

Semi-Annual Report as at 30 June 2016

SHORT REPORT

2016



SWISS PRIME SITE

GROUP KEY FIGURES

Key financial figures	in	30.06.2012	30.06.2013	30.06.2014	30.06.2015	30.06.2016
Rental income from properties	CHF m	204.2	199.5	217.3	225.2	225.5
Income from sale of trading properties	CHF m	–	–	–	74.4	–
Income from real estate services ¹	CHF m	–	45.6	48.4	52.5	54.8
Income from retail ²	CHF m	76.2	74.2	71.0	65.7	60.2
Income from assisted living ³	CHF m	–	–	77.3	77.4	151.9
Operating income	CHF m	281.4	321.3	415.9	497.9	497.4
Revaluation of investment properties, properties under construction and development sites	CHF m	130.4	169.8	53.6	99.7	32.8
EBITDA	CHF m	297.5	349.7	236.0	315.9	226.3
Operating profit (EBIT)	CHF m	289.4	339.4	221.1	300.2	207.0
Profit	CHF m	177.8	222.3	137.2	191.0	132.0
Cash flow from operating activities	CHF m	86.4	109.5	497.8	154.8	85.3
Shareholders' equity	CHF m	3 433.7	3 964.7	4 026.0	4 776.8	4 948.6
Equity ratio	%	39.5	42.0	39.2	44.4	45.3
Borrowed capital	CHF m	5 254.9	5 475.0	6 237.0	5 975.9	5 974.0
Return on equity (ROE)	%	10.4	11.9	6.8	8.9	5.4
Return on invested capital (ROIC)	%	5.5	5.9	3.6	4.5	3.3

Financial figures excluding revaluation effects⁴

EBITDA	CHF m	167.2	179.9	182.5	216.1	193.5
Operating profit (EBIT)	CHF m	159.1	169.7	167.5	200.5	174.2
Profit	CHF m	91.1	110.4	107.0	133.4	120.3
Return on equity (ROE)	%	5.4	6.1	5.4	6.3	4.9
Return on invested capital (ROIC)	%	3.5	3.5	3.0	3.4	3.1

Real estate portfolio

Fair value of real estate portfolio	CHF m	8 350.0	8 876.4	9 558.0	9 904.9	9 886.4
of which projects/development properties	CHF m	130.6	384.8	602.6	193.0	264.3
Number of properties	Number	186	187	194	188	184
Rental floor space	m ²	1 411 432	1 453 994	1 531 876	1 633 323	1 498 123
Vacancy rate	%	5.4	6.1	6.8	7.4	6.4
Average discount rate	%	4.26	4.09	3.98	3.75	3.60

Key figures per share

Share price as at balance sheet date	CHF	79.15	69.45	73.50	70.95	88.20
Shares issued	Number	54 555 802	60 503 081	60 503 081	69 651 534	71 478 917
Earnings per share (EPS)	CHF	3.27	3.69	2.25	2.96	1.89
Market capitalisation	CHF m	4 318.1	4 201.9	4 447.0	4 941.8	6 304.4
Distribution per share	CHF	3.60	3.60	3.60	3.70	3.70
Cash yield ⁵	%	5.1	4.7	5.2	5.1	4.7
Performance (total return) p.a.	%	15.0	–6.8	11.0	2.1	29.8

Employees

Number of employees as at balance sheet date	Persons	734	1 451	3 034	3 183	5 346
Full-time equivalents as at balance sheet date	FTE	534	1 181	2 334	2 444	3 976

¹ acquisition of immoveris ag and immoveris properties ag as at 27.05.2016

² transfer of the restaurant operating business of Clouds Gastro AG to Candrian Catering AG as at 01.07.2015

³ acquisition of Boas Senior Care as at 29.02.2016, SENIOcare Group as at 01.10.2015 and WGDm Papillon AG as at 01.07.2015

⁴ revaluations and deferred taxes

⁵ based on year-end closing price

SWISS PRIME SITE AT A GLANCE

THE GROUP

PROFILE

Swiss Prime Site AG is Switzerland's leading real estate investment company and has been listed on the SIX Swiss Exchange since April 2000. The Group's high-quality real estate portfolio is valued at roughly CHF 10.0 billion and is distinguished by the first-class prestige of its locations and properties, comprising primarily commercial properties situated in prime economic locations in Switzerland. Real estate-related business fields round out the business model.

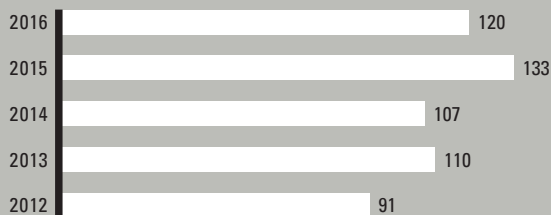
FOCUS

Swiss Prime Site's strategic focus is directed at investments in high-quality Swiss properties harbouring a high return potential as well as long-term opportunities for achieving growth and boosting value. The risk-optimised investment strategy is based on strict and proven investment criteria. The focal point is on sustainable value creation: performance for shareholders as well as advantages for tenants, their employees and customers. With active management of the real estate and business field portfolios, Swiss Prime Site is focused on ensuring and further expanding its competitive capabilities in the respective business fields.

PROFIT BEFORE REVALUATION EFFECTS

in CHF m from 01.01. to 30.06.

120.3



OPERATING PROFIT (EBIT) BEFORE REVALUATIONS

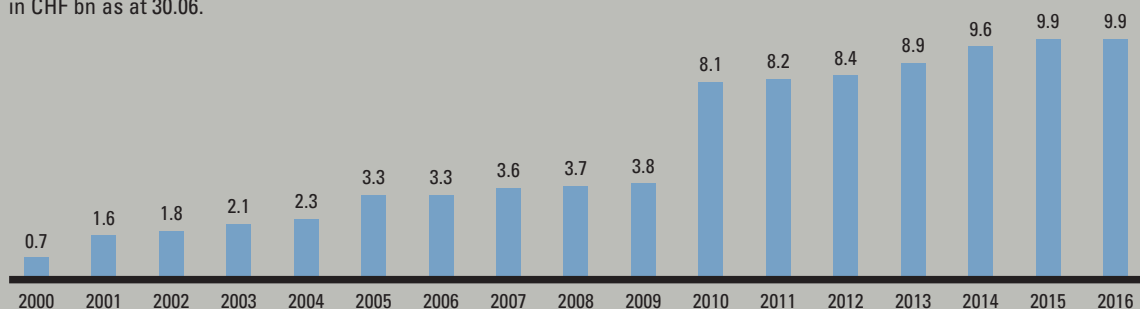
in CHF m from 01.01. to 30.06.

174.2



FAIR VALUE OF THE REAL ESTATE PORTFOLIO

in CHF bn as at 30.06.



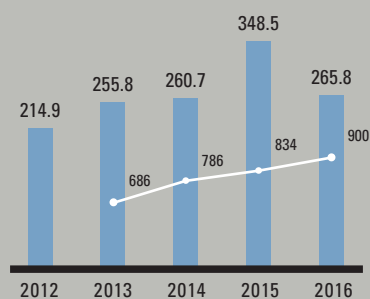
THE BUSINESS FIELDS

REAL ESTATE

The Real Estate business field comprises the core business of real estate investments as well as Wincasa AG, Switzerland's leading provider of real estate services. Swiss Prime Site's investment focus is directed at high-quality properties situated in prime locations, primarily with commercially utilised floor space as well as development projects.

OPERATING INCOME¹

in CHF m | Number of employees



¹ acquisition of Wincasa AG as at 25.10.2012. FY 2015 includes CHF 74.4 million of income from the one-time sale of condominiums at the Maag Site.

KEY FIGURES

in CHF m as at 30.06.

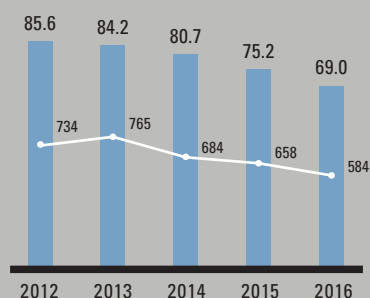
	2015	2016
Operating income	348.5	265.8
Investments	71.2	168.3
Number of employees	834	900

RETAIL

The Retail business field consists of Jelmoli – The House of Brands in Zurich, the leading premium department store in Switzerland. Roughly half of the total retail floor space of 23 800 m² generates sales from third parties according to the shop-in-shop model. The rest of the floor space is self-managed by Jelmoli.

OPERATING INCOME¹

in CHF m | Number of employees



¹ transfer of the restaurant operating business of Clouds Gastro AG to Candrian Catering AG as at 01.07.2015 (self-managed)

KEY FIGURES

in CHF m as at 30.06.

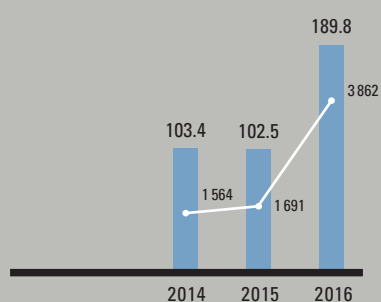
	2015	2016
Operating income	75.2	69.0
Investments	3.8	6.1
Number of employees	658	584

ASSISTED LIVING

The Assisted Living business field comprises Tertianum Group with the brands «Tertianum residences», «Perlavita geriatric care facilities», «Vitamodo senior centres», «SENIOcare residences and geriatric care facilities» as well as «Boas Senior Care». Tertianum Group is the leading private provider in the assisted living sector in Switzerland.

OPERATING INCOME¹

in CHF m | Number of employees



¹ acquisition of Tertianum AG as at 12.07.2013, SENIOcare Group as at 01.10.2015 and Boas Senior Care as at 29.02.2016

KEY FIGURES

in CHF m as at 30.06.

	2015	2016
Operating income	102.5	189.8
Investments	8.2	79.1
Number of employees	1 691	3 862

SUMMARY OF KEY FIGURES

The performance turned in by Swiss Prime Site is manifested in the robust operating income of CHF 497.4 million, in the wake of the record year of 2015. The core Real Estate business realised rental income of CHF 225.5 million as well as a renewed revaluation gain of CHF 32.8 million. Assisted Living doubled its income to CHF 151.9 million in the reporting period. Swiss Prime Site's forecast for 2016 continues to call for rising rental income and total operating income that surpasses the previous year's level. The Company also expects a renewed reduction in the vacancy rate.

SHARE PRICE AS AT BALANCE SHEET DATE

in CHF

88.20

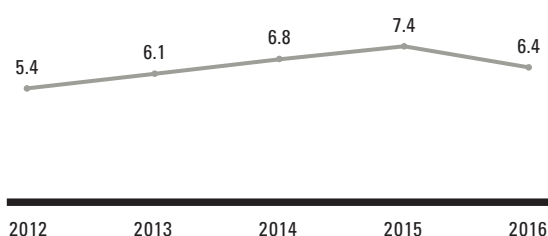
PERFORMANCE (TOTAL RETURN) P. A.

in %

29.8

VACANCY RATE

in % (Group) as at 30.06.



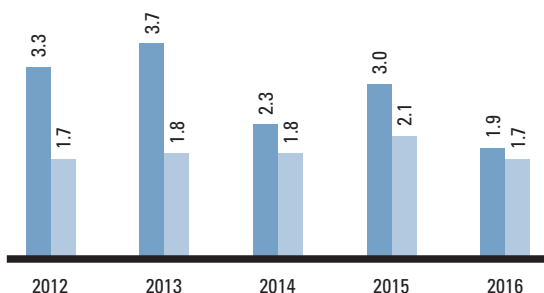
RENTAL INCOME FROM PROPERTIES

in CHF m from 01.01. to 30.06.



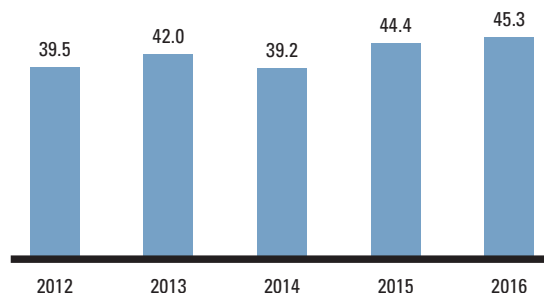
EARNINGS PER SHARE (EPS)

in CHF from 01.01. to 30.06.



EQUITY RATIO

in % as at 30.06.



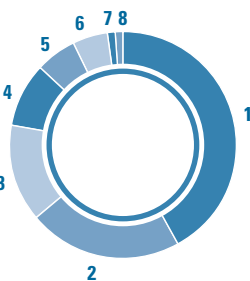
- EPS including revaluation effects
- EPS excluding revaluation effects

REAL ESTATE PORTFOLIO

PORTFOLIO SPLIT BY REGION

Basis: Fair value as at 30.06.2016 [30.06.2015]

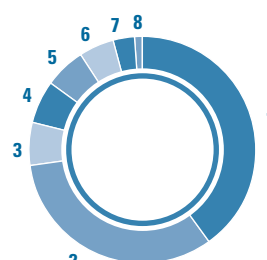
1 Zurich	42%	[41%]
2 Geneva	22%	[22%]
3 Northwestern Switzerland	14%	[15%]
4 Berne	9%	[9%]
5 Central Switzerland	6%	[6%]
6 Eastern Switzerland	5%	[5%]
7 Southern Switzerland	1%	[1%]
8 Western Switzerland	1%	[1%]



PORTFOLIO SPLIT BY TYPE OF USE¹

Basis: Net rental income as at 30.06.2016 [30.06.2015]

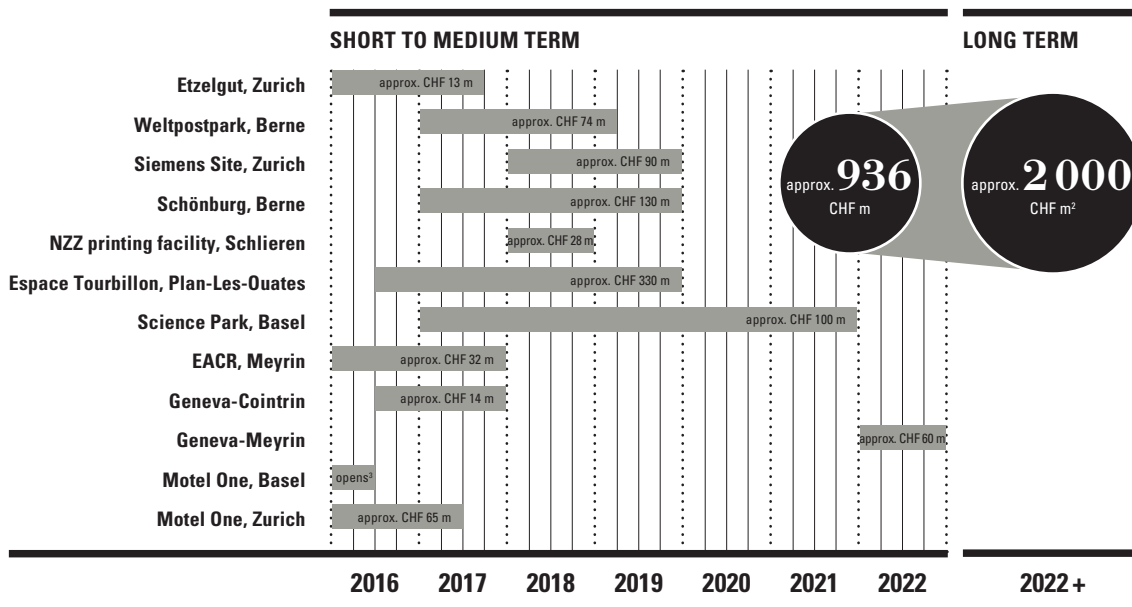
1 Office	40%	[39%]
2 Retail	33%	[33%]
3 Assisted Living	6%	[5%]
4 Cinema/restaurant	6%	[6%]
5 Parking	6%	[5%]
6 Storage	5%	[6%]
7 Other	3%	[4%]
8 Residential	1%	[2%]



¹ Real Estate business field

DEVELOPMENT PROJECTS

PROJECT PIPELINE¹



¹ Swiss Prime Site AG estimates

² short-to-medium and long-term project pipeline

³ opens July 2016, approx. CHF 22.5 million

Swiss Prime Site's Annual Report 2015 and Semi-Annual Report 2016 are available for download as PDF via the website www.swiss-prime-site.ch.

Cover photo: Zugerstrasse 57/63, Baar, in Swiss Prime Site's portfolio since 3 June 2016