 8.5 |
| Migros | 5.2 | Migros | 5.1 |
| Swisscom | 3.8 | Swisscom | 3.9 |
| Inditex | 2.4 | Inditex | 3.6 |
| Dosenbach-Ochsner | 2.1 | Credit Suisse | 3.0 |

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.

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

| in CHF 1 000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|---|-------------------|-------------------|
| Revaluation | 86 309 | 210 678 |
| Devaluation | (32 758) | (40 892) |
| Total revaluation of investment properties, properties under construction and development sites, net | 53 551 | 169 786 |

Further information regarding fair value measurement is available in Note 15 «Investment properties».

7 RESULT OF PROPERTY SALES

In the first half-year 2014, two [one] properties and a plot of land were divested with gains from sales of properties amounting to CHF 3.928 million [losses from sales of properties of CHF 0.239 million]. The divested properties were recognised in the balance sheet as assets held for sale in prior years (31.12).

8 PERSONNEL COSTS

| in CHF 1 000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|---|-------------------|-------------------|
| Wages and salaries | (103 058) | (50 860) |
| Compensation to members of the Board of Directors | (627) | (497) |
| Social security expenses | (8 095) | (4 761) |
| Pension plan expenses | (9 355) | (6 554) |
| Other personnel expenses | (2 569) | (1 785) |
| Expenses for personnel and the Board of Directors | (1 383) | (1 515) |
| Total personnel costs | (125 087) | (65 972) |
| Number of employees as at 30.06. | 2 958 | 1 451 |

As at 30.06.2014, Swiss Prime Site employed a workforce of 2 958 [on 30.06.2013: 1 451] persons. The increase in personnel costs and number of employees resulted primarily from the acquisition of Tertium Ltd in July 2013, which reported a total headcount of 1 628 employees as at the acquisition date. The divestment of Permed Ltd resulted in a headcount reduction of 60 at the Group level.

Personnel costs reflected salaries from all segments, in addition to compensation to the members of the Board of Directors, including the relevant social security contributions incurred, as well as expenses for leasing of personnel.

9 FINANCIAL EXPENSES AND FINANCIAL INCOME

Financial expenses

| in CHF 1 000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|--|-------------------|-------------------|
| Interest expenses | (51 327) | (54 269) |
| Fair value adjustment of financial instruments | (6) | (64) |
| Total financial expenses | (51 333) | (54 333) |

Financial income

| in CHF 1 000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|---|-------------------|-------------------|
| Interest income | 368 | 459 |
| Dividend income on securities and financial investments | 249 | 101 |
| Fair value adjustment of financial instruments | 910 | 6 142 |
| Other financial income | 146 | 88 |
| Total financial income | 1 673 | 6 790 |

10 INCOME TAXES

| in CHF 1 000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|--|-------------------|-------------------|
| Current income taxes for the reporting period | (11 104) | (11 323) |
| Current income taxes for previous years | 1 155 | (350) |
| Total current income taxes | (9 949) | (11 673) |
| Deferred taxes resulting from revaluation and depreciation | (26 264) | (55 418) |
| Deferred taxes resulting from the sale of investment properties | 745 | 528 |
| Deferred taxes from tax rate changes and reductions from durations of ownership deductions | (7) | (3 763) |
| Deferred taxes resulting from loss offsetting | 341 | 596 |
| Other deferred taxes | 965 | 199 |
| Total deferred taxes | (24 220) | (57 858) |
| Total income taxes | (34 169) | (69 531) |

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

The current income tax assets as at 31.12.2013 attributable to a withholding tax refund claim of CHF 419.650 million from the Swiss Federal Tax Administration were reimbursed on 10.01.2014 (see also Note 20 «Future obligations and contingent liabilities»).

Total deferred tax expense of CHF 24.220 million [CHF 57.858 million] was debited to the consolidated income statement. This was mainly attributable to the fact that deferred tax liabilities or deferred tax assets had to be taken into account for revaluations and statutory depreciation.

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

11 EARNINGS PER SHARE

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

Weighted average number of shares

| Number of shares | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|--|-------------------|-------------------|
| Shares issued at 01.01. | 60 503 081 | 60 011 611 |
| Weighted number of shares issued on conversion from February to April 2013 | – | 235 024 |
| Average number of treasury shares (180 days) | (9 765) | (4 828) |
| Total weighted average number of shares 01.01.–30.06. (180 days) | 60 493 316 | 60 241 807 |

Weighted average earnings and NAV per share

| in CHF 1 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|--------------------------------------|-------------------|-------------------|
| Earnings per share, weighted | 2.25 | 3.69 |
| Diluted earnings per share, weighted | 2.13 | 3.43 |
| NAV before deferred taxes per share* | 81.65 | 79.80 |
| NAV after deferred taxes per share* | 66.52 | 65.53 |

* Non-controlling interests recognised in shareholders' equity were not included in NAV calculation.

When calculating diluted earnings per share, the profit attributable to shareholders of Swiss Prime Site Ltd of CHF 136.295 million [CHF 222.321 million] was adjusted by the following effects as a result of the convertible bonds: interest (coupon), amortisation of proportional costs and tax effects. This resulted in a diluted profit of CHF 141.343 million [CHF 227.247 million]. The weighted average number of shares of 60 493 316 [60 241 807] was reduced by the weighted number of 0 [235 024] shares issued as a result of conversions and increased by the effective number of converted shares of 0 [491 470], as well as by the highest possible number of shares that can be issued on conversions of 5 842 352 [5 842 352], to 66 335 668 [66 340 605] shares, as a basis for calculating the diluted earnings per share.

Further information on the convertible bonds is provided in Note 19 «Non-current financial liabilities».

12 TRADING PROPERTIES

| in CHF 1000 | 30.06.2014 | 31.12.2013 |
|---|---------------|---------------|
| Zurich, Naphtastrasse 10/Maaghof North and East | 18 763 | 14 570 |
| Zurich, Turbinenstrasse 21/Maaghof North and East | 16 999 | 13 215 |
| Total trading properties | 35 762 | 27 785 |

Further details on project status and sales status are provided in Note 15 «Investment properties».

The fire insurance value of trading properties amounted to CHF 35.762 million [CHF 27.785 million].

13 ASSETS HELD FOR SALE

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

| in CHF 1000 | 30.06.2014 | 31.12.2013 |
|---|---------------|---------------|
| Affoltern a.A., Obere Bahnhofstrasse 14 | 7 962 | 7 788 |
| Lausanne, Avenue de Chailly 1* | – | 3 552 |
| Lausanne, Rue de la Mercerie 14 | 3 327 | 3 267 |
| Lausanne, Rue de la Mercerie 16–20 | 6 280 | 6 130 |
| Rapperswil-Jona, Grünfeldstrasse 25* | – | 12 810 |
| Spreitenbach, Müslistrasse 44 | 4 251 | 4 262 |
| Total assets held for sale | 21 820 | 37 809 |

* These properties were sold in 2014.

Various properties that do not conform to strategy were intended for sale. The divestment gains were reported under net result of property sales (see Note 7 «Result from property sales»).

Further information regarding fair value measurement is provided in Note 15 «Investment properties».

14 INVESTMENTS IN ASSOCIATES

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

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|---|---------------|---------------|
| Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld | 2 224 | 2 234 |
| Parkgest Holding SA, Geneva | 13 830 | 9 936 |
| Parking Riponne S.A., Lausanne | 12 989 | 10 322 |
| Total investments in associates at beginning of period | 29 043 | 22 492 |
| Derecognition of Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld | (2 224) | – |
| Proportional result of the period | 1 097 | 8 590 |
| Less dividends received | (1 066) | (2 039) |
| Total investments in associates at end of period | 26 850 | 29 043 |

Through the increase in the shareholding interest held in Ensemble artisanal et commercial de Riantbosson S.A. in Frauenfeld from 31.0% to 57.4%, this investment was no longer valued according to the equity method, but rather fully consolidated since the acquisition as at 15.01.2014, with the reporting of the non-controlling interests. The full consolidation of the investment had no significant impact on the consolidated financial statements.

15 INVESTMENT PROPERTIES

| in CHF 1 000 | Building land | Commercial properties without significant residential space | Commercial properties with minimal residential space | Total investment properties and building land | Properties held for sale | Properties under construction/development sites | Total fair value |
|---|---------------|---|--|---|--------------------------|---|------------------|
| As at 01.01.2013 | 42 945 | 7 537 549 | 290 817 | 7 871 311 | 185 663 | 195 120 | 8 252 094 |
| Follow-up investments | 65 | 26 325 | 19 | 26 409 | 245 | 76 132 | 102 786 |
| Transfer of properties held for sale to investment properties* | – | 63 360 | – | 63 360 | (63 360) | – | – |
| Transfer of investment properties to properties held for sale | – | (117 098) | (9 248) | (126 346) | 126 346 | – | – |
| Transfer of investment properties to properties under construction** | – | (84 560) | – | (84 560) | – | 84 560 | – |
| Net transfer of owner-occupied properties to investment properties*** | – | (55) | – | (55) | – | – | (55) |
| Disposal by sale | – | – | – | – | (7 800) | – | (7 800) |
| Positive fair value adjustment | 1 199 | 195 272 | 5 477 | 201 948 | 1 430 | 7 300 | 210 678 |
| Negative fair value adjustment | (149) | (39 943) | (23) | (40 115) | (775) | (2) | (40 892) |
| Fair value adjustment first half 2013 | 1 050 | 155 329 | 5 454 | 161 833 | 655 | 7 298 | 169 786 |
| As at 30.06.2013 | 44 060 | 7 580 850 | 287 042 | 7 911 952 | 241 749 | 363 110 | 8 516 811 |

* Berne, Schwarztörstrasse 48, Burgdorf, industry Buchmatt

** Zurich, Flurstrasse 55/Flurpark

*** various owner-occupied properties, see Note 16 «Owner-occupied properties and owner-occupied properties under construction»

| in CHF 1 000 | Building land | Commer- cial prop- erties without significant residential space | Commer- cial prop- erties with minimal residential space | Total invest- ment properties and build- ing land | Properties held for sale | Properties under con- struction/ develop- ment sites | Total fair value |
|---|------------------|---|---|--|--------------------------------|--|---------------------|
| As at 30.06.2013 | 44 060 | 7 580 850 | 287 042 | 7 911 952 | 241 749 | 363 110 | 8 516 811 |
| Follow-up investments | 109 | 39 213 | 692 | 40 014 | (64) | 109 931 | 149 881 |
| Additions from acquisition of Tertium Group | – | 6 000 | – | 6 000 | – | – | 6 000 |
| Transfer of properties held for sale to investment properties | – | 19 140 | – | 19 140 | (19 140) | – | – |
| Transfer of investment properties to properties held for sale | – | 92 944 | – | 92 944 | (92 944) | – | – |
| Net transfer of owner-occupied properties to investment properties* | – | 36 783 | – | 36 783 | – | – | 36 783 |
| Disposal by sale | – | (67 969) | – | (67 969) | (91 114) | – | (159 083) |
| Positive fair value adjustment | 11 | 73 229 | 1 819 | 75 059 | (1 265) | 5 207 | 79 001 |
| Negative fair value adjustment | (73) | (61 888) | (710) | (62 671) | 587 | 2 | (62 082) |
| Fair value adjustment second half 2013 | (62) | 11 341 | 1 109 | 12 388 | (678) | 5 209 | 16 919 |
| As at 31.12.2013 | 44 107 | 7 718 302 | 288 843 | 8 051 252 | 37 809 | 478 250 | 8 567 311 |
| Purchases/investments | 6 164 | 65 504 | – | 71 668 | – | – | 71 668 |
| Follow-up investments | 685 | 24 880 | 549 | 26 114 | 729 | 50 646 | 77 489 |
| Net transfer of owner-occupied properties to investment properties* | – | 6 883 | – | 6 883 | – | – | 6 883 |
| Disposal by sale | – | – | – | – | (16 362) | – | (16 362) |
| Positive fair value adjustment | 2 911 | 75 328 | 4 030 | 82 269 | 210 | 3 830 | 86 309 |
| Negative fair value adjustment | (704) | (30 413) | (529) | (31 646) | (566) | (546) | (32 758) |
| Fair value adjustment first half 2014 | 2 207 | 44 915 | 3 501 | 50 623 | (356) | 3 284 | 53 551 |
| As at 30.06.2014 | 53 163 | 7 860 484 | 292 893 | 8 206 540 | 21 820 | 532 180 | 8 760 540 |

* various owner-occupied properties, see Note 16 «Owner-occupied properties and owner-occupied properties under construction»

| in CHF 1 000 | Building land | Commercial properties without significant residential space | Commercial properties with minimal residential space | Total investment properties and building land | Properties held for sale | Properties under construction/development sites | Total |
|-------------------------------|---------------|---|--|---|--------------------------|---|------------------|
| Fire insurance values* | | | | | | | |
| On 01.01.2013 | 3 443 | 5 688 271 | 202 731 | 5 894 445 | 182 327 | 189 392 | 6 266 164 |
| On 01.01.2014 | 3 565 | 5 597 445 | 203 469 | 5 804 479 | 41 091 | 634 700 | 6 480 270 |
| On 30.06.2014 | 3 547 | 5 676 014 | 199 489 | 5 879 050 | 16 068 | 655 962 | 6 551 080 |
| Net rental income** | | | | | | | |
| 01.01.–30.06.2013 | 240 | 181 907 | 7 392 | 189 539 | 9 966 | – | 199 505 |
| 01.01.–30.06.2014 | 269 | 183 453 | 7 046 | 190 768 | 873 | 71 | 191 712 |
| Vacancy rate in % | | | | | | | |
| 01.01.–30.06.2013 | – | 6.3 | 2.0 | 6.1 | 4.4 | – | 6.1 |
| 01.01.–30.06.2014 | 1.5 | 7.3 | 3.7 | 7.2 | 4.8 | – | 7.1 |

* There were no building insurance values for properties under construction. For building projects, the respective builders' liability insurance policies were concluded.

** generated with own investment properties

At the time of reporting, four [six] investment properties and two [two] development properties (condominiums) were classified as held for sale or trading properties, respectively.

The valuations of investment properties, building land, properties under construction and development sites, properties held for sale and owner-occupied properties are determined at least on a semi-annual basis by an external, independent and qualified valuation expert: Wüest & Partner Ltd, Zurich. The Executive Board, in consultation with the Board of Directors, is responsible for selecting the valuation experts and assigning the mandate for the valuation on an annual basis. The results of the valuations and individual valuation assumptions are verified by the Executive Board and discussed in detail with the respective valuation experts.

The discount rates used for the valuation of investment properties, building land, investment properties held for sale, properties under construction and development sites hovered in a range between 3.0% and 5.4% [as at 31.12.2013 from 3.1% to 5.7%] on the balance sheet date. The weighted average real discount rate amounted to 3.97% [4.01% as at 31.12.2013].

The fair values of the designated properties are all categorised as level 3, based on the input factors of the applied valuation techniques. This is attributable to the fact that the significant input factors for the valuation – such as discount rates or market rents – must be generally derived from information stemming from less active markets.

Current development and new building projects

| City, address | Additional information |
|--|---|
| Berne, Wankdorfallee 4/ Swiss Post headquarters/ 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 upper floors. The conference centre will be constructed on the first floor, and the personnel restaurant with seating for 450 persons will be located on the ground floor. The subterranean levels will house 170 parking places as well as 450 spaces for bicycles. The project is being constructed according to the sophisticated and comprehensive criteria of the German Sustainable Building Council (DGNB) as well as Swiss Sustainable Building Council (SGNI) quality seal of approval. • Project status: Building authorisation legally went into effect in August 2011, and excavation activities began at the start of May 2012. The laying of the cornerstone ceremony took place on 26.09.2012, and the building shell construction was completed in the autumn of 2013. The topping-out ceremony took place on 25.09.2013. Construction activity is proceeding according to plan. • Occupancy rate*: The building is leased to Swiss Post as at 01.11.2014 and the tenant improvements will extend until February 2015. Swiss Post will take up residence at the beginning of March 2015. • Completion: November 2014/tenant improvements spring 2015 |
| Zurich, Flurstrasse 55/ Flurpark | <ul style="list-style-type: none"> • Project description: The building was constructed in 1979 and comprises six upper floors, a ground floor and four subterranean levels. Following the departure of the sole tenant UBS at end 2012, which had used the building as IT centre, the property will undergo total renovation and be equipped with state-of-the-art technology. Subsequent to the renovation – with new office/services as well as warehouse floor space of 18 500 and 7 700 square metres, respectively – the layout will be based on a multi-tenant concept, and utilisation will be expanded with retail, restaurant and commercial space on the ground floor. The subterranean levels are expected to contain 456 parking places. The property will be visibly repositioned too, with a new façade and designated Minergie certification, in order to ensure sustainable occupancy rates in the future. • Project status: Allocation of contracts was concluded. The green light for construction was issued in December 2013. Construction (deconstruction) and decontamination (clean-up of the site) have commenced. • Occupancy rate*: Negotiations with various interested parties are underway. No agreements have been concluded yet. • Completion: The property can be transferred for future tenants' improvements in February 2015. Construction is expected to conclude as at end April 2015. |
| Zurich, Hagenholzstrasse 60/ SkyKey | <ul style="list-style-type: none"> • Project description: The commercial services building comprises 40 000 square metres of office floor space for around 2 500 workplaces, restaurant/cafeteria with seating for about 720 people, full-service restaurant, kiosk, library, auditorium, conference rooms, IT service centre, retail space and in the subterranean levels around 230 parking places, warehouse space and auxiliary rooms, as well as 14 outside visitor parking places. The building volume comprises an eight-storey base structure, from which an 18-storey, 63-metre-high tower ascends from the southeast corner. The ensemble fits seamlessly together with the modern buildings constructed in recent years located between Andreasstrasse and Hagenholzstrasse. • Project status: The building shell construction began in March 2012, and laying of the cornerstone took place on 02.05.2012. The topping-out ceremony was held on 27.06.2013. The basic building construction is nearly complete, and tenants' improvements are underway. Opening festivities are planned for October 2014. • Occupancy rate*: The building is leased to Zurich Insurance Company Ltd. effective as at 01.07.2014, whose tenant improvements will extend until end August. Zurich will take up residence in stages in parallel with the tenant improvements. • Completion: Ready for occupancy in autumn 2014 |

* Data on occupancy rates are as at 30.06.2014.

| City, address | Additional information |
|---|---|
| Zurich, Hardstrasse 129, Naphtastrasse 10, Turbinenstrasse 21/ Maaghof North and East | <ul style="list-style-type: none"> • Project description: The project involves a residential building complex located to the west of Prime Tower and situated on the former industrial site. Maaghof North and East will comprise residential floor space of 21 800 square metres, consisting of 137 rental apartments and 83 condominiums. The ground floors, with roughly 2 200 square metres of floor space, are reserved for social utilisation such as daycare centres and kindergartens, or commercial floor space. The subterranean garage will house 143 parking places. The building concept features an L-shaped complex, with a spacious park-like courtyard. • Project status: The building application was submitted in January 2011; the building authorisation was granted in August 2011 and legally went into effect in March 2012. The construction start date (deconstruction) was in July 2012. The laying of the cornerstone and topping-out ceremonies took place on 29.11.2012 and 14.05.2014, respectively. The construction activity is proceeding according to plan. • Occupancy rate*: Leasing activities have commenced. 89 apartments and 3 services units are leased or reserved. Buildings E und F will be ready for occupancy in December 2014, buildings B, C and D will be ready in spring 2015. • Sales status*: 53 of 83 condominiums and 4 commercial units are sold. The apartments (buildings A und G) will be ready for occupancy in spring 2015. • Completion: Spring 2015 |

* Data on occupancy rates/sales status are as at 30.06.2014.

16 OWNER-OCCUPIED PROPERTIES AND OWNER-OCCUPIED PROPERTIES UNDER CONSTRUCTION

Owner-occupied properties

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|--|----------------|----------------|
| Owner-occupied properties before cumulative depreciation and impairments at beginning of period | 732 032 | 332 867 |
| Additions | 1 463 | 1 998 |
| Additions from acquisition of Tertianum Ltd | – | 422 450 |
| Transfer from investment properties | 1 306 | – |
| Transfer in investment properties | (8 189) | (36 728) |
| Transfer depreciation | (5 858) | (9 005) |
| Positive fair value adjustment due to revaluation | 6 383 | 20 665 |
| Negative fair value adjustment due to revaluation | (75) | (215) |
| Owner-occupied properties before cumulative depreciation and impairments at end of period | 727 062 | 732 032 |
| Cumulative depreciation and impairments at beginning of period | – | – |
| Depreciation of the period | 5 847 | 9 005 |
| Impairments | 11 | 119 |
| Transfer depreciation and impairments | (5 858) | (9 124) |
| Cumulative depreciation and impairments at end of period | – | – |
| Total owner-occupied properties after cumulative depreciation and impairments | 727 062 | 732 032 |

The following properties were recognised as owner-occupied properties:

| Use as owner-occupied property | 30.06.2014 | 31.12.2013 |
|---|------------|------------|
| Berlingen, Seestrasse 83, 88, 101, 154* | completely | completely |
| Berlingen, Seestrasse 110* | completely | completely |
| Frauenfeld, St. Gallerstrasse 30–30c* | completely | completely |
| Lucerne, Kreuzbuchstrasse 33/35* | completely | completely |
| Meilen, Seestrasse 545* | completely | completely |
| Olten, Frohburgstrasse 1 | partly | partly |
| Ostermundigen, Mitteldorfstrasse 16* | completely | completely |
| Pfäffikon/SZ, Huobstrasse 5* | completely | completely |
| Thun, Göttibachweg 2–2a, 4, 6, 8* | completely | completely |
| Wabern, Nesslerenweg 30* | completely | completely |
| Zurich, Carl Spitteler-Strasse 68/70* | completely | completely |
| Zurich, Jupiterstrasse 15/Böcklinstrasse 19* | completely | completely |
| Zurich, Kappenbühlweg 9, 11/ | completely | completely |
| Holbrigstrasse 10/Regensdorferstrasse 18a* | | |
| Zurich, Restelbergstrasse 108* | completely | completely |
| Zurich, Seidengasse 1/Jelmoli – The House of Brands | partly | partly |

* acquisition of Tertianum Group as at 12.07.2013

Fair values of the owner-occupied properties were all classified as hierarchy level 3, based on the input factors of the applied valuation technique. The relevant dates of the revaluation were 30.06. and 31.12.

Reclassification of investment properties into owner-occupied properties and vice versa is implemented on a semi-annual basis by mean of using the current rent tables. If the owner-occupied properties had been valued according to the historical cost model, the book value would have been CHF 709.703 million [31.12.2013: CHF 714.560 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.

Owner-occupied properties were valued according to the discounted cash flow (DCF) method by the independent valuation expert Wüest & Partner Ltd, Zurich, based on regular (semi-annual) fair value appraisals. The applied real discount rate hovered in a range between 3.6% and 5.0% [3.6% and 5.0% as at 31.12.2013] on the balance sheet date. These valuations were based on the market prices of recently executed transactions.

The fire insurance value of owner-occupied properties amounted to CHF 501.928 million [as at 31.12.2013: CHF 509.349 million]. Rental income from owner-occupied properties totalled CHF 20.411 million [CHF 8.940 million].

Owner-occupied properties under construction

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|---|---------------|---------------|
| Owner-occupied properties under construction before cumulative depreciation and impairments at beginning of period | 12 360 | – |
| Additions from acquisition of Tertianum Ltd | – | 7 902 |
| Additions | 22 299 | 4 487 |
| Positive fair value adjustment due to revaluation | 5 | – |
| Negative fair value adjustment due to revaluation | – | (29) |
| Owner-occupied properties under construction before cumulative depreciation and impairments at end of period | 34 664 | 12 360 |
| Cumulative depreciation and impairments at beginning of period | – | – |
| Depreciation of the period | – | – |
| Impairments | – | 29 |
| Transfer depreciation and impairments | – | (29) |
| Cumulative depreciation and impairments at end of period | – | – |
| Total owner-occupied properties under construction after cumulative depreciation and impairments | 34 664 | 12 360 |

The building projects Bubenholz located at Müllackerstrasse in Opfikon as well as Via San Gottardo in Bellinzona have been classified as owner-occupied properties under construction. Following the completion, the properties will be operated in the assisted living segment. The fair values of owner-occupied properties under construction were allocated based on the applicable input factors of the level 3 hierarchy.

If these particular owner-occupied properties under construction had been valued according to the historical cost model, the book value would have been CHF 34.649 million [as at 31.12.2013: CHF 12.350 million] as at the balance sheet date.

The fire insurance value of these owner-occupied properties under construction amounted to CHF 34.649 million [as at 31.12.2013: CHF 12.350 million].

| City, address | Additional information |
|---------------------------------|---|
| Bellinzona, Via San Gottardo | <ul style="list-style-type: none"> • Project description: A three-building complex comprising a total of 71 apartments (1½, 2½ and 3½ room units) and a geriatric care facility with 30 beds – as well as a bistro, a multi-purpose room and three doctor offices – is being constructed at Via San Gottardo, on the property spanning 7 115 square metres located near the railway station and Bellinzona North expressway exit. Tertianum Group, which will operate the building complex as owner-occupied property, offers the broad middle class a new form of living for seniors with its Vitadomo brand. • Project status: Purchase of the land is concluded, and the building authorisation has been granted. The total contractor commenced construction start-up in June 2014. • Occupancy rate*: The entire building complex is leased to Tertianum Ltd as at 01.04.2016. • Completion: Spring 2016 |

* Data on occupancy rates are as at 30.06.2014.

| City, address | Additional information |
|--|---|
| Opfikon, Müllackerstrasse/ Bubenholz | <ul style="list-style-type: none"> • Project description: The Bubenholz assisted living project comprises 59 senior residences with 1½, 2½ and 3½ rooms as well as geriatric care facility with 43 rooms. The construction project encompasses roughly 10 800 square metres of floor space divided in a three- and an eight-storey building, with a one-storey connecting tract. In addition to 32 parking places in the subterranean garage, the ground floor features a bistro, multi-purpose rooms, about 100 square metres of commercial floor space and a hair salon. • Project status: Construction activity began in April 2013. The laying of the cornerstone took place on 29.10.2013. The building shell construction was concluded, and the interior design work began according to plan. The topping-out ceremony was held on 18.07.2014. • Occupancy rate*: The entire building is leased to Tertium Ltd, which will operate the property under the Vitadomo brand. Leasing of the individual senior residences began in November 2013, with 38 of 59 units already leased. • Completion: April 2015 |

* Data on occupancy rates are as at 30.06.2014.

17 INTANGIBLE ASSETS

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

Goodwill and brand names were allocated to the cash-generating units of Swiss Prime Site, which correspond to the operating segments. They are subject to an impairment test annually or at shorter intervals if there is any reason to presume an impairment.

As at the balance sheet date, there were no indications justifying an impairment.

Goodwill

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|-------------------------------|----------------|----------------|
| Real estate segment | 87 368 | 87 368 |
| Retail and gastronomy segment | 35 930 | 35 930 |
| Assisted living segment | 43 013 | 44 477 |
| Total goodwill | 166 311 | 167 775 |

The real estate, retail and gastronomy, and assisted living segments each constitute an operating segment. The amount to be realised by the cash-generating units was based on value in use.

Due to the divestment of Permed Ltd, Zurich, goodwill was reduced by CHF 1.464 million.

Brand names

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|-------------------------------|---------------|---------------|
| Real estate segment | 4 395 | 4 395 |
| Retail and gastronomy segment | 22 797 | 22 797 |
| Assisted living segment | 24 714 | 26 205 |
| Total brand names | 51 906 | 53 397 |

Due to the divestment of Permed Ltd, Zurich, the value of brand names was reduced by CHF 1.491 million.

18 CURRENT LIABILITIES

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|--------------------------------------|------------------|------------------|
| Accounts payable | 13 872 | 15 532 |
| Current financial liabilities | 873 886 | 1 089 639 |
| Other current liabilities | 104 107 | 138 444 |
| Advance payments | 98 308 | 93 461 |
| Current income tax liabilities | 13 702 | 31 687 |
| Accrued expenses and deferred income | 80 281 | 111 648 |
| Total current liabilities | 1 184 156 | 1 480 411 |

Accounts payable comprised mainly liabilities from ancillary cost accounts, property expense and commercial invoices, as well as liabilities from the assisted living segment.

Current financial liabilities consisted of mortgages and a convertible bond amounting to CHF 249.689 million, scheduled to be redeemed on 20.01.2015, which was recognised as non-current liability as at 31.12.2013.

Convertible bond

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

| | |
|------------------------------|--|
| Issuing volume | CHF 300.000 million |
| Volume at balance sheet date | CHF 251.655 million (book value on 30.06.2014 CHF 249.689 million) |
| Interest rate | 1.875% p.a., payable annually on 20.01., starting on 20.01.2011 |
| Term to maturity | 5 years (20.01.2010–20.01.2015) |
| Conversion price | CHF 70.97 [CHF 70.97] (at issue CHF 71.89) |
| Listing | SIX Swiss Exchange |
| Securities number | 10 877 415 (SPS10) |

Fair value at the balance sheet date for disclosure purposes (level 1, based on the stock exchange price) was CHF 264.238 million [CHF 261.973 million].

In 2013, conversions took place with a volume amounting to nominal CHF 34.880 million of the CHF 300 million convertible bond (20.01.2010 to 20.01.2015), resulting in an increase in shareholders' equity of CHF 7.519 million, or 491 470 registered shares, and addition to capital reserves of CHF 26.557 million.

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

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

The accrued expenses and deferred income included accruals from the real estate accounts (primarily renovation and project costs) of CHF 46.478 million [CHF 68.544 million]. The other accrued expenses and deferred income consisted of CHF 2.022 million [CHF 3.933 million] for goods and services from the retail and gastronomy segment and assisted living segment, as well as of CHF 31.776 million [CHF 37.889 million] for administrative and advertising expenses in addition to auditing and valuation fees. Accruals for interest liabilities toward lenders accounted for CHF 0.005 million [CHF 1.282 million].

There were no unusual debt covenants relating to current liabilities.

19 NON-CURRENT FINANCIAL LIABILITIES

| in CHF 1000 | 30.06.2014 | 31.12.2013 |
|--|------------------|------------------|
| Mortgage-backed loans | 3 221 399 | 3 184 994 |
| Convertible bonds | 188 433 | 437 234 |
| Bonds | 641 544 | 343 637 |
| Non-current loans | 2 093 | – |
| Total non-current financial liabilities | 4 053 469 | 3 965 865 |

Non-current financial liabilities consisted of mortgage-backed loans of CHF 3 221.399 million [CHF 3 184.994 million], one convertible bond [two convertible bonds] of CHF 188.433 million [CHF 437.234 million] and three [two] bonds of CHF 641.544 million [CHF 343.637 million] and a loan of CHF 2.093 million [CHF 0.000 million]. The convertible bond has a nominal value of CHF 190.350 million [CHF 190.350 million] and was issued on 21.06.2011, with an interest rate of 1.875% and a term to maturity of five years.

Non-current financial liabilities were recognised at amortised cost, which generally corresponded to the nominal value. There were no extraordinary debt covenants for mortgage-backed loans or for bonds. The contractual limits were complied with by the Company and are continually monitored.

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

Increasing credit lines or individual loans, redemption of existing loans and refinancing are carried out continuously on the basis of the liquidity plan.

As at the balance sheet date, the loan-to-value ratio of the entire real estate portfolio was 51.6% [54.1%].

Bonds

On 11.07.2013, Swiss Prime Site Ltd issued a bond with the following key data:

| | |
|-------------------|--|
| Issuing volume | CHF 115.000 million (book value on 30.06.2014 CHF 114.594 million) |
| Interest rate | 1.125% p.a., payable annually on 11.07. |
| Term to maturity | 5 years (11.07.2013–11.07.2018) |
| Listing | SIX Swiss Exchange |
| Securities number | 21 564 566 (SPS13) |

Fair value on the balance sheet date for disclosure purposes (level 1, based on the stock exchange price) was CHF 116.783 million [CHF 115.978 million].

The bond will be redeemed at its nominal value.

On 21.10.2013, Swiss Prime Site Ltd issued a bond with the following key data:

| | |
|-------------------|--|
| Issuing volume | CHF 230.000 million (book value on 30.06.2014 CHF 229.159 million) |
| Interest rate | 2.0% p.a., payable annually on 21.10. |
| Term to maturity | 7 years (21.10.2013–21.10.2020) |
| Listing | SIX Swiss Exchange |
| Securities number | 21 565 073 (SPS131) |

Fair value at the balance sheet date for disclosure purposes (level 1, based on the stock exchange price) was CHF 240.810 million [CHF 233.105 million].

The bond will be redeemed at its nominal value.

On 16.04.2014, Swiss Prime Site Ltd issued a bond with the following key data:

| | |
|-------------------|--|
| Issuing volume | CHF 300.000 million (book value on 30.06.2014 CHF 297.791 million) |
| Interest rate | 1.75% p.a., payable annually on 16.04. |
| Term to maturity | 7 years (16.04.2014–16.04.2021) |
| Listing | SIX Swiss Exchange |
| Securities number | 23 427 449 (SPS14) |

Fair value at the balance sheet date for disclosure purposes (level 1, based on the stock exchange price) was CHF 308.400 million.

The bond will be redeemed at its nominal value.

Convertible bond

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

| | |
|-------------------|--|
| Issuing volume | CHF 190.350 million (book value on 30.06.2014 CHF 188.433 million) |
| Interest rate | 1.875% p.a., payable annually on 21.06., starting on 21.06.2012 |
| Term to maturity | 5 years (21.06.2011–21.06.2016) |
| Conversion price | CHF 82.89 [CHF 82.89] (at issue CHF 83.97) |
| Listing | SIX Swiss Exchange |
| Securities number | 13 119 623 (SPS11) |

Fair value at the balance sheet date for disclosure purposes (level 1, based on the stock exchange price) was CHF 195.965 million [CHF 195.870 million].

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

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

Conversion price and number of possible shares given 100% conversion

| | 30.06.2014 Conversion price in CHF | 30.06.2014 Number of possible shares | 30.06.2013 Conversion price in CHF | 30.06.2013 Number of possible shares |
|--|---|---|---|---|
| Convertible bonds | | | | |
| 1.875%-convertible bond 20.01.2010–20.01.2015, CHF 251.655 million (issuing volume CHF 300.000 million)* | 70.97 | 3 545 935 | 70.97 | 3 545 935 |
| 1.875%-convertible bond 21.06.2011–21.06.2016, CHF 190.350 million | 82.89 | 2 296 417 | 82.89 | 2 296 417 |
| Total number of possible shares | | 5 842 352 | | 5 842 352 |

* recognised as non-current financial liabilities

Following is an overview of future contractual money outflows (including interest payments) from all financial liabilities as at the balance sheet date:

| in CHF 1000 | 30.06.2014 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 | 13 872 | 13 872 | 13 872 | – | – | – | – |
| Current financial liabilities | 873 886 | 883 984 | 419 849 | 464 135 | – | – | – |
| Other current liabilities | 104 107 | 104 107 | 104 107 | – | – | – | – |
| Non-current financial liabilities | 4 053 469 | 4 516 605 | 46 093 | 45 341 | 639 734 | 1 353 619 | 2 431 818 |
| Total non-derivative financial liabilities | 5 045 334 | 5 518 568 | 583 921 | 509 476 | 639 734 | 1 353 619 | 2 431 818 |
| Derivatives with negative fair values | 10 083 | 9 110 | 2 328 | 2 186 | 2 588 | 1 497 | 511 |
| Total derivative financial liabilities | 10 083 | 9 110 | 2 328 | 2 186 | 2 588 | 1 497 | 511 |
| Total financial liabilities | 5 055 417 | 5 527 678 | 586 249 | 511 662 | 642 322 | 1 355 116 | 2 432 329 |
| Total interest payments | | 470 524 | 52 942 | 46 761 | 84 384 | 178 619 | 107 818 |
| Total amortisation payments for finance liabilities | | 4 930 065 | 413 000 | 462 715 | 555 350 | 1 175 000 | 2 324 000 |

| in CHF 1000 | 31.12.2013 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 | 15 532 | 15 532 | 15 532 | – | – | – | – |
| Current financial liabilities | 1 089 639 | 1 094 000 | 961 635 | 132 365 | – | – | – |
| Other current liabilities | 138 444 | 138 444 | 138 444 | – | – | – | – |
| Non-current financial liabilities | 3 965 865 | 4 406 982 | 45 480 | 46 235 | 759 573 | 1 530 567 | 2 025 127 |
| Total non-derivative financial liabilities | 5 209 480 | 5 654 958 | 1 161 091 | 178 600 | 759 573 | 1 530 567 | 2 025 127 |
| Derivatives with negative fair values | 11 173 | 12 534 | 3 425 | 2 328 | 3 879 | 2 252 | 650 |
| Total derivative financial liabilities | 11 173 | 12 534 | 3 425 | 2 328 | 3 879 | 2 252 | 650 |
| Total financial liabilities | 5 220 653 | 5 667 492 | 1 164 516 | 180 928 | 763 452 | 1 532 819 | 2 025 777 |
| Total interest payments | | 442 807 | 48 485 | 47 600 | 80 378 | 166 217 | 100 127 |
| Total amortisation payments for finance liabilities | | 5 058 175 | 958 630 | 131 000 | 679 195 | 1 364 350 | 1 925 000 |

The weighted average residual term to maturity of all interest-bearing financial liabilities was 4.6 [4.0] years due to the contractual maturities.

Current and non-current financial liabilities split by interest rate

| in CHF 1000 | 30.06.2014 Total nominal value | 31.12.2013 Total nominal value |
|------------------------------------|-----------------------------------|-----------------------------------|
| Financial liabilities up to 1.00% | 373 800 | 485 450 |
| Financial liabilities up to 1.50% | 380 000 | 391 520 |
| Financial liabilities up to 2.00% | 1 409 165 | 1 681 605 |
| Financial liabilities up to 2.50% | 1 255 400 | 783 400 |
| Financial liabilities up to 3.00% | 738 000 | 862 500 |
| Financial liabilities up to 3.50% | 315 500 | 385 500 |
| Financial liabilities up to 4.00% | 424 200 | 424 200 |
| Financial liabilities up to 4.75% | 34 000 | 44 000 |
| Total financial liabilities | 4 930 065 | 5 058 175 |

The weighted average interest rate for all interest-bearing financial liabilities was 2.2% [2.2%]. The loans were mainly borrowed at fixed interest rates.

20 FUTURE OBLIGATIONS AND CONTINGENT LIABILITIES

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|---------------------------------|----------------|----------------|
| 2014 | 124 931 | 201 923 |
| 2015 | 31 779 | 18 899 |
| 2016 | 5 290 | – |
| Total future obligations | 162 000 | 220 822 |

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

| Properties | Planned completion | 30.06.2014 Outstanding payments in CHF 1 000 | 31.12.2013 Outstanding payments in CHF 1 000 |
|---|--------------------|--|--|
| Basel, Hochbergerstrasse 60/Stückli Business Park | 2014 | 1 478 | 4 528 |
| Bellinzona, Via San Gottardo | 2016 | 22 540 | – |
| Berne, Wankdorfallee 4/Swiss Post headquarters/ Majowa | 2014 | 34 466 | 63 736 |
| Berne, Weltpoststrasse 5 | 2014 | 3 994 | 11 607 |
| Grand-Lancy, Route des Jeunes 10/CCL La Praille | 2014 | 442 | 2 839 |
| Neuchâtel, Rue du Temple-Neuf 14 | 2014 | 5 759 | 10 660 |
| Rümlang, Hofwisenstrasse 50 | 2014 | 144 | 630 |
| Zurich, Flurstrasse 55/Flurpark | 2015 | 40 634 | 50 414 |
| Zurich, Hagenholzstrasse 60/SkyKey | 2014 | 10 269 | 14 835 |
| Zurich, Maaghof North and East | 2015 | 42 274 | 61 573 |
| Total outstanding payments/future obligations | | 162 000 | 220 822 |

Contingent liabilities

A contingent liability has been recorded since 31.12.2013 relating to an unresolved difference of opinion with the Swiss Federal Tax Administration (FTA). The dispute involves the imposition of interest on arrears linked to the reporting procedure surrounding withholding tax on dividend distributions within the Group. Notwithstanding what we view as proper and timely reporting of the distributions in 2012, four subsidiaries received requests for effective payment of the withholding tax and interest on arrears toward the end of 2013 and beginning of 2014. Due to the risk of substantial interest on arrears, Swiss Prime Site paid the withholding tax on 24.12.2013 as a precautionary measure. This amount was subsequently reimbursed by the FTA on 10.01.2014.

Swiss Prime Site filed an objection against the decision that was issued by the FTA. Based on a legal opinion, Swiss Prime Site believes that there are no legitimate or legal grounds for either the subsequent imposition of withholding taxes or the obligation to effect payment of interest on arrears. Although Swiss Prime Site is convinced that its actions are appropriate and is attempting to legally assert its point of view, a litigation risk exists. According to internal calculations, the interest on arrears would amount to maximum CHF 25.0 million in the case that a final decision in favour of the FTA was taken. Since the outcome of the dispute is still uncertain and the extent of the amounts to be ultimately paid in case of a negative outcome cannot be reliably determined due to the various possible outcome scenarios, no provision was considered necessary in accordance with IAS 37.

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

21 SUBSIDIARIES AND INVESTMENTS IN ASSOCIATES

Fully consolidated subsidiaries with a shareholding interest (direct or indirect) of 100%*

| Subsidiaries | Purpose | 30.06.2014 Share capital in CHF 1 000 | 31.12.2013 Share capital in CHF 1 000 |
|--|--|---|---|
| Clouds Gastro Ltd, Zurich | Restaurant business | 500 | 500 |
| Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld* | Real estate company | 1 000 | – |
| GLPH SA, Lancy** | Real estate company | 100 | 100 |
| Jelmoli Ltd, Zurich | Retail company | 6 600 | 6 600 |
| Perlavita Ltd, Zurich*** | Services provider in the residential sector, particularly assisted living | 100 | 100 |
| Perlavita Rosenau Ltd, Kirchberg*** | Operation of private senior residence and care facility with related services | 300 | 300 |
| Permed Ltd, Zurich**** | Personnel services provider in healthcare industry | – | 100 |
| SPS Beteiligungen Alpha Ltd, Olten | Investment company | 650 000 | 650 000 |
| SPS Beteiligungen Beta Ltd, Olten | Investment company | 450 000 | 450 000 |
| SPS Beteiligungen Gamma Ltd, Olten | Investment company | 300 000 | 300 000 |
| SPS Immobilien Ltd, Olten | Real estate company | 50 000 | 50 000 |
| Swiss Prime Site Fund Advisory Ltd II, Olten***** | Management, administration and general partner of a collective investment scheme | 100 | – |
| Swiss Prime Site Group Ltd, Olten***** | Services company | 100 | 100 |
| Tertianum Ltd, Zurich*** | Services provider in the residential sector, particularly assisted living | 9 562 | 9 562 |
| Tertianum Ticino Ltd, Muralto***** | Management of senior residences | – | 100 |
| Wincasa Ltd, Winterthur | Real estate services company | 1 500 | 1 500 |

* except Ensemble artisanal et commercial de Riantbosson S.A., 57.4% [31.0%] following increase of shareholding interest of 26.4% as at 15.01.2014

** operating business was sold end of 2013

*** acquired as at 12.07.2013

**** sold as at 17.03.2014

***** founded as at 28.03.2014

***** founded as at 25.11.2013

***** merged with Tertianum Ltd as at 01.01.2014

Investments in associates valued according to the equity method

| | | 30.06.2014 | 31.12.2013 |
|--|---------------------|---------------|---------------|
| | | Share capital | Share capital |
| Investments in associates | Purpose | in CHF 1 000 | in CHF 1 000 |
| Ensemble artisanal et commercial de Riantbosson S.A., Frauenfeld, shareholding of 57.4% [31.0%] | Real estate company | – | 1 000 |
| Parkgest Holding S.A., Geneva, shareholding of 38.8% | Parking | 4 750 | 4 750 |
| Parking Riponne S.A., Lausanne, shareholding of 27.1% | Parking | 5 160 | 5 160 |

Through the increase in the shareholding interest held in Ensemble artisanal et commercial de Riantbosson S.A. in Frauenfeld, this investment was no longer valued according to the equity method, but rather fully consolidated since the acquisition as at 15.01.2014. The full consolidation of the investment had no significant impact on the consolidated financial statements. The non-controlling interests amounted to CHF 0.701 million as at first consolidation.

22 EVENTS AFTER THE BALANCE SHEET DATE

The consolidated financial statements were approved for publication by the Board of Directors on 19.08.2014.

There were no other events occurring between 30.06.2014 and the date of publication of these consolidated financial statements that would result in adjustment of the book values of the Group's assets and liabilities as at 30.06., or which would need to be disclosed at this point.





EPRA key figures

EPRA KEY FIGURES (EUROPEAN PUBLIC REAL ESTATE ASSOCIATION)

EPRA earnings and EPRA earnings per share

| in CHF 1000 | 01.01.–30.06.2014 | 01.01.–30.06.2013 |
|---|-------------------|-------------------|
| Earnings per consolidated income statement | 137 223 | 222 321 |
| Excluding: | | |
| Revaluations of investment properties | (53 551) | (169 786) |
| Result from property sales | (3 928) | 239 |
| Result on sales of trading properties | n/a | n/a |
| Tax on profits on disposals, gross | 545 | (7) |
| Negative goodwill/goodwill impairment | n/a | n/a |
| Changes in fair value of financial instruments | (904) | (6 142) |
| Transaction costs on acquisitions of group companies and associated companies | n/a | n/a |
| Deferred taxes in respect of EPRA adjustments | 12 018 | 34 590 |
| Adjustments in respect of associated companies | n/a | n/a |
| Adjustments in respect of non-controlling interests | (928) | n/a |
| EPRA earnings | 90 475 | 81 215 |
| Average number of outstanding shares | 60 493 316 | 60 241 807 |
| EPRA earnings per share in CHF | 1.50 | 1.35 |

EPRA net asset value (NAV)

| in CHF 1000 | 30.06.2014 | 31.12.2013 |
|---|------------------|------------------|
| NAV as per consolidated balance sheet* | 4 024 348 | 4 107 345 |
| Dilution effects from exercise of options, convertibles and other equity interests | 438 122 | 437 234 |
| Diluted NAV, after the exercise of options, convertibles and other equity interests | 4 462 470 | 4 544 579 |
| Including: | | |
| Revaluation of investment properties (if IAS 40 cost option is used) | n/a | n/a |
| Revaluation of properties under construction (if IAS 40 cost option is used) | n/a | n/a |
| Revaluation of other non-current investments | n/a | n/a |
| Revaluation of tenant leases held as finance leases | n/a | n/a |
| Revaluation of trading properties | 9 228 | 7 305 |
| Excluding: | | |
| Fair value of derivative financial instruments | 10 083 | 10 893 |
| Deferred taxes | 914 843 | 891 140 |
| Goodwill as a result of deferred taxes | n/a | n/a |
| Adjustments in respect of associated companies | n/a | n/a |
| EPRA NAV | 5 396 624 | 5 453 917 |
| Number of outstanding shares (diluted) | 66 342 666 | 66 326 517 |
| EPRA NAV per share in CHF | 81.34 | 82.23 |

* attributable to shareholders of Swiss Prime Site Ltd

EPRA triple net asset value (NNNAV)

| in CHF 1000 | 30.06.2014 | 31.12.2013 |
|--|------------------|------------------|
| EPRA NAV | 5 396 624 | 5 453 917 |
| Including: | | |
| Fair value of derivative financial instruments | (10 083) | (10 893) |
| Revaluation of financial debts | (205 655) | (113 235) |
| Deferred taxes | (900 447) | (883 214) |
| EPRA NNNAV | 4 280 439 | 4 446 575 |
| Number of outstanding shares (diluted) | 66 342 666 | 66 326 517 |
| EPRA NNNAV per share in CHF | 64.52 | 67.04 |

EPRA net yield on rental income (NIY)

| in CHF 1000 | | 30.06.2014 | 31.12.2013 |
|--|-----|------------------|------------------|
| Investment properties – wholly owned | | 9 522 266 | 9 311 703 |
| Investment properties – share of joint ventures/funds | | n/a | n/a |
| Trading properties | | 35 762 | 27 785 |
| less properties under construction and development sites, building land and trading properties | | (655 769) | (562 502) |
| Value of completed property portfolio | | 8 902 259 | 8 776 986 |
| Allowance for estimated purchasers' costs | | n/a | n/a |
| Gross up value of completed property portfolio | A | 8 902 259 | 8 776 986 |
| Annualised rental income | | 427 945 | 420 966 |
| Property outgoings | | (56 047) | (61 236) |
| Annualised net rental income | B | 371 898 | 359 730 |
| Add: notional rent expiration of rent free periods or other lease incentives | | 2 113 | 403 |
| Topped-up net annualised rental income | C | 374 011 | 360 133 |
| EPRA NIY | B/A | 4.2% | 4.1% |
| EPRA «topped-up» NIY | C/A | 4.2% | 4.1% |

EPRA vacancy rate

| in CHF 1 000 | 30.06.2014 | 31.12.2013 |
|---|-------------|-------------|
| Estimated rental value of vacant space | 26 134 | 26 242 |
| Estimated rental value of the whole portfolio | 458 723 | 455 392 |
| EPRA vacancy rate | 5.7% | 5.8% |





Property details

FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|--|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Commercial properties without significant residential space | | | | | | |
| Aarau, Bahnhofstrasse 23 | 9 255 000.00 | 14 820 000.00 | 306 101.00 | 0.00 | 306 101.00 | 0.0 |
| Affoltern a. A., Obere Bahnhofstrasse 14 | 5 394 000.00 | 7 962 000.00 | 191 826.35 | 43 950.00 | 147 876.35 | 22.9 |
| Amriswil, Weinfelderstrasse 74 | 5 408 000.00 | 7 153 000.00 | 242 833.85 | 1 709.10 | 241 124.75 | 0.7 |
| Baden, Bahnhofstrasse 2 | 5 524 000.00 | 9 181 000.00 | 202 295.10 | 0.00 | 202 295.10 | 0.0 |
| Baden, Weite Gasse 34, 36 | 5 702 000.00 | 8 732 000.00 | 194 927.10 | 0.00 | 194 927.10 | 0.0 |
| Basel, Aeschenvorstadt 2–4 | 36 276 000.00 | 41 930 000.00 | 1 005 180.72 | 1 800.00 | 1 003 380.72 | 0.2 |
| Basel, Barfüsserplatz 3 | 23 524 000.00 | 34 940 000.00 | 737 140.00 | 6 518.00 | 730 622.00 | 0.9 |
| Basel, Centralbahnplatz 9/10 | 13 910 000.00 | 18 550 000.00 | 415 577.57 | 0.00 | 415 577.57 | 0.0 |
| Basel, Elisabethenstrasse 15 | 27 650 000.00 | 28 030 000.00 | 686 547.38 | 71 940.00 | 614 607.38 | 10.5 |
| Basel, Freie Strasse 26/ Falknerstrasse 3 | 17 583 000.00 | 38 640 000.00 | 743 561.10 | 50 582.10 | 692 979.00 | 6.8 |
| Basel, Freie Strasse 36 | 24 243 000.00 | 40 910 000.00 | 844 620.00 | 0.00 | 844 620.00 | 0.0 |
| Basel, Freie Strasse 68 | 48 231 000.00 | 43 330 000.00 | 1 472 277.48 | 755 409.48 | 716 868.00 | 51.3 |
| Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19 | 27 423 000.00 | 29 770 000.00 | 752 187.42 | 9 032.52 | 743 154.90 | 1.2 |
| Basel, Hochbergerstrasse 40/ parking | 3 437 000.00 | 3 999 000.00 | 274 186.90 | 32 520.00 | 241 666.90 | 11.9 |
| Basel, Hochbergerstrasse 60/ building 805 | 5 998 000.00 | 4 070 000.00 | 150 652.20 | 0.00 | 150 652.20 | 0.0 |
| Basel, Hochbergerstrasse 60/ building 860 | 2 529 000.00 | 2 007 000.00 | 57 591.85 | 45 160.60 | 12 431.25 | 78.4 |
| Basel, Hochbergerstrasse 60/ Stücki Business Park 60A–E | 105 853 000.00 | 95 820 000.00 | 3 198 835.83 | 1 069 422.55 | 2 129 413.28 | 33.4 |
| Basel, Hochbergerstrasse 62 | 1 457 000.00 | 9 774 000.00 | 212 136.00 | 0.00 | 212 136.00 | 0.0 |
| Basel, Hochbergerstrasse 70/ Stücki shopping centre | 279 030 000.00 | 267 920 000.00 | 9 041 005.95 | 1 306 505.70 | 7 734 500.25 | 14.5 |
| Basel, Messeplatz 12/Meseturm | 172 980 000.00 | 200 500 000.00 | 4 674 288.00 | 0.00 | 4 674 288.00 | 0.0 |
| Basel, Peter Merian-Strasse 80 | 49 233 000.00 | 48 810 000.00 | 1 325 380.64 | 122 153.22 | 1 203 227.42 | 9.2 |
| Basel, Rebgrasse 20 | 48 084 000.00 | 39 530 000.00 | 1 304 150.52 | 19 088.50 | 1 285 062.02 | 1.5 |
| Belp, Aemmenmattstrasse 43 | 34 730 000.00 | 19 490 000.00 | 795 543.45 | 294 286.50 | 501 256.95 | 37.0 |
| Berlingen, Seestrasse 83, 88, 101, 154 | 18 316 000.00 | 35 200 000.00 | 984 999.90 | 0.00 | 984 999.90 | 0.0 |
| Berlingen, Seestrasse 110 | 5 278 000.00 | 1 700 000.00 | 93 458.05 | 28 260.00 | 65 198.05 | 30.2 |
| Berne, Bahnhofplatz 9 | 8 472 000.00 | 13 520 000.00 | 276 785.20 | 0.00 | 276 785.20 | 0.0 |
| Berne, Genfergasse 14 | 84 776 000.00 | 107 430 000.00 | 2 140 393.05 | 0.00 | 2 140 393.05 | 0.0 |
| Berne, Laupenstrasse 6 | 8 022 000.00 | 11 430 000.00 | 294 982.80 | 0.00 | 294 982.80 | 0.0 |
| Berne, Mingerstrasse 12–18/ PostFinance Arena | 106 423 000.00 | 113 330 000.00 | 3 291 930.40 | 0.00 | 3 291 930.40 | 0.0 |
| Berne, Schwarztorstrasse 48 | 48 789 000.00 | 49 500 000.00 | 1 410 024.00 | 0.00 | 1 410 024.00 | 0.0 |
| Berne, Weltpoststrasse 5 | 108 691 000.00 | 79 420 000.00 | 1 953 741.45 | 451 371.05 | 1 502 370.40 | 23.1 |
| Biel, Solothurnstrasse 122 | 6 861 000.00 | 8 408 000.00 | 257 395.15 | 570.05 | 256 825.10 | 0.2 |
| Brugg, Hauptstrasse 2 | 13 086 000.00 | 13 670 000.00 | 534 712.10 | 51 105.10 | 483 607.00 | 9.6 |
| Buchs, St. Gallerstrasse 5 | 7 690 000.00 | 6 747 000.00 | 212 855.25 | 804.00 | 212 051.25 | 0.4 |
| Burgdorf, Emmentalstrasse 14 | 8 752 000.00 | 8 646 000.00 | 276 833.85 | 12 450.00 | 264 383.85 | 4.5 |

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

GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated 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 | 790 | 40.5 | 2 492 | no | 1904 | | 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 | 72 | 1.9 | 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 | 421 | 9.8 | 953 | yes, no action required | 1933 | 1993, total renovation | 31.10.1999 | sole ownership |
| Basel, Freie Strasse 26/ Falknerstrasse 3 | 333 | 11.6 | 471 | no | 1854 | 1980, total renovation | 01.07.1999 | sole ownership |
| Basel, Freie Strasse 36 | 0 | 0.0 | 517 | no | 1894 | 2003, partial renovation | 29.10.2009 | sole ownership |
| Basel, Freie Strasse 68 | 5 139 | 68.9 | 1 461 | no | 1930 | 1999, internal renovation | 31.10.1999 | sole ownership |
| Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19 | 47 | 0.7 | 2 387 | yes, no action required | 1949 | 1985, total renovation | 31.10.1999 | sole ownership |
| Basel, Hochbergerstrasse 40/ parking | 0 | 0.0 | 4 209 | no | 1976 | | 29.10.2009 | sole ownership, land lease |
| Basel, Hochbergerstrasse 60/ building 805 | 0 | 0.0 | 5 420 | yes, no action required | 1958 | 2006, partial renovation | 29.10.2009 | sole ownership |
| Basel, Hochbergerstrasse 60/ building 860 | 662 | 73.8 | 980 | yes, no action required | 1990 | | 29.10.2009 | sole ownership |
| Basel, Hochbergerstrasse 60/ Stückli Business Park 60A–E | 11 630 | 31.1 | 8 343 | yes, no action required | 2008 | | 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 centre | 10 434 | 19.3 | 46 416 | yes, almost fully decontam- inated upon construction | 2009 | | 29.10.2009 | sole ownership |
| Basel, Messeplatz 12/Messeturm | 0 | 0.0 | 2 137 | yes, no action required | 2003 | | 01.06.2001 | sole ownership, partial land lease |
| Basel, Peter Merian-Strasse 80 | 1 375 | 15.1 | 19 214 | no | 1999 | | 01.04.2001 | freehold property |
| Basel, Rebgrasse 20 | 173 | 1.9 | 3 713 | yes, no action required | 1973 | 1998, partial renovation | 29.10.2009 | sole ownership |
| Belp, Aemmenmattstrasse 43 | 3 450 | 37.3 | 5 863 | yes, no action required | 1991 | | 01.11.1999 | sole ownership |
| Berlingen, Seestrasse 83, 88, 101, 154 | 0 | 0.0 | 10 321 | no | 1948–1998 | | 12.07.2013 | sole ownership |
| Berlingen, Seestrasse 110 | 1 130 | 60.0 | 1 293 | no | 1992 | | 12.07.2013 | 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 | 29 098 | yes, no action required | 1969/2009 | 2009, total renovation | 01.09.2008 | sole ownership, land lease |
| Berne, Schwarztorstrasse 48 | 0 | 0.0 | 1 959 | no | 1981 | 2011, internal renovation | 31.10.1999 | sole ownership |
| Berne, Weltpoststrasse 5 | 5 091 | 19.4 | 31 074 | no | 1975/1985 | 2013, total renovation | 01.03.2000 | sole ownership, land lease |
| Biel, Solothurnstrasse 122 | 22 | 0.7 | 3 885 | no | 1961 | 1993, total renovation | 29.10.2009 | sole ownership, land lease |
| Brugg, Hauptstrasse 2 | 1 088 | 24.6 | 3 364 | no | 1958 | 2000, partial renovation | 29.10.2009 | sole ownership |
| Buchs, St. Gallerstrasse 5 | 30 | 1.7 | 2 192 | no | 1995 | | 31.10.1999 | sole ownership |
| Burgdorf, Emmentalstrasse 14 | 144 | 7.0 | 1 845 | no | 1972 | 1998, total renovation | 31.10.1999 | sole ownership |

* The register of contaminated 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 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|--|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Commercial properties without significant residential space | | | | | | |
| Burgdorf , industry Buchmatt | 13 083 066.00 | 14 400 000.00 | 396 835.80 | 0.00 | 396 835.80 | 0.0 |
| Carouge , Avenue Cardinal-Mermillod 36–44 | 98 444 000.00 | 153 200 000.00 | 4 380 556.53 | 8 947.50 | 4 371 609.03 | 0.2 |
| Cham , Dorfplatz 2 | 4 575 000.00 | 4 945 000.00 | 127 276.50 | 0.00 | 127 276.50 | 0.0 |
| Conthey , Route Cantonale 2 | 3 523 000.00 | 7 436 000.00 | 191 612.70 | 0.00 | 191 612.70 | 0.0 |
| Conthey , Route Cantonale 4 | 14 864 000.00 | 22 280 000.00 | 703 028.40 | 9 000.00 | 694 028.40 | 1.3 |
| Conthey , Route Cantonale 11 | 16 507 353.99 | 29 930 000.00 | 953 308.24 | 6 830.00 | 946 478.24 | 0.7 |
| Dietikon , Bahnhofplatz 11/ Neumattstrasse 24 | 7 359 000.00 | 10 100 000.00 | 252 625.75 | 1 980.00 | 250 645.75 | 0.8 |
| Dietikon , Kirchstrasse 20 | 8 262 000.00 | 11 600 000.00 | 287 561.20 | 0.00 | 287 561.20 | 0.0 |
| Dietikon , Zentralstrasse 12 | 4 191 000.00 | 5 606 000.00 | 244 341.90 | 0.00 | 244 341.90 | 0.0 |
| Dübendorf , Bahnhofstrasse 1 | 5 501 000.00 | 6 847 000.00 | 223 428.00 | 0.00 | 223 428.00 | 0.0 |
| Eyholz , Kantonsstrasse 79 | 3 568 000.00 | 4 766 000.00 | 144 438.30 | 0.00 | 144 438.30 | 0.0 |
| Frauenfeld , St. Gallerstrasse 30–30c | 34 818 000.00 | 33 200 000.00 | 854 774.40 | 0.00 | 854 774.40 | 0.0 |
| Frauenfeld , Zürcherstrasse 305 | 7 835 000.00 | 8 712 000.00 | 285 133.80 | 0.00 | 285 133.80 | 0.0 |
| Frick , Hauptstrasse 132/ Fricktal Centre A3 | 15 203 000.00 | 20 930 000.00 | 566 511.45 | 35 640.00 | 530 871.45 | 6.3 |
| Füllinsdorf , Schneckelerstrasse 1 | 10 891 000.00 | 11 140 000.00 | 362 392.70 | 48 981.90 | 313 410.80 | 13.5 |
| Geneva , Centre Rhône-Fusterie | 45 838 000.00 | 99 520 000.00 | 1 546 842.00 | 0.00 | 1 546 842.00 | 0.0 |
| Geneva , Place Cornavin 10 | 15 476 000.00 | 26 700 000.00 | 663 713.35 | 0.00 | 663 713.35 | 0.0 |
| Geneva , Place du Molard 2–4 | 140 334 000.00 | 237 770 000.00 | 4 355 267.30 | 42 891.00 | 4 312 376.30 | 1.0 |
| Geneva , Route de Meyrin 49 | 57 789 000.00 | 62 160 000.00 | 1 909 698.70 | 310 670.00 | 1 599 028.70 | 16.3 |
| Geneva , Rue Céard 14/Croix-d'Or 11 | 11 341 000.00 | 20 290 000.00 | 162 530.00 | 0.00 | 162 530.00 | 0.0 |
| Geneva , Rue de Rive 3 | 17 039 000.00 | 33 800 000.00 | 677 856.90 | 80 968.50 | 596 888.40 | 11.9 |
| Geneva , Rue du Rhône 48–50 | 135 032 000.00 | 493 570 000.00 | 10 097 899.68 | 198 743.40 | 9 899 156.28 | 2.0 |
| Glatbrugg , Schaffhauserstrasse 59 | 6 092 000.00 | 5 829 000.00 | 188 952.79 | 9 815.59 | 179 137.20 | 5.2 |
| Gossau , Wilerstrasse 82 | 14 953 000.00 | 20 690 000.00 | 558 166.30 | 0.00 | 558 166.30 | 0.0 |
| Grand-Lancy , Route des Jeunes 10/ CCL La Praille | 182 883 000.00 | 271 710 000.00 | 7 399 695.75 | 31 295.60 | 7 368 400.15 | 0.4 |
| Grand-Lancy , Route des Jeunes 12 | 64 101 000.00 | 52 380 000.00 | 1 582 784.25 | 61 606.60 | 1 521 177.65 | 3.9 |
| Heimberg , Gurnigelstrasse 38 | 4 601 747.00 | 8 861 000.00 | 301 761.90 | 0.00 | 301 761.90 | 0.0 |
| Horgen , Zugerstrasse 22, 24 | 7 938 000.00 | 11 600 000.00 | 303 996.45 | 2 916.00 | 301 080.45 | 1.0 |
| La Chaux-de-Fonds , Boulevard des Eplatures 44 | 4 372 000.00 | 6 623 000.00 | 216 778.50 | 0.00 | 216 778.50 | 0.0 |
| Lachen , Seidenstrasse 2 | 6 276 000.00 | 6 620 000.00 | 173 149.20 | 0.00 | 173 149.20 | 0.0 |
| Lausanne , Avenue de Chailly 1, sold | 0.00 | 0.00 | 27 802.50 | 0.00 | 27 802.50 | 0.0 |
| Lausanne , Rue de Sébeillon 9/ Sébeillon Centre | 15 867 000.00 | 13 000 000.00 | 481 987.00 | 5 365.70 | 476 621.30 | 1.1 |
| Lausanne , Rue du Pont 5 | 39 099 000.00 | 139 220 000.00 | 3 664 191.12 | 6 300.00 | 3 657 891.12 | 0.2 |
| Locarno , Largo Zorzi 4/Piazza Grande | 19 935 000.00 | 25 850 000.00 | 773 745.15 | 1 540.00 | 772 205.15 | 0.2 |

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

GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated sites* (entry yes/no) | Built | Year of renovation/ type of renovation | Acquired | Ownership status |
|---|--|------|--------------------|--|-----------|---|------------|---------------------------------------|
| Commercial properties without significant residential space | | | | | | | | |
| Burgdorf, industry Buchmatt | 0 | 0.0 | 15 141 | no | 1973 | | 29.10.2009 | sole ownership, partial land lease |
| Carouge, Avenue Cardinal-Mermillod 36–44 | 297 | 0.8 | 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 | 59 | 1.2 | 7 444 | no | 2009 | | 29.10.2009 | sole ownership, land lease |
| Conthey, Route Cantonale 11 | 84 | 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 | 1 308 | no | 1988 | | 31.10.1999 | sole ownership, land lease |
| Eyholz, Kantonsstrasse 79 | 0 | 0.0 | 2 719 | no | 1991 | | 29.10.2009 | sole ownership, land lease |
| Frauenfeld, St. Gallerstrasse 30–30c | 0 | 0.0 | 8 842 | no | 1991 | | 12.07.2013 | sole ownership |
| 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 | 393 | 7.9 | 13 365 | no | 2007 | | 29.10.2009 | sole ownership |
| Füllinsdorf, Schneekelerstrasse 1 | 455 | 10.6 | 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 | 71 | 1.0 | 1 718 | no | 1690 | 2002, total renovation | 29.10.2009 | sole ownership |
| Geneva, Route de Meyrin 49 | 2 071 | 20.5 | 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 | 270 | 14.2 | 377 | no | 1900 | 2002, partial renovation | 29.10.2009 | sole ownership |
| Geneva, Rue du Rhône 48–50 | 354 | 1.1 | 5 166 | no | 1921 | 2002, partial renovation | 29.10.2009 | sole ownership |
| Glattbrugg, Schaffhauserstrasse 59 | 147 | 9.5 | 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/ CCL La Praille | 452 | 1.4 | 20 597 | no | 2002 | | 29.10.2009 | sole ownership, land lease |
| Grand-Lancy, Route des Jeunes 12 | 41 | 0.3 | 5 344 | no | 2003 | | 29.10.2009 | sole ownership, land lease |
| Heimberg, Gurnigelstrasse 38 | 0 | 0.0 | 7 484 | no | 2000 | | 29.10.2009 | sole ownership, land lease |
| 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, sold | | | | | | | | |
| 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 | 24 | 0.1 | 3 884 | no | 1910 | 2004, partial renovation | 29.10.2009 | sole ownership |
| Locarno, Largo Zorzi 4/Piazza Grande | 69 | 1.0 | 2 365 | no | 1956 | 2001, partial renovation | 29.10.2009 | sole ownership |

* The register of contaminated 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 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|--|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Commercial properties without significant residential space | | | | | | |
| Locarno , parking Centro | 10 516 000.00 | 14 960 000.00 | 561 379.70 | 0.00 | 561 379.70 | 0.0 |
| Locarno , Via delle Monache 8 | 1 220 000.00 | 901 200.00 | 33 939.80 | 110.00 | 33 829.80 | 0.3 |
| Lutry , Route de l'Ancienne Cible 2 | 18 838 000.00 | 27 950 000.00 | 843 096.05 | 0.00 | 843 096.05 | 0.0 |
| Lucerne , Kreuzbuchstrasse 33/35 | 47 095 000.00 | 21 810 000.00 | 940 400.40 | 0.00 | 940 400.40 | 0.0 |
| Lucerne , Pilatusstrasse 4/Flora | 40 245 000.00 | 62 290 000.00 | 1 438 655.95 | 0.00 | 1 438 655.95 | 0.0 |
| Lucerne , Schwanenplatz 3 | 7 878 000.00 | 15 060 000.00 | 308 645.70 | 0.00 | 308 645.70 | 0.0 |
| Lucerne , Weggisgasse 20, 22 | 9 206 000.00 | 16 670 000.00 | 331 242.00 | 0.00 | 331 242.00 | 0.0 |
| Lucerne , Weinberglistrasse 4/ Tribtschenstrasse 62 | 49 079 000.00 | 53 190 000.00 | 1 614 176.27 | 16 038.10 | 1 598 138.17 | 1.0 |
| Meilen , Seestrasse 545 | 12 169 000.00 | 6 250 000.00 | 254 913.30 | 0.00 | 254 913.30 | 0.0 |
| Meyrin , Route de Meyrin 210 | 1 738 000.00 | 2 194 000.00 | 96 215.10 | 0.00 | 96 215.10 | 0.0 |
| Neuchâtel , Avenue J.-J. Rousseau 7 | 9 025 000.00 | 7 682 000.00 | 255 204.00 | 4 806.00 | 250 398.00 | 1.9 |
| Neuchâtel , Rue de l'Ecluse 19/ parking | 332 726.00 | 503 900.00 | 18 660.00 | 1 620.00 | 17 040.00 | 8.7 |
| Neuchâtel , Rue du Temple-Neuf 11 | 3 162 273.00 | 4 659 000.00 | 145 570.05 | 100.00 | 145 470.05 | 0.1 |
| Neuchâtel , Rue du Temple-Neuf 14 | 32 987 000.00 | 33 990 000.00 | 171 712.60 | 50 969.00 | 120 743.60 | 29.7 |
| Niederwangen near Berne , Riedmoosstrasse 10 | 28 264 000.00 | 39 730 000.00 | 1 182 338.70 | 0.00 | 1 182 338.70 | 0.0 |
| Oberbüren , Buchental 2 | 5 772 000.00 | 12 590 000.00 | 383 461.80 | 0.00 | 383 461.80 | 0.0 |
| Oberbüren , Buchental 3 | 2 851 000.00 | 3 536 000.00 | 169 201.50 | 21 060.00 | 148 141.50 | 12.4 |
| Oberbüren , Buchental 3a | 2 036 000.00 | 2 924 000.00 | 120 026.10 | 0.00 | 120 026.10 | 0.0 |
| Oberbüren , Buchental 4 | 21 201 000.00 | 25 200 000.00 | 748 948.50 | 0.00 | 748 948.50 | 0.0 |
| Oberbüren , Buchental 5 | 1 077 965.00 | 975 500.00 | 32 700.00 | 0.00 | 32 700.00 | 0.0 |
| Oberwil , Mühlemattstrasse 23 | 3 441 109.00 | 3 090 000.00 | 152 421.60 | 0.00 | 152 421.60 | 0.0 |
| Oftringen , Spitalweidstrasse 1/ shopping centre a1 | 73 793 000.00 | 103 290 000.00 | 2 999 638.80 | 38 208.90 | 2 961 429.90 | 1.3 |
| Olten , Bahnhofquai 18 | 25 728 000.00 | 27 520 000.00 | 789 051.60 | 9 129.60 | 779 922.00 | 1.2 |
| Olten , Bahnhofquai 20 | 37 060 000.00 | 39 330 000.00 | 1 028 864.40 | 850.00 | 1 028 014.40 | 0.1 |
| Olten , Frohburgstrasse 1 | 6 944 000.00 | 6 309 000.00 | 68 799.00 | 19 323.00 | 49 476.00 | 28.1 |
| Olten , Frohburgstrasse 15 | 8 860 000.00 | 11 650 000.00 | 301 716.00 | 2 982.00 | 298 734.00 | 1.0 |
| Olten , Solothurnerstrasse 201 | 4 080 000.00 | 6 152 000.00 | 166 549.80 | 0.00 | 166 549.80 | 0.0 |
| Olten , Solothurnerstrasse 231–235/ Usego | 30 617 000.00 | 23 830 000.00 | 887 244.80 | 404 077.40 | 483 167.40 | 45.5 |
| Ostermundigen , Mitteldorfstrasse 16 | 46 088 000.00 | 31 200 000.00 | 798 053.40 | 0.00 | 798 053.40 | 0.0 |
| Otelfingen , Industriestrasse 19/21 | 110 666 000.00 | 100 740 000.00 | 3 709 617.19 | 98 995.90 | 3 610 621.29 | 2.7 |
| Otelfingen , Industriestrasse 31 | 20 726 000.00 | 23 840 000.00 | 765 793.80 | 450.00 | 765 343.80 | 0.1 |
| Payerne , Route de Bussy 2 | 14 954 184.04 | 23 050 000.00 | 610 980.00 | 0.00 | 610 980.00 | 0.0 |
| Petit-Lancy , Route de Chancy 59 | 103 911 000.00 | 128 710 000.00 | 3 717 051.24 | 537 925.98 | 3 179 125.26 | 14.5 |
| Pfäffikon SZ , Huobstrasse 5 | 54 284 000.00 | 57 750 000.00 | 1 399 999.80 | 0.00 | 1 399 999.80 | 0.0 |

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

GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated sites* (entry yes/no) | Built | Year of renovation/ type of renovation | Acquired | Ownership status |
|---|--|------|--------------------|--|-----------|---|------------|---------------------------------------|
| Commercial properties without significant residential space | | | | | | | | |
| Locarno, parking Centro | 0 | 0.0 | 4 013 | no | 1990 | 2001, total renovation | 29.10.2009 | sole ownership, land lease |
| Locarno, Via delle Monache 8 | 0 | 0.0 | 2 409 | no | 1989 | | 29.10.2009 | freehold property |
| Lutry, Route de l'Ancienne Ciblerie 2 | 99 | 3.1 | 13 150 | no | 2006 | | 29.10.2009 | freehold property |
| Lucerne, Kreuzbuchstrasse 33/35 | 0 | 0.0 | 14 402 | no | 2010 | | 12.07.2013 | sole ownership, land lease |
| 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 | 138 | 1.2 | 11 466 | yes, no action required | 1991 | 1993, total renovation | 01.04.2001 | sole ownership |
| Meilen, Seestrasse 545 | 0 | 0.0 | 1 645 | yes, no action required | 2008 | | 12.07.2013 | sole ownership, land lease |
| Meyrin, Route de Meyrin 210 | 0 | 0.0 | 3 860 | no | 1979 | 1999, partial renovation | 29.10.2009 | sole ownership, 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 | 0 | 0.0 | 262 | no | 1953 | 1993, partial renovation | 29.10.2009 | sole ownership |
| Neuchâtel, Rue du Temple-Neuf 14 | 1 064 | 15.4 | 1 938 | no | 1902/2014 | | 29.10.2009 | sole ownership |
| Niederwangen near Berne, 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 | 226 | 9.6 | 4 651 | no | 1964 | | 29.10.2009 | sole ownership |
| Oberbüren, Buchental 3a | 0 | 0.0 | 3 613 | no | 1964 | | 29.10.2009 | sole ownership |
| Oberbüren, Buchental 4 | 0 | 0.0 | 4 963 | no | 1990 | | 29.10.2009 | sole ownership |
| Oberbüren, Buchental 5 | 0 | 0.0 | 3 456 | yes, no action required | 1920 | | 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 | 726 | 3.6 | 42 031 | no | 2006 | | 29.10.2009 | sole ownership |
| Olten, Bahnhofquai 18 | 109 | 2.1 | 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, Frohburgstrasse 1 | 147 | 12.7 | 379 | no | 1899 | 2009, total renovation | 01.07.2008 | sole ownership |
| Olten, Frohburgstrasse 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 | 5 796 | 48.5 | 12 922 | no | 1907 | 2011, total renovation | 29.10.2009 | sole ownership |
| Ostermundigen, Mitteldorfstrasse 16 | 0 | 0.0 | 7 503 | no | 2009 | | 12.07.2013 | sole ownership |
| Otelfingen, Industriestrasse 19/21 | 2 133 | 2.6 | 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 | 2 442 | 11.0 | 13 052 | no | 1990 | | 01.03.2000 | sole ownership |
| Pfäffikon SZ, Huobstrasse 5 | 0 | 0.0 | 7 005 | no | 2004 | | 12.07.2013 | sole ownership |

* The register of contaminated 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 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|---|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Commercial properties without significant residential space | | | | | | |
| Rapperswil-Jona, Grünfeldstrasse 25, sold | 0.00 | 0.00 | 333 195.00 | 0.00 | 333 195.00 | 0.0 |
| Rapperswil-Jona, Rathausstrasse 8 | 16 024 000.00 | 19 340 000.00 | 525 819.80 | 1 500.00 | 524 319.80 | 0.3 |
| Romanel, Chemin du Marais 8 | 15 189 000.00 | 19 790 000.00 | 610 887.30 | 0.00 | 610 887.30 | 0.0 |
| Rümlang, Hofwisenstrasse 50 | 37 026 000.00 | 22 890 000.00 | 957 386.10 | 621 464.00 | 335 922.10 | 64.9 |
| Schwyz, Oberer Steisteg 18, 20 | 9 319 000.00 | 8 789 000.00 | 262 769.90 | 0.00 | 262 769.90 | 0.0 |
| Solothurn, Amthausplatz 1 | 15 368 000.00 | 12 620 000.00 | 426 694.70 | 0.00 | 426 694.70 | 0.0 |
| Spreitenbach, Industriestrasse/Tivoli | 6 955 000.00 | 9 861 000.00 | 242 100.30 | 0.00 | 242 100.30 | 0.0 |
| Spreitenbach, Müslistrasse 44 | 3 220 869.21 | 4 251 000.00 | 112 686.90 | 0.00 | 112 686.90 | 0.0 |
| Spreitenbach, Pfadackerstrasse 6/ Limmatpark | 108 893 000.00 | 92 350 000.00 | 3 281 485.15 | 463 120.80 | 2 818 364.35 | 14.1 |
| St. Gallen, Bohl 1/Goliathgasse 6 | 21 664 000.00 | 26 880 000.00 | 668 812.00 | 6 570.00 | 662 242.00 | 1.0 |
| St. Gallen, Spisergasse 12 | 7 199 000.00 | 10 690 000.00 | 245 206.00 | 0.00 | 245 206.00 | 0.0 |
| St. Gallen, Zürcherstrasse 462–464/ Shopping Arena | 202 251 000.00 | 304 410 000.00 | 8 466 437.83 | 94 256.81 | 8 372 181.02 | 1.1 |
| Sursee, Moosgasse 20 | 7 589 000.00 | 12 100 000.00 | 327 249.60 | 0.00 | 327 249.60 | 0.0 |
| Thalwil, Gotthardstrasse 40 | 3 866 000.00 | 5 473 000.00 | 134 536.50 | 0.00 | 134 536.50 | 0.0 |
| Thun, Bälliz 67 | 13 283 000.00 | 15 530 000.00 | 306 936.35 | 0.00 | 306 936.35 | 0.0 |
| Thun, Göttibachweg 2–2e, 4, 6, 8 | 42 875 000.00 | 39 000 000.00 | 1 110 744.30 | 0.00 | 1 110 744.30 | 0.0 |
| Uster, Poststrasse 10 | 8 268 000.00 | 7 786 000.00 | 188 508.00 | 0.00 | 188 508.00 | 0.0 |
| Uster, Poststrasse 14/20 | 9 347 000.00 | 11 790 000.00 | 368 168.95 | 30 595.20 | 337 573.75 | 8.3 |
| Vernier, Chemin de l'Etang 72/ Patio Plaza | 82 285 000.00 | 91 760 000.00 | 2 896 130.20 | 888 720.70 | 2 007 409.50 | 30.7 |
| Vevey, Rue de la Clergère 1 | 11 353 000.00 | 11 670 000.00 | 358 332.00 | 0.00 | 358 332.00 | 0.0 |
| Wabern, Nesslerenweg 30 | 35 423 000.00 | 17 950 000.00 | 503 437.50 | 0.00 | 503 437.50 | 0.0 |
| Wil, Obere Bahnhofstrasse 40 | 11 088 000.00 | 17 720 000.00 | 434 887.80 | 0.00 | 434 887.80 | 0.0 |
| Winterthur, Theaterstrasse 17 | 65 123 000.00 | 69 170 000.00 | 1 705 712.10 | 0.00 | 1 705 712.10 | 0.0 |
| Winterthur, Untertor 24 | 6 495 000.00 | 9 580 000.00 | 156 936.00 | 0.00 | 156 936.00 | 0.0 |
| Worblaufen, Alte Tiefenastrasse 6 | 70 897 000.00 | 83 730 000.00 | 2 385 845.40 | 0.00 | 2 385 845.40 | 0.0 |
| Zollikon, Bergstrasse 17, 19 | 9 603 000.00 | 11 090 000.00 | 312 623.50 | 53 798.50 | 258 825.00 | 17.2 |
| Zollikon, Forchstrasse 452–456 | 14 845 000.00 | 16 400 000.00 | 366 978.00 | 0.00 | 366 978.00 | 0.0 |
| Zuchwil, Allmendweg 8/Riverside Business Park | 93 568 000.00 | 93 110 000.00 | 3 686 545.45 | 762 249.55 | 2 924 295.90 | 20.7 |
| Zuchwil, Dorfackerstrasse 45/ Birchi Centre | 26 530 000.00 | 33 180 000.00 | 1 193 092.70 | 1 759.80 | 1 191 332.90 | 0.1 |
| Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1 | 75 872 000.00 | 118 520 000.00 | 2 805 228.80 | 8 194.65 | 2 797 034.15 | 0.3 |
| Zug, Zählerweg 8, 10/Dammstrasse 21, 23/Opus 2 | 93 211 000.00 | 148 930 000.00 | 3 367 311.85 | 0.00 | 3 367 311.85 | 0.0 |
| Zürich, Affolternstrasse 52/ MFO building | 14 552 000.00 | 13 280 000.00 | 288 364.80 | 0.00 | 288 364.80 | 0.0 |
| Zürich, Affolternstrasse 54, 56/ Cityport | 121 322 000.00 | 171 690 000.00 | 4 517 275.80 | 0.00 | 4 517 275.80 | 0.0 |
| Zürich, Albisriederstrasse 203 | 65 504 000.00 | 66 350 000.00 | 9 186.05 | 0.00 | 9 186.05 | 0.0 |
| Zürich, Bahnhofstrasse 42 | 32 886 000.00 | 71 570 000.00 | 680 501.10 | 0.00 | 680 501.10 | 0.0 |
| Zürich, Bahnhofstrasse 69 | 7 384 000.00 | 48 840 000.00 | 783 874.06 | 600.00 | 783 274.06 | 0.1 |

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

GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated sites* (entry yes/no) | Built | Year of renovation/ type of renovation | Acquired | Ownership status |
|--|--|------|--------------------|--|-----------|---|------------|---|
| Commercial properties without significant residential space | | | | | | | | |
| Rapperswil-Jona, Grünfeldstrasse 25, sold | | | | | | | | |
| 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 | 6 138 | 61.6 | 17 473 | no | 1988 | 2012, total renovation | 01.03.2000 | sole ownership |
| Schwyz, Oberer Steisteg 18, 20 | 0 | 0.0 | 1 039 | no | 1988 | 2004, internal renovation | 31.10.1999 | sole ownership |
| Solothurn, Amthausplatz 1 | 0 | 0.0 | 1 614 | no | 1955 | 1988, total renovation | 31.10.1999 | sole ownership |
| Spreitenbach, Industriestrasse/Tivoli | 0 | 0.0 | 25 780 | yes, no action required | 1974 | 2010, total renovation | 29.10.2009 | freehold property |
| Spreitenbach, Müslistrasse 44 | 0 | 0.0 | 2 856 | no | 2002 | | 29.10.2009 | sole ownership |
| Spreitenbach, Pfadackerstrasse 6/ Limmatpark | 5 042 | 18.4 | 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 | 208 | no | 1900 | 1998, partial renovation | 01.04.2004 | sole ownership |
| St. Gallen, Zürcherstrasse 462–464/ Shopping Arena | 2 218 | 5.6 | 33 106 | no | 2008 | | 29.10.2009 | sole ownership, parking 73/100 co-ownership |
| Sursee, Moosgasse 20 | 0 | 0.0 | 4 171 | 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 |
| Thun, Götlibachweg 2–2e, 4, 6, 8 | 0 | 0.0 | 14 520 | no | 2003 | | 12.07.2013 | sole ownership, land lease |
| Uster, Poststrasse 10 | 0 | 0.0 | 701 | no | 1972 | 1988, total renovation | 31.10.1999 | sole ownership |
| Uster, Poststrasse 14/20 | 383 | 12.0 | 2 449 | no | 1854 | 2000, partial renovation | 29.10.2009 | sole ownership |
| Vernier, Chemin de l'Etang 72/ Patio Plaza | 3 804 | 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 |
| Wabern, Nesslerenweg 30 | 0 | 0.0 | 4 397 | no | 1990 | | 12.07.2013 | sole ownership |
| Wil, Obere Bahnhofstrasse 40 | 0 | 0.0 | 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 | 229 | 10.8 | 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, Allmendweg 8/Riverside Business Park | 19 766 | 20.3 | 170 345 | yes, no action required | 1943 | 1965/1995, partial renovation | 14.12.2012 | sole ownership |
| Zuchwil, Dorfackerstrasse 45/ Birchi Centre | 32 | 0.2 | 9 563 | no | 1997 | | 29.10.2009 | sole ownership, land lease |
| Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1 | 96 | 0.6 | 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 52/ MFO building | 0 | 0.0 | 1 367 | yes, no action required | 1889 | 2012, translocation/ basement | 30.09.2011 | sole ownership |
| Zurich, Affolternstrasse 54, 56/ Cityport | 0 | 0.0 | 9 830 | yes, no action required | 2001 | | 15.09.1999 | sole ownership |
| Zurich, Albisriederstrasse 203 | 1 579 | 11.8 | 22 745 | yes | 1942–2003 | | 27.06.2014 | 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 |

* The register of contaminated 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 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|---|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Commercial properties without significant residential space | | | | | | |
| Zurich, Bahnhofstrasse 106 | 22 540 000.00 | 41 710 000.00 | 601 431.10 | 0.00 | 601 431.10 | 0.0 |
| Zurich, Brandschenkestrasse 25 | 125 939 000.00 | 88 230 000.00 | 3 536 170.50 | 3 351 976.20 | 184 194.30 | 94.8 |
| Zurich, Carl-Spitteler-Strasse 68/70 | 79 379 000.00 | 87 100 000.00 | 2 022 517.80 | 0.00 | 2 022 517.80 | 0.0 |
| Zurich, Etzelstrasse 14 | 12 600 000.00 | 11 800 000.00 | 120 000.00 | 0.00 | 120 000.00 | 0.0 |
| Zurich, Flurstrasse 89 | 8 360 000.00 | 7 387 000.00 | 233 463.30 | 0.00 | 233 463.30 | 0.0 |
| Zurich, Fraumünsterstrasse 16 | 126 808 000.00 | 149 350 000.00 | 2 459 328.68 | 794 848.08 | 1 664 480.60 | 32.3 |
| Zurich, Hardstrasse 201/Prime Tower | 353 287 000.00 | 498 630 000.00 | 10 631 530.88 | 1 740.00 | 10 629 790.88 | – |
| Zurich, Hardstrasse 219/ Eventblock Maag | 12 005 000.00 | 15 010 000.00 | 546 497.90 | 0.00 | 546 497.90 | 0.0 |
| Zurich, Josefstrasse 53, 59 | 48 408 000.00 | 78 290 000.00 | 1 976 768.58 | 0.00 | 1 976 768.58 | 0.0 |
| Zurich, Jupiterstrasse 15/ Böcklinstrasse 19 | 11 850 000.00 | 20 950 000.00 | 465 834.90 | 0.00 | 465 834.90 | 0.0 |
| Zurich, Kappenbühlweg 9, 11/ Holbrigstrasse 10/ Regensdorferstrasse 18a | 59 062 000.00 | 62 000 000.00 | 1 495 377.90 | 0.00 | 1 495 377.90 | 0.0 |
| Zurich, Maagplatz 1/Platform | 102 731 000.00 | 163 010 000.00 | 3 453 902.50 | 0.00 | 3 453 902.50 | 0.0 |
| Zurich, Manessestrasse 85 | 64 721 000.00 | 51 110 000.00 | 1 419 605.40 | 806 110.40 | 613 495.00 | 56.8 |
| Zurich, Ohmstrasse 11, 11a | 21 057 000.00 | 40 020 000.00 | 1 111 723.70 | 11 634.00 | 1 100 089.70 | 1.0 |
| Zurich, Restelbergstrasse 108 | 7 511 000.00 | 8 850 000.00 | 175 666.50 | 0.00 | 175 666.50 | 0.0 |
| Zurich, Schaffhauserstrasse 339 | 7 142 000.00 | 8 650 000.00 | 231 995.40 | 0.00 | 231 995.40 | 0.0 |
| Zurich, Seidengasse 1/ Jelmoli – The House of Brands | 197 666 000.00 | 744 420 000.00 | 16 216 325.20 | 0.00 | 16 216 325.20 | 0.0 |
| Zurich, Siewerdstrasse 8 | 19 888 000.00 | 19 150 000.00 | 623 955.05 | 0.00 | 623 955.05 | 0.0 |
| Zurich, Sihlcity | 145 477 000.00 | 202 684 680.00 | 5 670 571.18 | 169.40 | 5 670 401.78 | – |
| Zurich, Sihlstrasse 24/ St. Annagasse 16 | 22 190 000.00 | 38 470 000.00 | 980 651.70 | 123 124.50 | 857 527.20 | 12.6 |
| Zurich, Stadelhoferstrasse 18 | 14 802 000.00 | 25 730 000.00 | 534 072.00 | 0.00 | 534 072.00 | 0.0 |
| Zurich, Stadelhoferstrasse 22 | 21 170 000.00 | 34 870 000.00 | 798 171.40 | 0.00 | 798 171.40 | 0.0 |
| Zurich, Steinmühleplatz/ Jelmoli parking | 25 462 000.00 | 41 230 000.00 | 1 661 278.00 | 7 500.00 | 1 653 778.00 | 0.5 |
| Zurich, Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20 | 42 047 000.00 | 90 560 000.00 | 1 910 446.90 | 24 694.40 | 1 885 752.50 | 1.3 |
| Zurich, Talacker 21, 23 | 49 990 000.00 | 73 280 000.00 | 1 485 303.00 | 0.00 | 1 485 303.00 | 0.0 |
| Total I | 6 230 416 293.24 | 8 606 262 280.00 | 218 048 348.33 | 14 499 403.13 | 203 548 945.20 | 6.6 |

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

GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated sites* (entry yes/no) | Built | Year of renovation/ type of renovation | Acquired | Ownership status |
|---|--|------|--------------------|--|-----------|---|------------|---------------------------------------|
| Commercial properties without significant residential space | | | | | | | | |
| Zurich, Bahnhofstrasse 106 | 0 | 0.0 | 200 | yes, permanent monitoring | 1958 | | 30.11.2004 | sole ownership |
| Zurich, Brandschenkestrasse 25 | 11 734 | 88.6 | 3 902 | no | 1910 | 1984, total renovation | 01.04.2001 | sole ownership |
| Zurich, Carl-Spitteler-Strasse 68/70 | 0 | 0.0 | 11 732 | no | 1993 | | 12.07.2013 | sole ownership |
| Zurich, Etzelstrasse 14 | 0 | 0.0 | 1 809 | no | 1967 | | 12.07.2013 | sole ownership |
| Zurich, Flurstrasse 89 | 0 | 0.0 | 2 330 | no | 1949 | 2003, internal renovation | 31.10.1999 | sole ownership |
| Zurich, Fraumünsterstrasse 16 | 2 162 | 25.2 | 2 475 | no | 1901 | 1990, total renovation | 01.04.2001 | sole ownership |
| Zurich, Hardstrasse 201/Prime Tower | 0 | 0.0 | 10 416 | yes, no action required | 2011 | | n/a | sole ownership |
| Zurich, Hardstrasse 219/ Eventblock Maag | 540 | 7.7 | 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, Jupiterstrasse 15/ Böcklinstrasse 19 | 0 | 0.0 | 1 630 | no | 1900/1995 | 1996, partial renovation | 12.07.2013 | sole ownership |
| Zurich, Kappenbühlweg 9, 11/ Holbrigstrasse 10/ Regensdorferstrasse 18a | 0 | 0.0 | 9 557 | no | 1991 | | 12.07.2013 | sole ownership |
| Zurich, Maagplatz 1/Platform | 0 | 0.0 | 5 942 | yes, no action required | 2011 | | n/a | sole ownership |
| Zurich, Manessestrasse 85 | 4 442 | 48.7 | 3 284 | no | 1985 | 2012, partial renovation | 01.07.2002 | sole ownership |
| Zurich, Ohmstrasse 11, 11a | 119 | 1.9 | 1 970 | no | 1927 | 2007, partial renovation | 29.10.2009 | sole ownership |
| Zurich, Restelbergstrasse 108 | 0 | 0.0 | 1 469 | no | 1936 | | 12.07.2013 | sole ownership |
| Zurich, Schaffhauserstrasse 339 | 0 | 0.0 | 307 | no | 1957 | 1997, internal renovation | 31.10.1999 | sole ownership |
| Zurich, Seidengasse 1/ Jelmoli – The House of Brands | 0 | 0.0 | 6 514 | no | 1896 | 2010, partial renovation | 29.10.2009 | sole ownership |
| Zurich, Siewerdstrasse 8 | 0 | 0.0 | 1 114 | no | 1981 | | 30.06.1998 | sole ownership |
| Zurich, Sihlcity | 449 | 1.9 | 10 162 | no | 2007 | | 26.06.2003 | 242/1000 co-ownership |
| Zurich, Sihlstrasse 24/ St. Annagasse 16 | 508 | 16.7 | 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, partial 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 | 82 | 1.3 | 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 | 119 191 | 8.0 | 1 197 008 | | | | | |

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|--|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Mixed properties | | | | | | |
| Geneva , Quai du Seujet 30 | 11 368 000.00 | 15 080 000.00 | 466 512.00 | 50 826.00 | 415 686.00 | 10.9 |
| Geneva , Route de Malagnou 6/ Rue Michel-Chauvet 7 | 12 808 000.00 | 18 230 000.00 | 424 563.00 | 0.00 | 424 563.00 | 0.0 |
| Geneva , Rue de la Croix-d'Or 7/ Rue Neuve-du-Molard 4–6 | 36 995 000.00 | 59 100 000.00 | 1 154 534.00 | 1 620.00 | 1 152 914.00 | 0.1 |
| Lausanne , Rue de la Mercerie 14 | 2 981 720.00 | 3 327 000.00 | 81 728.40 | 0.00 | 81 728.40 | 0.0 |
| Lausanne , Rue de la Mercerie 16–20 | 3 003 072.00 | 6 280 000.00 | 169 445.80 | 0.00 | 169 445.80 | 0.0 |
| St. Gallen , Spisergasse 12 | 3 755 000.00 | 5 058 000.00 | 111 984.00 | 0.00 | 111 984.00 | 0.0 |
| Thônex , Rue de Genève 104–108 | 58 861 000.00 | 93 420 000.00 | 2 437 829.29 | 1 185.20 | 2 436 644.09 | – |
| Visp , Kantonsstrasse 8 | 3 563 000.00 | 4 364 000.00 | 132 871.70 | 0.00 | 132 871.70 | 0.0 |
| Zurich , Hönggerstrasse 40/ Röschibachstrasse 22 | 28 628 000.00 | 30 170 000.00 | 988 712.85 | 215 549.30 | 773 163.55 | 21.8 |
| Zurich , Nansenstrasse 5/7 | 32 471 000.00 | 45 570 000.00 | 1 241 973.15 | 1 530.00 | 1 240 443.15 | 0.1 |
| Zurich , Querstrasse 6 | 731 697.00 | 3 908 000.00 | 82 986.00 | 180.00 | 82 806.00 | 0.2 |
| Zurich , Schulstrasse 34, 36 | 7 384 900.00 | 11 490 000.00 | 274 427.50 | 0.00 | 274 427.50 | 0.0 |
| Total II | 202 550 389.00 | 295 997 000.00 | 7 567 567.69 | 270 890.50 | 7 296 677.19 | 3.6 |
| Building land | | | | | | |
| Basel , Hochbergerstrasse 60/ parking | 3 050 000.00 | 3 300 000.00 | 104 104.85 | 4 140.00 | 99 964.85 | 4.0 |
| Dietikon , Bodacher | 84 000.00 | 0.00 | 8 638.80 | 0.00 | 8 638.80 | 0.0 |
| Dietikon , Bodacher/Im Maienweg | 2 564 923.00 | 1 974 800.00 | 150.00 | 0.00 | 150.00 | 0.0 |
| Dietikon , Bodacher/Ziegelärgerten | 1 508 972.00 | 1 777 700.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Geneva Airport , Route de Pré-Bois | 5 535 622.42 | 7 338 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Geneva Airport , Route de Pré-Bois 10/underground car park | 5 201 000.00 | 7 033 000.00 | 54 622.50 | 0.00 | 54 622.50 | 0.0 |
| Meyrin , Chemin de Riantbosson, Avenue de Mategnin | 6 163 675.00 | 9 000 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Niederwangen near Berne , Riedmoosstrasse 10 | 604 000.00 | 3 604 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Oberbüren , Buchental/parking | 694 112.00 | 643 500.00 | 14 612.10 | 0.00 | 14 612.10 | 0.0 |
| Plan-les-Ouates , Chemin des Aulx | 12 354 000.00 | 13 880 000.00 | 64 998.00 | 0.00 | 64 998.00 | 0.0 |
| Spreitenbach , Joosacker 7 | 1.00 | 0.00 | 26 438.40 | 0.00 | 26 438.40 | 0.0 |
| Wangen near Olten , Rickenbacherfeld | 1 391 000.00 | 4 612 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Total III | 39 151 305.42 | 53 163 000.00 | 273 564.65 | 4 140.00 | 269 424.65 | 1.5 |

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GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated sites* (entry yes/no) | Built | Year of renovation/ type of renovation | Acquired | Ownership status |
|--|---|------|--------------------|--|-----------|---|------------|-------------------------------|
| Mixed properties | | | | | | | | |
| Geneva, Quai du Seujet 30 | 270 | 9.8 | 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 | 151 | no | 1900 | 2002, total renovation | 29.10.2009 | sole ownership |
| Lausanne, Rue de la Mercerie 16–20 | 0 | 0.0 | 368 | no | 1930 | | 29.10.2009 | sole ownership |
| St. Gallen, Spisergasse 12 | 0 | 0.0 | 165 | no | 1423 | 1984, partial renovation | 01.07.2007 | sole ownership |
| Thônex, Rue de Genève 104–108 | 6 | 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, Hônggerstrasse 40/ Röschibachstrasse 22 | 1 116 | 16.9 | 2 571 | yes, no action required | 1986 | | 01.07.1999 | sole ownership |
| Zurich, Nansenstrasse 5/7 | 12 | 0.2 | 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 |
| Total II | 1 404 | 3.6 | 18 303 | | | | | |
| 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 | 2 156 | no | 2003 | | 29.10.2009 | sole ownership, land lease |
| Meyrin, Chemin de Riantbosson, Avenue de Mategnin | 0 | 0.0 | 4 414 | yes, no action required | | | 01.01.2014 | co-ownership |
| Niederwangen near Berne, 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 near Olten, Rickenbacherfeld | 0 | 0.0 | 11 197 | no | | | 22.12.2003 | sole ownership |
| Total III | 0 | 0.0 | 105 081 | | | | | |

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FIGURES FROM THE BALANCE SHEET AND INCOME STATEMENT AS AT 30.06.2014

| City, address | Cost* (before depreciation) | Fair value (source: W&P) | Target rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy losses 01.01.–30.06.2014 | Net rental and land lease income (real estate segment) 01.01.–30.06.2014 | Vacancy rate (real estate segment) % |
|---|--------------------------------|-----------------------------|--|-------------------------------------|---|---|
| Properties under construction and development sites | | | | | | |
| Bellinzona , Via San Gottardo | 15 004 000.00 | 15 004 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Berne , Wankdorfallee 4/ headquarters Post/Majowa | 119 936 000.00 | 122 000 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Opfikon , Müllackerstrasse/ Bubenholz | 19 645 000.00 | 19 660 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Zurich , Flurstrasse 55/Flurpark ** | 196 531 000.00 | 113 780 000.00 | 70 800.00 | 0.00 | 70 800.00 | 0.0 |
| Zurich , Hagenholzstrasse 60/SkyKey | 233 958 000.00 | 235 400 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Zurich , Hardstrasse 219/ Maaghof North and East | 48 068 000.00 | 61 000 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Zurich , Naphtastrasse 10/ Maaghof North and East *** | 18 763 000.00 | 18 763 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Zurich , Turbinenstrasse 21/ Maaghof North and East *** | 16 999 000.00 | 16 999 000.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| Total IV | 668 904 000.00 | 602 606 000.00 | 70 800.00 | 0.00 | 70 800.00 | 0.0 |
| Overall total, real estate segment | 7 141 021 987.66 | 9 558 028 280.00 | 225 960 280.67 | 14 774 433.63 | 211 185 847.04 | 6.5 |
| Intercompany eliminations | | | (28 463 862.46) | | (28 463 862.46) | |
| Rental income from third parties, retail and gastronomy segment | | | 9 045 349.62 | | 9 045 349.62 | |
| Rental income from third parties from own properties, assisted living segment | | | 11 533 422.45 | | 11 533 422.45 | |
| Consolidated subtotal, excluding leased properties | | | 218 075 190.28 | 14 774 433.63 | 203 300 756.65 | 6.8 |
| Rental income from leased properties, assisted living segment | | | 13 975 027.00 | | 13 975 027.00 | |
| Consolidated overall total, including leased properties | | | 232 050 217.28 | 14 774 433.63 | 217 275 783.65 | |

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

** 2013 reclassified from existing properties to properties under construction due to total modification

*** Condominiums designated for sale

GENERAL PROPERTY DETAILS

| City, address | Vacant space as at 30.06.2014 m² % | | Site area m² | Register of contaminated sites* (entry yes/no) | Built | Year of renovation/ type of renovation | Acquired | Ownership status |
|---|--|-----|--------------------|---|-----------|---|------------|-------------------------------|
| Properties under construction and development sites | | | | | | | | |
| Bellinzona, Via San Gottardo | 0 | 0.0 | 7 115 | no | 2014–2016 | | 17.04.2014 | sole ownership |
| Berne, Wankdorfallee 4/ headquarters Post/Majowa | 0 | 0.0 | 5 244 | no | 2012–2014 | | 04.04.2012 | sole ownership, land lease |
| Opfikon, Müllackerstrasse/ Bubenholz | 0 | 0.0 | 6 169 | no | 2013–2015 | | 12.07.2013 | sole ownership |
| Zurich, Flurstrasse 55/Flurpark ** | 0 | 0.0 | 8 270 | no | 1979 | 2013–2015, total renovation | 31.10.1999 | sole ownership |
| Zurich, Hagenholzstrasse 60/SkyKey | 0 | 0.0 | 9 573 | yes, was decontaminated before construction | 2011–2014 | | 24.01.2011 | sole ownership |
| Zurich, Hardstrasse 219/ Maaghof North and East | 0 | 0.0 | 8 752 | yes, will be decontaminated upon construction of new building | 2012–2015 | | n/a | sole ownership |
| Zurich, Naphtastrasse 10/ Maaghof North and East *** | 0 | 0.0 | 1 132 | yes, will be decontaminated upon construction of new building | 2012–2015 | | n/a | sole ownership |
| Zurich, Turbinenstrasse 21/ Maaghof North and East *** | 0 | 0.0 | 1 315 | yes, will be decontaminated upon construction of new building | 2012–2015 | | n/a | sole ownership |
| Total IV | 0 | 0.0 | 47 570 | | | | | |
| Overall total | 120 595 | 7.9 | 1 367 962 | | | | | |

* The register of contaminated 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.

** 2013 reclassified from existing properties to properties under construction due to total modification

*** Condominiums designated for sale

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

| City, address | Retail | | | Offices, medical practice premises, etc. | | | Cinemas and restaurants | | | Assisted living | | | Storage facilities | | | Other commercial units | | | Total commercial properties, excl. parking | | |
|--|--------|--------|------|--|--------|-------|----------------------------|-------|------|-----------------|-------|-------|--------------------|--------|------|------------------------------|--------|------|--|--------|-------|
| | no. | m² | % | 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 | 0 | 0 | 0.0 | 4 | 556 | 26.9 | 0 | 0 | 0.0 | 10 | 2 069 | 100.0 |
| Affoltern a. A., Obere Bahnhofstrasse 14 | 3 | 1 418 | 72.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 6 | 191 | 9.8 | 5 | 39 | 2.0 | 14 | 1 648 | 84.5 |
| Amriswil, Weinfelderstrasse 74 | 6 | 1 287 | 41.7 | 2 | 21 | 0.7 | 3 | 1 284 | 41.6 | 0 | 0 | 0.0 | 4 | 159 | 5.2 | 6 | 332 | 10.8 | 21 | 3 083 | 100.0 |
| Baden, Bahnhofstrasse 2 | 5 | 914 | 93.4 | 0 | 0 | 0.0 | 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 | 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 | 8 | 3 997 | 63.8 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 11 | 1 320 | 21.1 | 0 | 0 | 0.0 | 28 | 6 263 | 100.0 |
| Basel, Barfüsserplatz 3 | 4 | 1 809 | 46.8 | 5 | 1 284 | 33.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 3 | 768 | 19.9 | 3 | 3 | 0.1 | 15 | 3 864 | 100.0 |
| Basel, Centralbahnplatz 9/10 | 2 | 123 | 8.5 | 7 | 548 | 38.0 | 4 | 302 | 20.9 | 0 | 0 | 0.0 | 5 | 169 | 11.7 | 18 | 146 | 10.1 | 36 | 1 288 | 89.3 |
| Basel, Elisabethenstrasse 15 | 8 | 889 | 20.7 | 6 | 3 117 | 72.7 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 | 3 | 176 | 6.1 | 0 | 0 | 0.0 | 16 | 2 870 | 100.0 |
| Basel, Freie Strasse 36 | 4 | 1 442 | 59.4 | 6 | 330 | 13.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 279 | 11.5 | 12 | 378 | 15.6 | 26 | 2 429 | 100.0 |
| Basel, Freie Strasse 68 | 2 | 887 | 11.9 | 10 | 4 597 | 61.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 1 933 | 25.9 | 1 | 43 | 0.6 | 18 | 7 460 | 100.0 |
| Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19 | 2 | 285 | 4.3 | 11 | 4 863 | 72.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 12 | 1 424 | 21.2 | 0 | 0 | 0.0 | 25 | 6 572 | 98.0 |
| Basel, Hochbergerstrasse 40/ parking | 0 | 0 | 0.0 | 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 | 1 120 | 23.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 500 | 10.5 | 7 | 3 162 | 66.1 | 13 | 4 782 | 100.0 |
| Basel, Hochbergerstrasse 60/ building 860 | 0 | 0 | 0.0 | 4 | 737 | 82.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 126 | 14.0 | 2 | 34 | 3.8 | 10 | 897 | 100.0 |
| Basel, Hochbergerstrasse 60/ Stückli Business Park 60A-E | 0 | 0 | 0.0 | 52 | 32 321 | 86.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 35 | 1 859 | 5.0 | 7 | 3 261 | 8.7 | 94 | 37 441 | 100.0 |
| Basel, Hochbergerstrasse 62 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Basel, Hochbergerstrasse 70/ Stückli shopping centre | 108 | 32 582 | 60.1 | 11 | 4 279 | 7.9 | 19 | 9 815 | 18.1 | 0 | 0 | 0.0 | 78 | 6 372 | 11.8 | 32 | 1 129 | 2.1 | 248 | 54 177 | 100.0 |
| Basel, Messeplatz 12/Meseturm | 2 | 165 | 0.7 | 25 | 13 076 | 54.3 | 14 | 9 818 | 40.7 | 0 | 0 | 0.0 | 9 | 772 | 3.2 | 4 | 270 | 1.1 | 54 | 24 101 | 100.0 |
| Basel, Peter Merian-Strasse 80 | 0 | 0 | 0.0 | 25 | 7 770 | 85.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 10 | 1 340 | 14.7 | 0 | 0 | 0.0 | 35 | 9 110 | 100.0 |
| Basel, Rebgrasse 20 | 6 | 4 361 | 47.2 | 6 | 1 025 | 11.1 | 2 | 1 263 | 13.7 | 0 | 0 | 0.0 | 27 | 2 418 | 26.2 | 13 | 164 | 1.8 | 54 | 9 231 | 100.0 |
| Belp, Aemmenmattstrasse 43 | 0 | 0 | 0.0 | 41 | 7 052 | 76.2 | 2 | 493 | 5.3 | 0 | 0 | 0.0 | 21 | 1 516 | 16.4 | 4 | 194 | 2.1 | 68 | 9 255 | 100.0 |
| Berlingen, Seestrasse 83, 88, 101, 154 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 110 | 8 650 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 110 | 8 650 | 100.0 |
| Berlingen, Seestrasse 110 | 0 | 0 | 0.0 | 7 | 1 882 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 7 | 1 882 | 100.0 |
| Berne, Bahnhofplatz 9 | 6 | 1 090 | 67.5 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 | 2 | 103 | 0.7 | 1 | 1 616 | 10.2 | 11 | 15 801 | 100.0 |
| Berne, Laupenstrasse 6 | 3 | 856 | 41.4 | 11 | 1 031 | 49.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 6 | 0.3 | 4 | 100 | 4.8 | 19 | 1 993 | 96.4 |
| Berne, Mingerstrasse 12-18/ PostFinance Arena | 1 | 115 | 0.2 | 2 | 8 294 | 17.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 37 | 0.1 | 5 | 37 942 | 81.8 | 10 | 46 388 | 100.0 |
| Berne, Schwarztörstrasse 48 | 0 | 0 | 0.0 | 14 | 6 168 | 75.7 | 0 | 0 | 0.0 | 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 | 16 | 17 395 | 66.3 | 3 | 1 170 | 4.5 | 0 | 0 | 0.0 | 47 | 5 846 | 22.3 | 14 | 1 821 | 6.9 | 80 | 26 232 | 100.0 |
| Biel, Solothurnstrasse 122 | 7 | 2 487 | 74.9 | 3 | 91 | 2.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 9 | 508 | 15.3 | 3 | 52 | 1.6 | 22 | 3 138 | 94.5 |
| Brugg, Hauptstrasse 2 | 7 | 2 911 | 65.8 | 4 | 258 | 5.8 | 2 | 147 | 3.3 | 0 | 0 | 0.0 | 11 | 969 | 21.9 | 11 | 136 | 3.1 | 35 | 4 421 | 100.0 |
| Buchs, St. Gallerstrasse 5 | 1 | 236 | 13.2 | 5 | 1 072 | 60.1 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 | 3 | 177 | 8.6 | 1 | 35 | 1.7 | 10 | 2 061 | 100.0 |
| Burgdorf, industry Buchmatt | 2 | 352 | 2.9 | 16 | 644 | 5.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 3 | 10 689 | 89.3 | 7 | 281 | 2.3 | 28 | 11 966 | 100.0 |
| Carouge, Avenue Cardinal- Mermillod 36-44 | 20 | 8 311 | 23.7 | 94 | 20 754 | 59.2 | 2 | 283 | 0.8 | 0 | 0 | 0.0 | 47 | 5 206 | 14.8 | 17 | 530 | 1.5 | 180 | 35 084 | 100.0 |
| Cham, Dorfplatz 2 | 1 | 122 | 11.4 | 8 | 656 | 61.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 289 | 27.1 | 0 | 0 | 0.0 | 13 | 1 067 | 100.0 |
| Conthey, Route Cantonale 2 | 9 | 1 775 | 71.6 | 7 | 114 | 4.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 3 | 492 | 19.8 | 3 | 99 | 4.0 | 22 | 2 480 | 100.0 |
| Conthey, Route Cantonale 4 | 9 | 4 347 | 86.3 | 0 | 0 | 0.0 | 1 | 150 | 3.0 | 0 | 0 | 0.0 | 3 | 302 | 6.0 | 8 | 239 | 4.7 | 21 | 5 038 | 100.0 |
| Conthey, Route Cantonale 11 | 6 | 5 273 | 72.0 | 10 | 558 | 7.6 | 1 | 51 | 0.7 | 0 | 0 | 0.0 | 12 | 1 170 | 16.0 | 5 | 143 | 2.0 | 34 | 7 195 | 98.2 |

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

| | | | | | | | | | Summary | |
|---|----------------------|----------------------|----------------------|----------------------|---------------------------|-----|------------------------|------|---|--------|
| | 1–1½ rooms no. | 2–2½ rooms no. | 3–3½ rooms no. | 4–4½ rooms no. | 5 or more rooms no. | | Total apartments m² | % | Total leased properties, commercial and residential, excl. parking no. | m² |
| City, address | no. | no. | no. | no. | no. | no. | | | | |
| 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 | 302 | 15.5 | 18 | 1 950 |
| Amriswil, Weinfelderstrasse 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 21 | 3 083 |
| 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 | 28 | 6 263 |
| Basel, Barfüsserplatz 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 15 | 3 864 |
| Basel, Centralbahnplatz 9/10 | 0 | 0 | 1 | 0 | 0 | 1 | 154 | 10.7 | 37 | 1 442 |
| 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 | 2 429 |
| Basel, Freie Strasse 68 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 18 | 7 460 |
| Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19 | 0 | 0 | 0 | 1 | 0 | 1 | 133 | 2.0 | 26 | 6 705 |
| 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 | 4 782 |
| Basel, Hochbergerstrasse 60/ building 860 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 10 | 897 |
| Basel, Hochbergerstrasse 60/ Stücki Business Park 60A-E | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 94 | 37 441 |
| Basel, Hochbergerstrasse 62 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Basel, Hochbergerstrasse 70/ Stücki shopping centre | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 248 | 54 177 |
| Basel, Messeplatz 12/Messeturm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 54 | 24 101 |
| Basel, Peter Merian-Strasse 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 35 | 9 110 |
| Basel, Rebgasse 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 54 | 9 231 |
| Belp, Aemmenmattstrasse 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 68 | 9 255 |
| Berlingen, Seestrasse 83, 88, 101, 154 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 110 | 8 650 |
| Berlingen, Seestrasse 110 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 7 | 1 882 |
| 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 | 74 | 3.6 | 20 | 2 067 |
| Berne, Mingerstrasse 12–18/ PostFinance Arena | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 10 | 46 388 |
| 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 | 80 | 26 232 |
| Biel, Solothurnstrasse 122 | 0 | 0 | 0 | 0 | 1 | 1 | 182 | 5.5 | 23 | 3 320 |
| Brugg, Hauptstrasse 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 35 | 4 421 |
| 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 | 11 966 |
| Carouge, Avenue Cardinal- Mermillod 36–44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 180 | 35 084 |
| 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 | 2 480 |
| Conthey, Route Cantonale 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 21 | 5 038 |
| Conthey, Route Cantonale 11 | 0 | 0 | 0 | 1 | 0 | 1 | 129 | 1.8 | 35 | 7 324 |

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

| City, address | Retail | | | Offices, medical practice premises, etc. | | | Cinemas and restaurants | | | Assisted living | | | Storage facilities | | | Other commercial units | | | Total commercial properties, excl. parking | | |
|--|--------|--------|------|--|--------|------|----------------------------|-------|------|-----------------|--------|-------|--------------------|-------|-------|------------------------------|-------|------|--|--------|-------|
| | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % |
| Commercial properties without significant residential space | | | | | | | | | | | | | | | | | | | | | |
| Dietikon, Bahnhofplatz 11/ Neumattstrasse 24 | 1 | 347 | 19.5 | 7 | 1 001 | 56.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 435 | 24.4 | 0 | 0 | 0.0 | 9 | 1 783 | 100.0 |
| Dietikon, Kirchstrasse 20 | 6 | 445 | 23.5 | 5 | 1 232 | 65.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 6 | 217 | 11.5 | 0 | 0 | 0.0 | 17 | 1 894 | 100.0 |
| Dietikon, Zentralstrasse 12 | 2 | 1 336 | 40.9 | 7 | 201 | 6.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 9 | 1 518 | 46.5 | 4 | 211 | 6.5 | 22 | 3 266 | 100.0 |
| Dübendorf, Bahnhofstrasse 1 | 2 | 296 | 17.7 | 3 | 990 | 59.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 6 | 385 | 23.0 | 0 | 0 | 0.0 | 11 | 1 671 | 100.0 |
| Eyholz, Kantonsstrasse 79 | 4 | 1 218 | 92.2 | 4 | 75 | 5.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 28 | 2.1 | 12 | 1 321 | 100.0 |
| Frauenfeld, St. Gallerstrasse 30–30c | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 80 | 9 528 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 80 | 9 528 | 100.0 |
| Frauenfeld, Zürcherstrasse 305 | 5 | 2 362 | 54.7 | 6 | 801 | 18.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 781 | 18.1 | 7 | 115 | 2.7 | 23 | 4 059 | 94.0 |
| Frick, Hauptstrasse 132/ Fricktal Centre A3 | 12 | 3 335 | 66.9 | 0 | 0 | 0.0 | 1 | 158 | 3.2 | 0 | 0 | 0.0 | 8 | 779 | 15.6 | 9 | 712 | 14.3 | 30 | 4 984 | 100.0 |
| Füllinsdorf, Schneckelerstrasse 1 | 8 | 2 498 | 58.0 | 3 | 589 | 13.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 10 | 922 | 21.4 | 7 | 301 | 7.0 | 28 | 4 310 | 100.0 |
| Geneva, Centre Rhône-Fusterie | 4 | 8 527 | 76.2 | 1 | 29 | 0.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 2 630 | 23.5 | 0 | 0 | 0.0 | 7 | 11 186 | 100.0 |
| Geneva, Place Cornavin 10 | 2 | 486 | 17.5 | 13 | 307 | 11.1 | 13 | 1 683 | 60.6 | 0 | 0 | 0.0 | 5 | 181 | 6.5 | 7 | 120 | 4.3 | 40 | 2 777 | 100.0 |
| Geneva, Place du Molard 2–4 | 11 | 2 539 | 35.4 | 21 | 4 046 | 56.4 | 1 | 155 | 2.2 | 0 | 0 | 0.0 | 5 | 266 | 3.7 | 7 | 172 | 2.4 | 45 | 7 178 | 100.0 |
| Geneva, Route de Meyrin 49 | 0 | 0 | 0.0 | 24 | 8 677 | 85.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 1 323 | 13.1 | 9 | 36 | 0.4 | 48 | 10 036 | 99.2 |
| Geneva, Rue Céard 14/Croix-d'Or 11 | 5 | 1 107 | 66.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 570 | 34.0 | 0 | 0 | 0.0 | 9 | 1 677 | 100.0 |
| Geneva, Rue de Rive 3 | 7 | 973 | 51.2 | 6 | 556 | 29.2 | 2 | 178 | 9.4 | 0 | 0 | 0.0 | 4 | 152 | 8.0 | 5 | 43 | 2.3 | 24 | 1 902 | 100.0 |
| Geneva, Rue du Rhône 48–50 | 12 | 14 796 | 44.3 | 43 | 11 147 | 33.3 | 2 | 2 395 | 7.2 | 0 | 0 | 0.0 | 23 | 3 047 | 9.1 | 23 | 2 046 | 6.1 | 103 | 33 431 | 100.0 |
| Glatbrugg, Schaffhauserstrasse 59 | 1 | 216 | 14.0 | 5 | 921 | 59.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 409 | 26.5 | 0 | 0 | 0.0 | 11 | 1 546 | 100.0 |
| Gossau, Wilerstrasse 82 | 7 | 3 664 | 78.1 | 5 | 98 | 2.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 3 | 501 | 10.7 | 11 | 428 | 9.1 | 26 | 4 691 | 100.0 |
| Grand-Lancy, Route des Jeunes 10/ CCL La Praille | 57 | 18 702 | 56.0 | 2 | 313 | 0.9 | 10 | 4 332 | 13.0 | 0 | 0 | 0.0 | 42 | 5 969 | 17.9 | 62 | 4 108 | 12.3 | 173 | 33 424 | 100.0 |
| Grand-Lancy, Route des Jeunes 12 | 2 | 427 | 3.3 | 18 | 4 855 | 38.0 | 8 | 5 477 | 42.9 | 0 | 0 | 0.0 | 19 | 1 743 | 13.7 | 7 | 263 | 2.1 | 54 | 12 765 | 100.0 |
| Heimberg, Gurnigelstrasse 38 | 3 | 1 290 | 83.6 | 5 | 43 | 2.8 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 3 | 108 | 7.0 | 4 | 102 | 6.6 | 15 | 1 543 | 100.0 |
| Horgen, Zugerstrasse 22, 24 | 1 | 264 | 11.0 | 14 | 1 820 | 75.6 | 0 | 0 | 0.0 | 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 | 2 372 | 94.7 | 5 | 42 | 1.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 76 | 3.0 | 2 | 16 | 0.6 | 16 | 2 506 | 100.0 |
| Lachen, Seidenstrasse 2 | 1 | 213 | 13.9 | 6 | 1 035 | 67.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 284 | 18.5 | 0 | 0 | 0.0 | 9 | 1 532 | 100.0 |
| Lausanne, Avenue de Chailly 1, sold | | | | | | | | | | | | | | | | | | | | | |
| Lausanne, Rue de Sébeillon 9/ Sébeillon Centre | 2 | 853 | 8.4 | 30 | 5 707 | 56.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 26 | 2 497 | 24.7 | 13 | 1 066 | 10.5 | 71 | 10 123 | 100.0 |
| Lausanne, Rue du Pont 5 | 9 | 10 520 | 50.6 | 46 | 4 840 | 23.3 | 1 | 1 910 | 9.2 | 0 | 0 | 0.0 | 16 | 2 097 | 10.1 | 19 | 1 435 | 6.9 | 91 | 20 802 | 100.0 |
| Locarno, Largo Zorzi 4/Piazza Grande | 5 | 4 104 | 61.3 | 8 | 939 | 14.0 | 2 | 111 | 1.7 | 0 | 0 | 0.0 | 7 | 682 | 10.2 | 14 | 364 | 5.4 | 36 | 6 200 | 92.7 |
| Locarno, parking Centro | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 50 | 100.0 | 5 | 0 | 0.0 | 10 | 50 | 100.0 |
| Locarno, Via delle Monache 8 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 239 | 93.4 | 1 | 17 | 6.6 | 3 | 256 | 100.0 |
| Lutry, Route de l'Ancienne Cibleterie 2 | 8 | 2 344 | 72.5 | 1 | 89 | 2.8 | 2 | 149 | 4.6 | 0 | 0 | 0.0 | 5 | 477 | 14.8 | 11 | 173 | 5.4 | 27 | 3 232 | 100.0 |
| Lucerne, Kreuzbuchstrasse 33/35 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 94 | 10 533 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 94 | 10 533 | 100.0 |
| Lucerne, Pilatusstrasse 4/Flora | 9 | 6 868 | 69.4 | 16 | 1 203 | 12.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 8 | 953 | 9.6 | 11 | 868 | 8.8 | 44 | 9 892 | 100.0 |
| Lucerne, Schwanenplatz 3 | 1 | 163 | 10.8 | 5 | 946 | 62.6 | 0 | 0 | 0.0 | 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 | 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 | 47 | 8 844 | 78.3 | 1 | 532 | 4.7 | 0 | 0 | 0.0 | 17 | 714 | 6.3 | 22 | 950 | 8.4 | 89 | 11 302 | 100.0 |
| Meilen, Seestrasse 545 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 2 458 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 2 458 | 100.0 |
| Meyrin, Route de Meyrin 210 | 1 | 733 | 65.6 | 3 | 49 | 4.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 175 | 15.7 | 4 | 160 | 14.3 | 9 | 1 117 | 100.0 |
| Neuchâtel, Avenue J.-J. Rousseau 7 | 0 | 0 | 0.0 | 19 | 2 188 | 70.2 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 |
| Neuchâtel, Rue du Temple-Neuf 11 | 4 | 212 | 18.4 | 9 | 651 | 56.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 9 | 160 | 13.9 | 7 | 35 | 3.0 | 29 | 1 058 | 91.8 |
| Neuchâtel, Rue du Temple-Neuf 14 | 6 | 3 137 | 45.5 | 7 | 1 695 | 24.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 6 | 759 | 11.0 | 3 | 12 | 0.2 | 22 | 5 603 | 81.3 |

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

| | | | | | | | | | Summary | |
|---|----------------------|----------------------|----------------------|----------------------|---------------------------|------------------------------|-------|------|--|--|
| | 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 leased properties, commercial and residential, excl. parking no. m² | |
| City, address | | | | | | | | | | |
| Commercial properties without significant residential space | | | | | | | | | | |
| Dietikon, Bahnhofplatz 11/ Neumattstrasse 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 9 1 783 | |
| 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 | 22 3 266 | |
| 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 1 321 | |
| Frauenfeld, St. Gallerstrasse 30–30c | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 80 9 528 | |
| Frauenfeld, Zürcherstrasse 305 | 2 | 0 | 1 | 1 | 0 | 4 | 260 | 6.0 | 27 4 319 | |
| Frick, Hauptstrasse 132/ Fricktal Centre A3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 30 4 984 | |
| Füllinsdorf, Schneckelerstrasse 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 28 4 310 | |
| 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 2 777 | |
| Geneva, Place du Molard 2–4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 45 7 178 | |
| Geneva, Route de Meyrin 49 | 0 | 0 | 0 | 0 | 1 | 1 | 83 | 0.8 | 49 10 119 | |
| 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 | 24 1 902 | |
| Geneva, Rue du Rhône 48–50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 103 33 431 | |
| Glattbrugg, Schaffhauserstrasse 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 11 1 546 | |
| Gossau, Wilerstrasse 82 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 26 4 691 | |
| Grand-Lancy, Route des Jeunes 10/ CCL La Praille | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 173 33 424 | |
| Grand-Lancy, Route des Jeunes 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 54 12 765 | |
| Heimberg, Gurnigelstrasse 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 15 1 543 | |
| 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 2 506 | |
| Lachen, Seidenstrasse 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 9 1 532 | |
| Lausanne, Avenue de Chailly 1, sold | | | | | | | | | | |
| Lausanne, Rue de Sébeillon 9/ Sébeillon Centre | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 71 10 123 | |
| Lausanne, Rue du Pont 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 91 20 802 | |
| Locarno, Largo Zorzi 4/Piazza Grande | 0 | 0 | 5 | 1 | 0 | 6 | 490 | 7.3 | 42 6 690 | |
| Locarno, parking Centro | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 10 50 | |
| Locarno, Via delle Monache 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 3 256 | |
| Lutry, Route de l’Ancienne Ciblerie 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 27 3 232 | |
| Lucerne, Kreuzbuchstrasse 33/35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 94 10 533 | |
| Lucerne, Pilatusstrasse 4/Flora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 44 9 892 | |
| 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 | 89 11 302 | |
| Meilen, Seestrasse 545 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 15 2 458 | |
| Meyrin, Route de Meyrin 210 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 9 1 117 | |
| 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 | 8.2 | 30 1 153 | |
| Neuchâtel, Rue du Temple-Neuf 14 | 1 | 0 | 2 | 7 | 1 | 11 | 1 293 | 18.8 | 33 6 896 | |

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

| City, address | Retail | | | Offices, medical practice premises, etc. | | | Cinemas and restaurants | | | Assisted living | | | Storage facilities | | | Other commercial units | | | Total commercial properties, excl. parking | | |
|--|--------|--------|------|--|--------|-------|----------------------------|-------|------|-----------------|--------|-------|--------------------|--------|-------|------------------------------|-------|------|--|--------|-------|
| | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % |
| Commercial properties without significant residential space | | | | | | | | | | | | | | | | | | | | | |
| Niederwangen near Berne, Riedmoosstrasse 10 | 10 | 4 287 | 33.2 | 9 | 1 694 | 13.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 21 | 5 918 | 45.8 | 9 | 966 | 7.5 | 49 | 12 865 | 99.5 |
| Oberbüren, Buchental 2 | 2 | 2 226 | 34.3 | 5 | 116 | 1.8 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 7 | 4 045 | 62.4 | 5 | 99 | 1.5 | 19 | 6 486 | 100.0 |
| Oberbüren, Buchental 3 | 2 | 485 | 20.7 | 5 | 762 | 32.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 739 | 31.6 | 3 | 122 | 5.2 | 15 | 2 108 | 90.0 |
| Oberbüren, Buchental 3a | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 9 | 2 464 | 100.0 | 1 | 0 | 0.0 | 10 | 2 464 | 100.0 |
| Oberbüren, Buchental 4 | 16 | 3 676 | 38.5 | 2 | 1 937 | 20.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 3 934 | 41.2 | 1 | 0 | 0.0 | 24 | 9 547 | 100.0 |
| Oberbüren, Buchental 5 | 0 | 0 | 0.0 | 3 | 199 | 12.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 9 | 1 207 | 73.2 | 12 | 1 406 | 85.3 |
| Oberwil, Mühlemattstrasse 23 | 3 | 1 046 | 63.4 | 5 | 69 | 4.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 477 | 28.9 | 6 | 59 | 3.6 | 19 | 1 651 | 100.0 |
| Ofringen, Spitalweidstrasse 1/ shopping centre a1 | 43 | 15 765 | 78.5 | 4 | 650 | 3.2 | 2 | 283 | 1.4 | 0 | 0 | 0.0 | 21 | 2 656 | 13.2 | 43 | 720 | 3.6 | 113 | 20 074 | 100.0 |
| Olten, Bahnhofquai 18 | 0 | 0 | 0.0 | 10 | 4 803 | 93.6 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 | 4 | 1 072 | 14.6 | 0 | 0 | 0.0 | 16 | 7 366 | 100.0 |
| Olten, Frohburgstrasse 1 | 0 | 0 | 0.0 | 5 | 936 | 81.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 217 | 18.8 | 0 | 0 | 0.0 | 9 | 1 153 | 100.0 |
| Olten, Frohburgstrasse 15 | 0 | 0 | 0.0 | 7 | 1 657 | 88.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 7 | 225 | 12.0 | 1 | 0 | 0.0 | 15 | 1 882 | 100.0 |
| Olten, Solothurnerstrasse 201 | 1 | 991 | 62.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 502 | 31.5 | 2 | 99 | 6.2 | 5 | 1 592 | 100.0 |
| Olten, Solothurnerstrasse 231–235/ Usego | 3 | 2 778 | 23.3 | 16 | 7 650 | 64.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 1 186 | 9.9 | 6 | 333 | 2.8 | 30 | 11 947 | 100.0 |
| Ostermundigen, Mitteldorfstrasse 16 | 1 | 0 | 0.0 | 1 | 0 | 0.0 | 2 | 0 | 0.0 | 106 | 10 925 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 110 | 10 925 | 100.0 |
| Otelfingen, Industriestrasse 19/21 | 0 | 0 | 0.0 | 55 | 16 065 | 19.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 67 | 62 852 | 75.4 | 33 | 4 210 | 5.1 | 155 | 83 127 | 99.7 |
| Otelfingen, Industriestrasse 31 | 0 | 0 | 0.0 | 25 | 4 002 | 34.6 | 1 | 48 | 0.4 | 0 | 0 | 0.0 | 13 | 6 622 | 57.3 | 14 | 888 | 7.7 | 53 | 11 560 | 100.0 |
| Payerne, Route de Bussy 2 | 1 | 5 055 | 84.0 | 4 | 263 | 4.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 429 | 7.1 | 5 | 271 | 4.5 | 11 | 6 018 | 100.0 |
| Petit-Lancy, Route de Chancy 59 | 0 | 0 | 0.0 | 20 | 15 429 | 69.6 | 1 | 1 237 | 5.6 | 0 | 0 | 0.0 | 12 | 4 796 | 21.6 | 18 | 712 | 3.2 | 51 | 22 174 | 100.0 |
| Pfäffikon SZ, Huobstrasse 5 | 1 | 0 | 0.0 | 3 | 0 | 0.0 | 2 | 0 | 0.0 | 88 | 11 660 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 94 | 11 660 | 100.0 |
| Rapperswil-Jona, Grünfeldstrasse 25, sold | | | | | | | | | | | | | | | | | | | | | |
| Rapperswil-Jona, Rathausstrasse 8 | 4 | 743 | 23.6 | 6 | 1 591 | 50.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 12 | 809 | 25.7 | 1 | 0 | 0.0 | 23 | 3 143 | 100.0 |
| Romanel, Chemin du Marais 8 | 11 | 5 996 | 88.3 | 1 | 14 | 0.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 7 | 709 | 10.4 | 4 | 72 | 1.1 | 23 | 6 791 | 100.0 |
| Rümlang, Hofwisenstrasse 50 | 1 | 1 291 | 22.6 | 9 | 8 258 | 144.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 413 | 7.2 | 1 | 0 | 0.0 | 12 | 9 962 | 100.0 |
| Schwyz, Oberer Steisteg 18, 20 | 2 | 231 | 8.6 | 11 | 1 559 | 58.3 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 | 3 | 811 | 24.2 | 0 | 0 | 0.0 | 12 | 3 355 | 100.0 |
| Spreitenbach, Industriestrasse/ Tivoli | 1 | 855 | 87.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 125 | 12.8 | 0 | 0 | 0.0 | 2 | 980 | 100.0 |
| Spreitenbach, Müslistrasse 44 | 0 | 0 | 0.0 | 1 | 36 | 7.0 | 1 | 156 | 30.2 | 0 | 0 | 0.0 | 1 | 21 | 4.1 | 5 | 304 | 58.8 | 8 | 517 | 100.0 |
| Spreitenbach, Pfadackerstrasse 6/ Limmatpark | 7 | 15 517 | 56.7 | 16 | 7 695 | 28.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 3 975 | 14.5 | 3 | 0 | 0.0 | 30 | 27 187 | 99.3 |
| St. Gallen, Bohl 1/Goliathgasse 6 | 0 | 0 | 0.0 | 7 | 1 562 | 37.4 | 4 | 2 180 | 52.2 | 0 | 0 | 0.0 | 1 | 64 | 1.5 | 0 | 0 | 0.0 | 12 | 3 806 | 91.2 |
| St. Gallen, Spisergasse 12 | 5 | 885 | 82.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 885 | 82.7 |
| St. Gallen, Zürcherstrasse 462–464/ Shopping Arena | 52 | 23 028 | 57.8 | 10 | 3 818 | 9.6 | 7 | 1 600 | 4.0 | 0 | 0 | 0.0 | 55 | 7 852 | 19.7 | 41 | 3 545 | 8.9 | 165 | 39 843 | 100.0 |
| Sursee, Moosgasse 20 | 7 | 1 861 | 77.2 | 0 | 0 | 0.0 | 1 | 164 | 6.8 | 0 | 0 | 0.0 | 5 | 385 | 16.0 | 0 | 0 | 0.0 | 13 | 2 410 | 100.0 |
| Thalwil, Gotthardstrasse 40 | 1 | 90 | 9.1 | 7 | 570 | 57.8 | 2 | 130 | 13.2 | 0 | 0 | 0.0 | 4 | 196 | 19.9 | 0 | 0 | 0.0 | 14 | 986 | 100.0 |
| Thun, Bälliz 67 | 4 | 1 027 | 32.4 | 15 | 1 625 | 51.2 | 1 | 65 | 2.0 | 0 | 0 | 0.0 | 5 | 338 | 10.7 | 1 | 0 | 0.0 | 26 | 3 055 | 96.3 |
| Thun, Göttibachweg 2–2e, 4, 6, 8 | 1 | 0 | 0.0 | 1 | 0 | 0.0 | 1 | 0 | 0.0 | 108 | 11 556 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 111 | 11 556 | 100.0 |
| Uster, Poststrasse 10 | 1 | 245 | 17.1 | 4 | 877 | 61.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 309 | 21.6 | 1 | 0 | 0.0 | 8 | 1 431 | 100.0 |
| Uster, Poststrasse 14/20 | 4 | 2 023 | 63.3 | 4 | 375 | 11.7 | 1 | 121 | 3.8 | 0 | 0 | 0.0 | 18 | 622 | 19.5 | 5 | 54 | 1.7 | 32 | 3 195 | 100.0 |
| Vernier, Chemin de l'Étang 72/ Patio Plaza | 0 | 0 | 0.0 | 19 | 11 229 | 82.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 21 | 2 336 | 17.1 | 1 | 101 | 0.7 | 41 | 13 666 | 100.0 |
| Vevey, Rue de la Clergère 1 | 1 | 479 | 15.5 | 13 | 2 235 | 72.5 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 370 | 12.0 | 0 | 0 | 0.0 | 15 | 3 084 | 100.0 |
| Wabern, Nesslerenweg 30 | 1 | 0 | 0.0 | 2 | 0 | 0.0 | 1 | 0 | 0.0 | 61 | 6 288 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 65 | 6 288 | 100.0 |
| Wil, Obere Bahnhofstrasse 40 | 6 | 2 312 | 80.3 | 6 | 248 | 8.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 208 | 7.2 | 5 | 110 | 3.8 | 21 | 2 878 | 100.0 |
| Winterthur, Theaterstrasse 17 | 0 | 0 | 0.0 | 31 | 10 420 | 73.7 | 3 | 198 | 1.4 | 0 | 0 | 0.0 | 6 | 873 | 6.2 | 11 | 2 656 | 18.8 | 51 | 14 147 | 100.0 |
| Winterthur, Untertor 24 | 4 | 953 | 69.9 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 411 | 30.1 | 0 | 0 | 0.0 | 6 | 1 364 | 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 leased properties, commercial and residential, excl. parking no. | m² |
| Commercial properties without significant residential space | | | | | | | | | | |
| Niederwangen near Berne, Riedmoosstrasse 10 | 0 | 1 | 0 | 0 | 0 | 1 | 60 | 0.5 | 50 | 12 925 |
| Oberbüren, Buchental 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 19 | 6 486 |
| Oberbüren, Buchental 3 | 0 | 0 | 0 | 2 | 0 | 2 | 234 | 10.0 | 17 | 2 342 |
| Oberbüren, Buchental 3a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 10 | 2 464 |
| Oberbüren, Buchental 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 24 | 9 547 |
| Oberbüren, Buchental 5 | 0 | 0 | 2 | 0 | 0 | 2 | 242 | 14.7 | 14 | 1 648 |
| Oberwil, Mühlemattstrasse 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 19 | 1 651 |
| Oftringen, Spitalweidstrasse 1/ shopping centre a1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 113 | 20 074 |
| 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, Frohburgstrasse 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 9 | 1 153 |
| Olten, Frohburgstrasse 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 | 1 592 |
| Olten, Solothurnerstrasse 231–235/ Usego | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 30 | 11 947 |
| Ostermundigen, Mitteldorfstrasse 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 110 | 10 925 |
| Otelfingen, Industriestrasse 19/21 | 0 | 0 | 1 | 1 | 0 | 2 | 214 | 0.3 | 157 | 83 341 |
| Otelfingen, Industriestrasse 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 53 | 11 560 |
| Payerne, Route de Bussy 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 11 | 6 018 |
| Petit-Lancy, Route de Chancy 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 51 | 22 174 |
| Pfäffikon SZ, Huobstrasse 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 94 | 11 660 |
| Rapperswil-Jona, Grünfeldstrasse 25, sold | | | | | | | | | | |
| 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 | 6 791 |
| Rümlang, Hofwisenstrasse 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 12 | 9 962 |
| Schwyz, Oberer Steisteg 18, 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 26 | 2 672 |
| Solothurn, Amthausplatz 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 12 | 3 355 |
| Spreitenbach, Industriestrasse/ Tivoli | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 2 | 980 |
| Spreitenbach, Müslistrasse 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 8 | 517 |
| Spreitenbach, Pfadackerstrasse 6/ Limmatpark | 0 | 1 | 0 | 1 | 0 | 2 | 184 | 0.7 | 32 | 27 371 |
| St. Gallen, Bohl 1/Goliathgasse 6 | 1 | 1 | 1 | 1 | 0 | 4 | 369 | 8.8 | 16 | 4 175 |
| St. Gallen, Spisergasse 12 | 0 | 0 | 0 | 0 | 1 | 1 | 185 | 17.3 | 6 | 1 070 |
| St. Gallen, Zürcherstrasse 462–464/ Shopping Arena | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 165 | 39 843 |
| Sursee, Moosgasse 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 13 | 2 410 |
| 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 | 27 | 3 173 |
| Thun, Göttibachweg 2–2e, 4, 6, 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 111 | 11 556 |
| 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 | 3 195 |
| Vernier, Chemin de l'Etang 72/ Patio Plaza | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 41 | 13 666 |
| Vevey, Rue de la Clergère 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 15 | 3 084 |
| Wabern, Nesslerenweg 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 65 | 6 288 |
| Wil, Obere Bahnhofstrasse 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 21 | 2 878 |
| Winterthur, Theaterstrasse 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 51 | 14 147 |
| Winterthur, Untertor 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 6 | 1 364 |

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

| City, address | Retail | | | Offices, medical practice premises, etc. | | | Cinemas and restaurants | | | Assisted living | | | Storage facilities | | | Other commercial units | | | Total commercial properties, excl. parking | | |
|---|------------|----------------|-------------|--|----------------|-------------|----------------------------|---------------|------------|-----------------|----------------|------------|--------------------|----------------|-------------|------------------------------|----------------|-------------|--|------------------|-------------|
| | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % |
| Commercial properties without significant residential space | | | | | | | | | | | | | | | | | | | | | |
| Worblaufen , Alte Tiefenaustrasse 6 | 0 | 0 | 0.0 | 4 | 15 909 | 87.3 | 0 | 0 | 0.0 | 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 | 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 | 0 | 0 | 0.0 | 3 | 711 | 31.6 | 0 | 0 | 0.0 | 11 | 2 251 | 100.0 |
| Zuchwil , Allmendweg 8/Riverside Business Park | 1 | 886 | 0.9 | 21 | 8 872 | 9.1 | 1 | 673 | 0.7 | 0 | 0 | 0.0 | 53 | 18 682 | 19.2 | 27 | 68 141 | 70.1 | 103 | 97 254 | 100.0 |
| Zuchwil , Dorfackerstrasse 45/ Birchi Centre | 10 | 10 084 | 76.0 | 4 | 218 | 1.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 20 | 1 771 | 13.3 | 12 | 889 | 6.7 | 46 | 12 962 | 97.6 |
| Zug , Zählerweg 4, 6/ Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1 | 0 | 0 | 0.0 | 25 | 14 294 | 89.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 20 | 1 633 | 10.3 | 0 | 0 | 0.0 | 45 | 15 927 | 100.0 |
| Zug , Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2 | 0 | 0 | 0.0 | 20 | 18 133 | 90.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 6 | 1 861 | 9.3 | 0 | 0 | 0.0 | 26 | 19 994 | 100.0 |
| Zurich , Affolternstrasse 52/ MFO building | 0 | 0 | 0.0 | 3 | 1 476 | 53.2 | 1 | 715 | 25.8 | 0 | 0 | 0.0 | 1 | 585 | 21.1 | 0 | 0 | 0.0 | 5 | 2 776 | 100.0 |
| Zurich , Affolternstrasse 54, 56/ Cityport | 0 | 0 | 0.0 | 13 | 21 574 | 92.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 1 775 | 7.6 | 1 | 71 | 0.3 | 18 | 23 420 | 100.0 |
| Zurich , Albisriederstrasse 203 | 0 | 0 | 0.0 | 21 | 8 251 | 61.4 | 1 | 2 087 | 15.5 | 0 | 0 | 0.0 | 12 | 2 648 | 19.7 | 15 | 443 | 3.3 | 49 | 13 429 | 100.0 |
| Zurich , Bahnhofstrasse 42 | 3 | 855 | 42.7 | 5 | 893 | 44.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 255 | 12.7 | 3 | 0 | 0.0 | 13 | 2 003 | 100.0 |
| Zurich , Bahnhofstrasse 69 | 1 | 121 | 10.9 | 12 | 865 | 77.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 6 | 124 | 11.1 | 7 | 4 | 0.4 | 26 | 1 114 | 100.0 |
| Zurich , Bahnhofstrasse 106 | 1 | 141 | 11.8 | 6 | 635 | 53.1 | 0 | 0 | 0.0 | 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 | 0 | 0 | 0.0 | 27 | 855 | 6.5 | 12 | 587 | 4.4 | 57 | 13 246 | 100.0 |
| Zurich , Carl-Spitteler-Strasse 68/70 | 1 | 0 | 0.0 | 2 | 0 | 0.0 | 2 | 0 | 0.0 | 138 | 19 343 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 143 | 19 343 | 100.0 |
| Zurich , Etzelstrasse 14 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 2 080 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 2 080 | 100.0 |
| Zurich , Flurstrasse 89 | 0 | 0 | 0.0 | 1 | 400 | 12.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 375 | 11.3 | 6 | 2 556 | 76.7 | 8 | 3 331 | 100.0 |
| Zurich , Fraumünsterstrasse 16 | 1 | 1 317 | 15.3 | 10 | 6 436 | 75.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 21 | 832 | 9.7 | 2 | 0 | 0.0 | 34 | 8 585 | 100.0 |
| Zurich , Hardstrasse 201/ Prime Tower | 1 | 321 | 0.7 | 49 | 42 427 | 88.1 | 9 | 2 283 | 4.7 | 0 | 0 | 0.0 | 18 | 3 084 | 6.4 | 2 | 27 | 0.1 | 79 | 48 142 | 100.0 |
| Zurich , Hardstrasse 219/ Eventblock Maag | 0 | 0 | 0.0 | 14 | 1 360 | 19.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 20 | 1 528 | 21.7 | 10 | 4 168 | 59.1 | 44 | 7 056 | 100.0 |
| Zurich , Josefstrasse 53, 59 | 5 | 848 | 7.0 | 19 | 9 115 | 75.1 | 1 | 165 | 1.4 | 0 | 0 | 0.0 | 24 | 2 012 | 16.6 | 0 | 0 | 0.0 | 49 | 12 140 | 100.0 |
| Zurich , Jupiterstrasse 15/ Böcklinstrasse 19 | 1 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 26 | 1 829 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 27 | 1 829 | 100.0 |
| Zurich , Kappenbühlweg 9, 11/ Holbrigstrasse 10/ Regensdorferstrasse 18a | 1 | 0 | 0.0 | 2 | 0 | 0.0 | 2 | 0 | 0.0 | 115 | 14 790 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 120 | 14 790 | 100.0 |
| Zurich , Maagplatz 1/Platform | 0 | 0 | 0.0 | 7 | 18 500 | 91.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 985 | 4.8 | 6 | 834 | 4.1 | 17 | 20 319 | 100.0 |
| Zurich , Manessestrasse 85 | 2 | 375 | 4.1 | 12 | 5 577 | 61.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 29 | 3 162 | 34.7 | 0 | 0 | 0.0 | 43 | 9 114 | 100.0 |
| Zurich , Ohmstrasse 11, 11a | 11 | 3 300 | 53.5 | 4 | 1 410 | 22.8 | 1 | 133 | 2.2 | 0 | 0 | 0.0 | 16 | 1 028 | 16.7 | 25 | 301 | 4.9 | 57 | 6 172 | 100.0 |
| Zurich , Restelbergstrasse 108 | 1 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 14 | 672 | 100.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 15 | 672 | 100.0 |
| Zurich , Schaffhauserstrasse 339 | 1 | 219 | 12.7 | 5 | 1 197 | 69.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 3 | 310 | 18.0 | 0 | 0 | 0.0 | 9 | 1 726 | 100.0 |
| Zurich , Seidengasse 1/ Jelmolli – The House of Brands | 1 | 23 765 | 64.6 | 2 | 1 349 | 3.7 | 10 | 4 906 | 13.3 | 0 | 0 | 0.0 | 3 | 4 691 | 12.8 | 8 | 2 060 | 5.6 | 24 | 36 771 | 100.0 |
| Zurich , Siewerdstrasse 8 | 0 | 0 | 0.0 | 12 | 3 360 | 91.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 10 | 328 | 8.9 | 2 | 0 | 0.0 | 24 | 3 688 | 100.0 |
| Zurich , Sihlcity | 86 | 10 013 | 42.4 | 26 | 5 838 | 24.7 | 17 | 4 463 | 18.9 | 0 | 0 | 0.0 | 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 | 2 003 | 66.0 | 4 | 504 | 16.6 | 0 | 0 | 0.0 | 10 | 213 | 7.0 | 19 | 203 | 6.7 | 58 | 3 033 | 100.0 |
| Zurich , Stadelhoferstrasse 18 | 4 | 374 | 19.5 | 5 | 938 | 49.0 | 1 | 227 | 11.9 | 0 | 0 | 0.0 | 8 | 363 | 19.0 | 2 | 12 | 0.6 | 20 | 1 914 | 100.0 |
| Zurich , Stadelhoferstrasse 22 | 7 | 356 | 11.6 | 7 | 1 562 | 50.9 | 1 | 140 | 4.6 | 0 | 0 | 0.0 | 5 | 941 | 30.7 | 2 | 68 | 2.2 | 22 | 3 067 | 100.0 |
| Zurich , Steinmühleplatz/ Jelmolli parking | 1 | 73 | 86.9 | 1 | 11 | 13.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 48 | 0 | 0.0 | 50 | 84 | 100.0 |
| Zurich , Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20 | 7 | 675 | 10.8 | 10 | 4 026 | 64.7 | 1 | 131 | 2.1 | 0 | 0 | 0.0 | 22 | 1 205 | 19.4 | 23 | 185 | 3.0 | 63 | 6 222 | 100.0 |
| Zurich , Talacker 21, 23 | 3 | 470 | 9.6 | 11 | 3 149 | 64.2 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 21 | 1 285 | 26.2 | 1 | 0 | 0.0 | 36 | 4 904 | 100.0 |
| Total I | 809 | 326 980 | 21.9 | 1 592 | 557 887 | 37.4 | 178 | 64 465 | 4.3 | 956 | 110 312 | 7.4 | 1 541 | 262 047 | 17.6 | 998 | 164 611 | 11.0 | 6 074 | 1 486 302 | 99.6 |

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

| City, address | 1–1½ | 2–2½ | 3–3½ | 4–4½ | 5 or more | | | | Summary | |
|---|--------------|--------------|--------------|--------------|--------------|-----|------------------------|-----|---|-----------|
| | rooms no. | rooms no. | rooms no. | rooms no. | rooms no. | no. | Total apartments m² | % | Total leased properties, commercial and residential, excl. parking no. | m² |
| Commercial properties without significant residential space | | | | | | | | | | |
| Worblaufen, Alte Tiefenastrasse 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, Allmendweg 8/Riverside Business Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 103 | 97 254 |
| Zuchwil, Dorfackerstrasse 45/ Birchi Centre | 0 | 0 | 0 | 0 | 2 | 2 | 312 | 2.4 | 48 | 13 274 |
| Zug, Zählerweg 4, 6/ Dammstrasse 19/ Landis+Gyr-Strasse 3/Opus 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 45 | 15 927 |
| Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 26 | 19 994 |
| Zurich, Affolternstrasse 52/ MFO building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2 776 |
| Zurich, Affolternstrasse 54, 56/ Cityport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 18 | 23 420 |
| Zurich, Albisriederstrasse 203 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 49 | 13 429 |
| 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 | 1 114 |
| 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, Carl-Spitteler-Strasse 68/70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 143 | 19 343 |
| Zurich, Etzelstrasse 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 1 | 2 080 |
| Zurich, Flurstrasse 89 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 8 | 3 331 |
| Zurich, Fraumünsterstrasse 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 34 | 8 585 |
| Zurich, Hardstrasse 201/ Prime Tower | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 79 | 48 142 |
| Zurich, Hardstrasse 219/ Eventblock Maag | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 44 | 7 056 |
| Zurich, Josefstrasse 53, 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 49 | 12 140 |
| Zurich, Jupiterstrasse 15/ Böcklinstrasse 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 27 | 1 829 |
| Zurich, Kappenhühlweg 9, 11/ Holbrigstrasse 10/ Regensdorferstrasse 18a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 120 | 14 790 |
| Zurich, Maagplatz 1/Platform | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 17 | 20 319 |
| Zurich, Manessestrasse 85 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 43 | 9 114 |
| Zurich, Ohmstrasse 11, 11a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 57 | 6 172 |
| Zurich, Restelbergstrasse 108 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 15 | 672 |
| 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 | 24 | 36 771 |
| Zurich, Siewerdtstrasse 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 24 | 3 688 |
| 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 | 58 | 3 033 |
| Zurich, Stadelhoferstrasse 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 20 | 1 914 |
| 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 | 84 |
| Zurich, Steinmühleplatz 1/ St. Annagasse 18/Sihlstrasse 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 63 | 6 222 |
| Zurich, Talacker 21, 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 36 | 4 904 |
| Total I | 21 | 4 | 20 | 18 | 6 | 69 | 5 954 | 0.4 | 6 143 | 1 492 256 |

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

| City, address | Retail | | | Offices, medical practice premises, etc. | | | Cinemas and restaurants | | | Assisted living | | | Storage facilities | | | Other commercial units | | | Total commercial properties, excl. parking | | |
|--|-----------|---------------|-------------|--|--------------|-------------|----------------------------|------------|------------|-----------------|----------|------------|--------------------|--------------|------------|------------------------------|--------------|------------|--|---------------|-------------|
| | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % |
| 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 | 0 | 0 | 0.0 | 7 | 1 406 | 51.2 |
| Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7 | 0 | 0 | 0.0 | 5 | 831 | 49.6 | 1 | 188 | 11.2 | 0 | 0 | 0.0 | 4 | 61 | 3.6 | 0 | 0 | 0.0 | 10 | 1 080 | 64.4 |
| Geneva, Rue de la Croix-d'Or 7/ Rue Neuve-du-Molard 4-6 | 6 | 1 333 | 38.4 | 5 | 843 | 24.3 | 0 | 0 | 0.0 | 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 | 13.4 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 20 | 3.4 | 1 | 6 | 1.0 | 3 | 105 | 17.8 |
| Lausanne, Rue de la Mercerie 16-20 | 2 | 84 | 6.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 145 | 10.3 | 1 | 12 | 0.9 | 7 | 241 | 17.2 |
| St. Gallen, Spisergasse 12 | 2 | 195 | 31.6 | 1 | 109 | 17.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 2 | 149 | 24.1 | 0 | 0 | 0.0 | 5 | 453 | 73.4 |
| Thônex, Rue de Genève 104-108 | 21 | 6 555 | 56.2 | 4 | 44 | 0.4 | 3 | 404 | 3.5 | 0 | 0 | 0.0 | 12 | 953 | 8.2 | 54 | 1 022 | 8.8 | 94 | 8 978 | 77.0 |
| Visp, Kantonsstrasse 8 | 2 | 968 | 43.0 | 7 | 197 | 8.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 4 | 239 | 10.6 | 4 | 117 | 5.2 | 17 | 1 521 | 67.5 |
| Zurich, Höggerstrasse 40/ Röschibachstrasse 22 | 10 | 1 465 | 22.1 | 8 | 2 697 | 40.7 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 76 | 1.1 | 11 | 103 | 1.6 | 34 | 4 341 | 65.6 |
| Zurich, Nansenstrasse 5/7 | 10 | 2 405 | 40.9 | 8 | 1 490 | 25.3 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 5 | 361 | 6.1 | 29 | 32 | 0.5 | 52 | 4 288 | 72.9 |
| Zurich, Querstrasse 6 | 2 | 77 | 13.6 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 9 | 40 | 7.1 | 11 | 117 | 20.7 |
| Zurich, Schulstrasse 34, 36 | 0 | 0 | 0.0 | 2 | 622 | 36.1 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 135 | 7.8 | 0 | 0 | 0.0 | 3 | 757 | 44.0 |
| Total II | 58 | 13 548 | 34.6 | 45 | 7 852 | 20.0 | 4 | 592 | 1.5 | 0 | 0 | 0.0 | 41 | 2 264 | 5.8 | 109 | 1 332 | 3.4 | 257 | 25 588 | 65.3 |

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 | 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 | 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 | 0 | 0 | 0.0 |
| Dietikon, Bodacher/Ziegelälgerten | 0 | 0 | 0.0 | 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 | 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 | 0 | 0 | 0.0 | 1 | 409 | 100.0 | 0 | 0 | 0.0 | 1 | 409 | 100.0 |
| Meyrin, Chemin de Riantbosson, Avenue de Mategnin | 0 | 0 | 0.0 | 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 near Berne, 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 | 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 | 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 | 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 | 0 | 0 | 0.0 |
| Wangen near 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 | 0 | 0 | 0.0 |
| Total III | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 1 | 409 | 100.0 | 0 | 0 | 0.0 | 1 | 409 | 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 leased properties, commercial and residential, excl. parking no. | m² |
| Mixed properties | | | | | | | | | | |
| Geneva, Quai du Seujet 30 | 0 | 0 | 0 | 0 | 11 | 11 | 1 342 | 48.8 | 18 | 2 748 |
| Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7 | 0 | 0 | 0 | 0 | 3 | 3 | 597 | 35.6 | 13 | 1 677 |
| Geneva, Rue de la Croix-d'Or 7/ Rue Neuve-du-Molard 4–6 | 21 | 4 | 5 | 2 | 0 | 32 | 1 171 | 33.7 | 46 | 3 472 |
| Lausanne, Rue de la Mercerie 14 | 0 | 6 | 0 | 0 | 1 | 7 | 484 | 82.2 | 10 | 589 |
| Lausanne, Rue de la Mercerie 16–20 | 15 | 4 | 10 | 0 | 0 | 29 | 1 162 | 82.8 | 36 | 1 403 |
| St. Gallen, Spisergasse 12 | 0 | 1 | 0 | 1 | 0 | 2 | 164 | 26.6 | 7 | 617 |
| Thônex, Rue de Genève 104–108 | 8 | 8 | 16 | 8 | 0 | 40 | 2 684 | 23.0 | 134 | 11 662 |
| Visp, Kantonsstrasse 8 | 0 | 3 | 0 | 6 | 0 | 9 | 732 | 32.5 | 26 | 2 253 |
| Zurich, Hönggerstrasse 40/ Röschibachstrasse 22 | 0 | 20 | 10 | 1 | 0 | 31 | 2 280 | 34.4 | 65 | 6 621 |
| Zurich, Nansenstrasse 5/7 | 0 | 5 | 2 | 9 | 1 | 17 | 1 595 | 27.1 | 69 | 5 883 |
| Zurich, Querstrasse 6 | 3 | 3 | 0 | 1 | 0 | 7 | 448 | 79.3 | 18 | 565 |
| Zurich, Schulstrasse 34, 36 | 0 | 1 | 3 | 9 | 0 | 13 | 964 | 56.0 | 16 | 1 721 |
| Total II | 47 | 55 | 46 | 37 | 16 | 201 | 13 623 | 34.7 | 458 | 39 211 |
| 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 | 409 |
| Meyrin, Chemin de Riantbosson, Avenue de Mategnin | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Niederwangen near Berne, 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 near 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 | 409 |

PROPERTY STRUCTURE COMMERCIAL PROPERTIES

| City, address | Retail | | | Offices, medical practice premises, etc. | | | Cinemas and restaurants | | | Assisted living | | | Storage facilities | | | Other commercial units | | | Total commercial properties, excl. parking | | |
|--|--------|---------|------|--|---------|------|----------------------------|--------|-----|-----------------|---------|-----|--------------------|---------|------|------------------------------|---------|------|--|-----------|------|
| | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % | no. | m² | % |
| Properties under construction and development sites | | | | | | | | | | | | | | | | | | | | | |
| Bellinzona , Via San Gottardo | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Berne , Wankdorfallee 4/ headquarters Post/Majowa | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Opfikon , Müllackerstrasse/ Bubenholz | 0 | 0 | 0.0 | 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 , Flurstrasse 55/Flurpark * | 0 | 0 | 0.0 | 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 | 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 | 0 | 0 | 0.0 |
| Zurich , Naphtastrasse 10/ 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 | 0 | 0 | 0.0 |
| Zurich , Turbinenstrasse 21/ 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 | 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 | 0 | 0 | 0.0 |
| Overall total | 867 | 340 528 | 22.2 | 1 637 | 565 739 | 36.9 | 182 | 65 057 | 4.2 | 956 | 110 312 | 7.2 | 1 583 | 264 720 | 17.3 | 1 107 | 165 943 | 10.8 | 6 332 | 1 512 299 | 98.7 |

* 2013 reclassified from existing properties to properties under construction due to total modification

** Condominiums designated for sale

PROPERTY STRUCTURE RESIDENTIAL PROPERTIES

| City, address | 1–1½ | 2–2½ | 3–3½ | 4–4½ | 5 or more | | | | Summary | |
|--|--------------|--------------|--------------|--------------|--------------|-----|------------------------|-----|---|-----------|
| | rooms no. | rooms no. | rooms no. | rooms no. | rooms no. | no. | Total apartments m² | % | Total leased properties, commercial and residential, excl. parking no. | m² |
| Properties under construction and development sites | | | | | | | | | | |
| Bellinzona, Via San Gottardo | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Berne, Wankdorfallee 4/ headquarters Post/Majowa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Opfikon, Müllackerstrasse/ Bubenholz | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Zurich, Flurstrasse 55/Flurpark * | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Zurich, Hagenholzstrasse 60/ SkyKey | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Zurich, Hardstrasse 219/ Maaghof North and East | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Zurich, Naphtastrasse 10/ Maaghof North and East ** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Zurich, Turbinenstrasse 21/ Maaghof North and East ** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Total IV | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| | | | | | | | | | | |
| Overall total | 68 | 59 | 66 | 55 | 22 | 270 | 19 577 | 1.3 | 6 602 | 1 531 876 |

* 2013 reclassified from existing properties to properties under construction due to total modification

** Condominiums designated for sale



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Securities no. 803 838 | ISIN no. CH 000 803 838 9 | SIX-symbol SPSN

