

# Q2

2013 INTERIM REPORT

COMPETENCE IN SWISS REAL ESTATE

## KEY FIGURES

		1 JAN. TO 31 DEC. 2012	1 APRIL TO 30 JUNE 2012	1 APRIL TO 30 JUNE 2013	1 JAN. TO 30 JUNE 2012	1 JAN. TO 30 JUNE 2013	CHAN- GE IN % <sup>1</sup>
<b>KEY FINANCIAL FIGURES</b>							
	Unit						
Rental income	CHF 1 000	272 849	68 488	70 095	136 964	138 077	0.8
EPRA like-for-like change	%	1.5	0.1	0.0	2.1	- 0.2	
Net changes in fair value of real estate investments	CHF 1 000	266 851	119 309	80 346	119 309	95 735	
Income from property sales	CHF 1 000	12 924	11 463	1 127	11 689	1 202	
Total other income	CHF 1 000	8 351	991	1 059	4 651	4 487	
Net income	CHF 1 000	368 385	139 182	105 764	178 903	158 731	- 11.3
Net income excluding gains/losses on real estate investments <sup>2</sup>	CHF 1 000	161 367	46 217	44 019	86 011	85 210	- 0.9
EBITDA excluding gains/losses on real estate investments	CHF 1 000	238 308	68 163	59 016	127 940	117 890	- 7.9
EBITDA margin	%	81.0	84.2	81.6	83.4	82.0	
Total assets	CHF 1 000	6 356 255			6 176 365	6 504 249	2.3
Shareholders' equity	CHF 1 000	3 691 551			3 467 128	3 728 541	1.0
Equity ratio	%	58.1			56.1	57.3	
Return on equity	%	10.6	16.4	12.4	10.6	8.6	
Interest-bearing debt	CHF 1 000	1 808 286			1 897 792	1 948 383	7.7
Interest-bearing debt in % of total assets	%	28.4			30.7	30.0	
<b>PORTFOLIO KEY FIGURES</b>							
Number of properties	Number	163			167	165	
Carrying value properties	CHF 1 000	5 968 097			5 824 151	6 181 268	3.6
Implied yield, gross <sup>3</sup>	%	4.7	4.8	4.6	4.8	4.6	
Implied yield, net <sup>3</sup>	%	3.9	4.2	3.9	4.1	3.9	
Vacancy rate end of period (CHF) <sup>3, 4</sup>	%	8.0			8.5	9.1	
Number of sites and development properties	Number	9			10	9	
Carrying value sites and developments properties	CHF 1 000	314 430			259 610	247 034	- 21.4
<b>EMPLOYEES</b>							
End of period	Posts	84			85	87	
Full-time equivalents	Posts	78			78	80	
<b>PER SHARE FIGURES</b>							
Earnings per share (EPS) <sup>5</sup>	CHF	8.21	3.12	2.31	4.04	3.46	- 14.4
EPS excluding gains/losses on real estate investments <sup>5</sup>	CHF	3.60	1.04	0.96	1.94	1.86	- 4.5
Distribution per share	CHF	3.20 <sup>6</sup>	n.a.	n.a.	n.a.	n.a.	
Net asset value per share (NAV) <sup>7</sup>	CHF	80.48			76.24	81.29	1.0
NAV per share before deferred taxes <sup>7</sup>	CHF	95.00			90.00	96.52	1.6
Share price end of period	CHF	86.55			83.65	81.80	- 5.5

1 Change to previous year's period 1 January to 30 June 2012 or carrying value as of 31 December 2012 as applicable.

2 See definition „Net income excluding gains/losses on real estate investments“ on page 28, footnote 2.

3 For properties.

4 Equals the lost rental income in % of the potential rent, as per reporting date.

5 Based on average number of outstanding shares.

6 For the 2012 business year. Cash payment was made on 16 April 2013.

7 Based on number of outstanding shares, before cash distribution (footnote 6).

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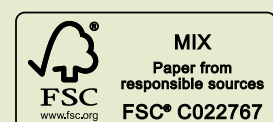
Due to roundings, the sum of individual positions may be higher/lower than 100%.

#### ENGLISH TRANSLATION OF GERMAN ORIGINAL

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# BOARD OF DIRECTORS' STATEMENT ON THE FIRST HALF OF 2013

Ladies and Gentlemen

Switzerland's economy remains robust. After growing moderately in 2012, all forecasts now expect gross domestic product (GDP) to increase by 1% or more in 2013. While this remains below its long-term average, it is impressive taking the problems in many Eurozone countries into account. Clear indicators of our economy's strength are, for instance, the robustness of various export industries, the low unemployment rate of around 3% and the continuing immigration from Europe. Inflation remains virtually inexistent, some forecasters even predict a below-zero rate. As a result, interest rates are likely to remain at record-low levels. Nevertheless, we monitor the economic environment closely and are prepared for various scenarios – it is not by chance that we continue to steadily hedge our balance sheet against rising interest rates by means of interest rate swaps, even if a significant rise seems improbable from today's perspective.

In the first half of 2013, the office property sector remained resilient despite the fact that the supply of available office space continued to grow. Overall, the demand for office space also increased, but only moderately. Countrywide, between these poles of supply and demand, office rents declined slightly on average. Top-quality office buildings in prime locations (city centres or close to commuter-train connections) are as sought after as ever, both as investment properties and for rent. In our main market, Zurich's Central Business District, the supply of office space continued to rise slightly, as expected; at the same time, top rents are stagnating. However, purchase prices for properties in top locations remain at very high levels.

The picture is similar for retail areas: here, the focus increasingly lies on selected shopping areas and city centres. While demand for premises on Zurich's Bahnhofstrasse is as high as ever, pressure on inferior locations is increasing.

In this challenging environment, we had a good start into the new year. In the first half of 2013, we achieved a net income (excluding net changes in fair values) of CHF 85.2 million (first half of 2012: CHF 86.0 million); this corresponds to a minor decrease of 0.9%. The reason for the slight decline was the fact that in the previous year's period income from sold properties (inventories) was significantly higher due to the sale of a part of the Löwenbräu site called „White“; most of the other income and expense components, in particular financial expenses, progressed positively compared to the previous year's period. Net income (excluding net changes in fair values) is the basis for the distributions to shareholders. In April 2013, a dividend payment of CHF 3.20 per share was made from the capital contribution reserves to the shareholders for the 2012 business year. In relation to the year-end share price 2012 of CHF 86.55, this corresponded to a cash yield of 3.7%.

We remain solidly financed and have a strong equity base: as at 30 June 2013, we had unused committed credit lines from various banks totalling CHF 360 million; the ratio of net debt to total assets (loan-to-value) was only 30.0%. In March 2013, the independent rating agency Fitch confirmed PSP Swiss Property Ltd's „A-/stable“ rating.

With regard to our new lettings and follow-up rentals, we did well in the first half of 2013. On average we succeeded in negotiating slightly higher rents for new leases as well as lease extensions. A major factor for this positive development was our long-term renovation and property improvement programme with targeted investments in selected properties.

We are confident about the second half of 2013. From today's perspective, we don't expect any major changes in the economy as a whole in Switzerland. Real estate investments are likely to remain popular investment alternatives for many private and institutional investors due to the continuing low-interest-rate environment, modest bond yields and volatile equity markets.

The supply of available office space will continue to grow in the coming two to three years due to new constructions. From the current point of view, it seems unlikely that this additional usable space can be absorbed completely by increased demand. Consequently, vacancies will tend to increase and, depending on the buildings' location and quality, rents will move sideways or decline marginally. Owners of unfavorably located and/or poorly maintained properties will be hardest hit in the struggle for tenants. This may also apply to landlords with centrally located properties which were used by the same tenants for many years but are now being vacated. Often, such premises do not meet the expectations of new tenants – because their layout is too rigid and outdated or because they are in need of radical renovation.

PSP Swiss Property is well positioned, even if the situation on the commercial real estate market should show signs of weakness. Most of our properties are in prime locations in city and other commercial centres. Overcapacities will mainly arise in peripheral regions. Consequently, the additional supply of office space will marginal effect on our vacancy situation, despite the fact that we, too, own office buildings in such places as Zurich North and Zurich West. However, our buildings in Zurich North are new constructions which meet the expectations of particularly discerning tenants.

We continue constantly to invest in our properties for maintenance and renovations in order to keep them attractive and marketable. And we attach great importance to up-to-date infrastructure, ecological sustainability and the possibility for our tenants to tailor room layouts and interior finish to their needs.

In respect of acquisitions, we remain prudent, in our financing policy, we will stay conservative.

Based on the assumption of an unchanged property portfolio, we expect an EBITDA (excluding gains/losses on real estate investments) of approximately CHF 240 million for 2013 (2012: CHF 238.3 million). With regard to the vacancies, we expect a vacancy rate of around 10% at the end of 2013 (end of June 2013: 9.1%).



Günther Gose

Chairman of the  
Board of Directors



Luciano Gabriel

Delegate of the Board of Directors  
and Chief Executive Officer

14 August 2013

# REPORT ON THE FIRST HALF OF 2013

To our shareholders,  
business partners and staff

## MAJOR OPERATIONAL ACTIVITIES

During the reporting period, targeted optimisations of our property portfolio, the further development of our sites as well as the first transfers of condominiums („Black“, Löwenbräu site in Zurich) to the buyers were at the top of our operational agenda. We also paid special attention to the proactive management of leases which run out during the coming months.

As early as the first quarter of 2013, the following new buildings in Zurich, most of which are already fully let, were completed and transferred to the investment property portfolio: i) Brandschenkestrasse 152b („Kesselhaus“), ii) Limmatstrasse 250 – 254/264/266 (Löwenbräu site „Red“) and iii) Theaterstrasse 22 („Vorderer Sternen“).

At the beginning of May 2013, the decision was made to invest approximately CHF 30 million in the construction of a health spa on the grounds of the „Genève Plage“ in Geneva/Cologny, Port Noir. Construction of the building complex, which is already let to an expert operating company, will take until 2015. This project follows the successfully completed spas in Zurich (Thermalbad & Spa Zürich, Hürlimann site) and Locarno (Termali Salini & Spa, Lido Locarno).

Furthermore, demolition of the property at Löwenstrasse 16 in Zurich and construction of a new building began in June 2013. The investment total for this new building with mixed use (office and sales spaces) will be around CHF 7 million. Construction is likely to take until the end of 2014.

The new constructions and conversions on the other sites progressed as planned. For further information on the sites and projects see pages 50 to 51.

During the reporting period, fixed-term loans totalling CHF 380 million were drawn using existing credit lines and CHF 210 million were repaid. During the same period, a CHF 120 million 1.0% bond (all-in costs 1.05%) maturing in 2019 was issued on 8 February 2013; a CHF 150 million 2.875% bond was repaid on 10 April 2013.

Due to the rolling interest rate hedging transactions, PSP Swiss Property will continue to benefit from the historically low interest rate levels in the medium term as well. As at the reporting date at the end of June 2013, the passing average interest rate was 1.85% (end of 2012: 2.20%). The average fixed-interest period was 3.3 years (end of 2012: 3.7 years). No major committed bank loans will be due until 2018. At the end of June 2013, PSP Swiss Property had unused committed credit lines of CHF 360 million. This substantial amount allows the Company to continue to flexibly manage its capital and is an excellent basis for possible acquisitions.

In March 2013, the rating agency Fitch confirmed PSP Swiss Property Ltd's rating with an „A-“ and stable outlook.

With total equity of CHF 3.729 billion (end of 2012: CHF 3.692 billion) – corresponding to an equity ratio of 57.3% (end of 2012: 58.1%) – PSP Swiss Property had a strong capital base at the end of June 2013. Interest-bearing debt amounted to CHF 1.948 billion at the end of June 2013, corresponding to 30.0% of total assets (end of 2012: CHF 1.808 billion respectively 28.4%).

## REAL ESTATE PORTFOLIO

On 30 June 2013, the real estate portfolio included 165 office and commercial properties in top locations. In addition, there were five sites with development projects (Löwenbräu site in Zurich, Gurten site in Wabern near Bern, „Salmenpark“ in Rheinfelden, „Paradiso“ site in Lugano, Wädenswil site) and four individual projects („Lido“ in Locarno, „Grosspeter Tower“ in Basel, „Genève Plage“ in Geneva/Cologne, „Löwenstrasse“ in Zurich). The carrying value of the total portfolio stood at CHF 6.428 billion (end of 2012: CHF 6.283 billion).

During the reporting period, no investment properties were acquired nor sold.

The revaluation of the properties for the first six month 2013 resulted in an appreciation of CHF 95.7 million. Thereof, CHF 43.1 million at a total of 12 properties were due to the initial application of the „Highest and Best Use“ concept according to IFRS 13. Other drivers of the appreciation were: i) a lower average weighted discount rate (lower by 6 basis points), ii) new leases at higher rents and iii) slightly higher market rents for retail surfaces, mainly in the centre of Zurich. At the end of June 2013, the portfolio's average weighted nominal discount rate was 4.97% (end of 2012: 5.03%).

At the end of June 2013, three investment properties with a total value of CHF 9.3 million were earmarked for sale.

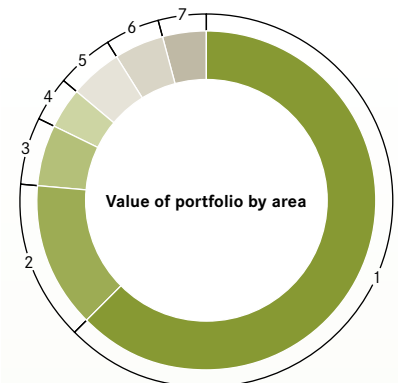
## VACANCY DEVELOPMENT

As expected, the vacancy rate stood at 9.1% at the end of June 2013 (end of 2012: 8.0%).

1.9 percentage points of the 9.1% were due to ongoing renovation work on various properties. Thereof 1.2 percentage points related to the properties at Bahnhofplatz/ Bahnhofquai in Zürich. 0.4 percentage points concerned the renovation of the property at Bahnhofplatz 2 (formerly Aarbergstrasse 94) in Biel. The properties in Zurich West and Wallisellen (carrying value CHF 0.9 billion) contributed 3.4 percentage points to the overall vacancy rate. The remaining properties with a carrying value of CHF 5.0 billion (i.e. the total investment portfolio excluding the objects under renovation as well as those in Zurich West and Wallisellen) made up 3.8 percentage points.

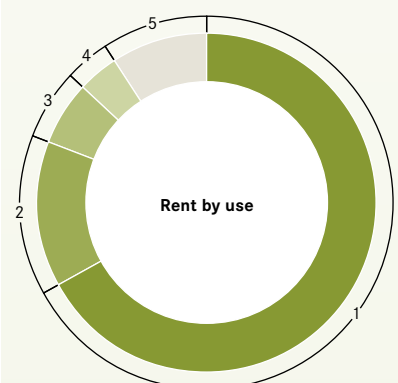
Of the lease contracts maturing in 2013 (CHF 42.0 million), 70% had already been renewed respectively extended at the end of June 2013.

As at year-end 2013, we expect a vacancy rate of approximately 10%.



(in CHF billion)

1	Zurich:	<b>4.109</b>	64%
2	Geneva:	<b>0.872</b>	14%
3	Basel:	<b>0.381</b>	6%
4	Bern:	<b>0.228</b>	4%
5	Lausanne:	<b>0.305</b>	5%
6	Other locations:	<b>0.287</b>	5%
7	Sites and development properties:	<b>0.247</b>	4%



1	Office:	66%
2	Retail:	15%
3	Parking:	6%
4	Gastronomy:	4%
5	Other:	9%

# REPORT ON THE FIRST HALF OF 2013

## CONSOLIDATED INTERIM RESULTS (JANUARY TO JUNE 2013)

Net income excluding gains/losses on real estate investments<sup>1</sup> decreased slightly from CHF 86.0 million (previous year's period) to CHF 85.2 million. The reason for the slight decline was the fact that in the previous year's period income from sold properties (inventories) was significantly higher due to the sale of a part of the Löwenbräu site called „White“; most of the other income and expense components, in particular financial expenses, progressed positively compared to the previous year's period. Corresponding earnings per share amounted to CHF 1.86 (previous year's period: CHF 1.94). The slight decrease reflected also the sale of own shares in 2012 and the resulting dilution effect of the current higher average number of outstanding shares. For PSP Swiss Property, net income excluding gains/losses on real estate investments is the basis for the distribution to shareholders.

Net income including net changes in fair value amounted to CHF 158.7 million (previous year's period: CHF 178.9 million). The decline resulted mainly from the lower appreciation of the properties compared to the year-earlier period. Earnings per share including net changes in fair value amounted to CHF 3.46 (previous year's period: CHF 4.04).

Rental income increased to CHF 138.1 million (previous year's period: CHF 137.0 million). With CHF 26.2 million, operating expenses remained virtually unchanged from the previous year's period. Financial expenses decreased considerably by CHF 4.3 million respectively 21.5% to CHF 15.8 million due to the benign interest rate environment and the favourable effect of interest rate swaps.

At the end of June 2013, net asset value (NAV) per share was CHF 81.29 (end of 2012: CHF 80.48). NAV before deducting deferred taxes amounted to CHF 96.52 (end of 2012: CHF 95.00). It should also be mentioned that a dividend payment of CHF 3.20 per share was made in mid-April 2013.

## DIVIDEND PAYMENT

Following the resolution of the Annual General Meeting of 9 April 2013, a cash payment of CHF 3.20 per outstanding share totalling CHF 146.8 million was made out of the capital contribution reserves on 16 April 2013 (previous year: CHF 3.00 per outstanding share totalling CHF 131.4 million).

## RESOLUTIONS OF THE ANNUAL GENERAL MEETING 2013

In addition to the above-mentioned cash payment, also all other proposals put to the vote of the Annual General Meeting were approved. Consequently, the Board of Directors remained unchanged with Günther Gose, Chairman, Luciano Gabriel, Delegate and CEO, Peter Forstmoser, Nathan Hetz, Gino Pfister, Josef Stadler and Aviram Wertheim as of 30 June 2013. They were all re-elected for a statutory term of office of one year (i.e. until the 2014 General Meeting).

PricewaterhouseCoopers AG, Zurich, were re-elected as statutory auditors for the 2013 business year.

<sup>1</sup> See definition on page 28, note 2.



## SUBSEQUENT EVENTS

There were no subsequent events.

## OUTLOOK 2013

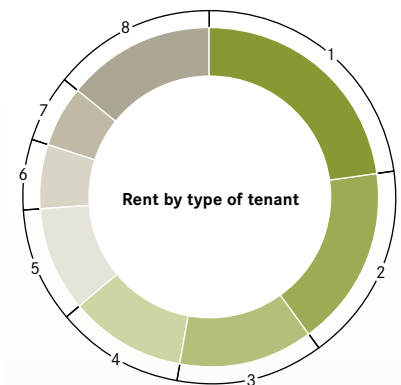
Despite all the economic imponderabilities, we remain confident about the future: we are well established on the Swiss real estate market with a strong capital base and a high-quality property portfolio.

We will, in any case, stick to our long-term, value-oriented and judicious acquisition strategy and to our conservative financing policy.

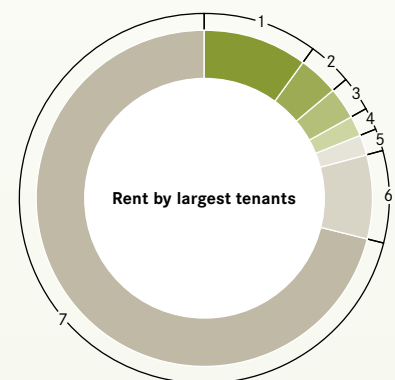
We will focus on renovation and modernisation of selected properties to further enhance their attractiveness as well as on the development of our sites and projects.

Based on the assumption of an unchanged property portfolio, we expect an EBITDA (excluding gains/losses on real estate investments) of approximately CHF 240 million for 2013 (2012: CHF 238.3 million). With regard to vacancies, we expect a rate of approximately 10% at year-end 2013 (end of June 2013: 9.1%).

The Executive Board, August 2013



1 Retail:	23%
2 Services:	17%
3 Telecommunication:	13%
4 Financial services:	11%
5 Technology:	10%
6 Government:	6%
7 Gastronomy:	6%
8 Other:	14%



1 Swisscom:	10%
2 Google:	4%
3 JT International:	3%
4 Schweizer Post:	2%
5 Bär & Karrer:	2%
6 Next five largest tenants:	8%
7 Other:	71%

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# FINANCIAL STATEMENTS

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# PSP SWISS PROPERTY (CONSOLIDATED)

## CONSOLIDATED INCOME STATEMENT AND CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (APRIL TO JUNE)

### CONSOLIDATED INCOME STATEMENT (APRIL TO JUNE)

	(in CHF 1 000)	1 APRIL TO 30 JUNE 2012 ADJUSTED	1 APRIL TO 30 JUNE 2013	NOTE
<b>OPERATING INCOME</b>				
Rental income		68 488	70 095	
Net changes in fair value of real estate investments		119 309	80 346	
Income from property sales (inventories)		55 764	6 797	
Expenses from sold properties (inventories)		- 44 301	- 5 670	
Income from other property sales		0	0	
Income from investments in associated companies		1	- 2	
Capitalised own services		707	714	
Other income		282	347	
<b>Total operating income</b>		<b>200 251</b>	<b>152 627</b>	
<b>OPERATING EXPENSES</b>				
Real estate operating expenses		- 2 658	- 2 676	
Real estate maintenance and renovation expenses		- 3 415	- 3 942	
Personnel expenses		- 4 604	- 4 744	
Fees to subcontractors		- 14	- 12	
General and administrative expenses		- 2 089	- 1 890	
Depreciation		- 143	- 142	
<b>Total operating expenses</b>		<b>- 12 923</b>	<b>- 13 407</b>	
<b>Operating profit before financial expenses</b>		<b>187 329</b>	<b>139 220</b>	
Financial income		732	283	
Financial expenses		- 10 688	- 7 960	
<b>Operating profit before taxes</b>		<b>177 373</b>	<b>131 543</b>	
Income taxes		- 38 191	- 25 779	
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>		<b>139 182</b>	<b>105 764</b>	
Earnings per share in CHF (basic and diluted)		3.12	2.31	6

### CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (APRIL TO JUNE)

	(in CHF 1 000)	1 APRIL TO 30 JUNE 2012 ADJUSTED	1 APRIL TO 30 JUNE 2013	NOTE
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>		<b>139 182</b>	<b>105 764</b>	
Items that may be reclassified subsequently to profit or loss:				
■ Movement of interest rate hedging		- 7 951	17 106	
■ Income taxes		616	- 1 340	
Items that will not be reclassified subsequently to profit or loss:				
■ Movement of financial investments		- 57	0	
■ Movement of pension schemes		- 1 093	1 542	
■ Income taxes		245	- 339	
<b>Comprehensive income attributable to shareholders of PSP Swiss Property Ltd</b>		<b>130 941</b>	<b>122 733</b>	

The notes are part of these condensed consolidated financial information.

# PSP SWISS PROPERTY (CONSOLIDATED)

## CONSOLIDATED INCOME STATEMENT AND CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (JANUARY TO JUNE)

### CONSOLIDATED INCOME STATEMENT (JANUARY TO JUNE)

	1 JANUARY TO 30 JUNE 2012 ADJUSTED	1 JANUARY TO 30 JUNE 2013	NOTE
<b>OPERATING INCOME</b>	(in CHF 1 000)		
Rental income	136 964	138 077	
Net changes in fair value of real estate investments	119 309	95 735	1
Income from property sales (inventories)	56 914	7 772	
Expenses from sold properties (inventories)	- 45 214	- 6 570	
Income from other property sales	- 11	0	
Income from investments in associated companies	72	4	
Capitalised own services	1 425	1 196	1
Other income	3 154	3 287	
<b>Total operating income</b>	<b>272 613</b>	<b>239 501</b>	
<b>OPERATING EXPENSES</b>			
Real estate operating expenses	- 5 182	- 5 159	
Real estate maintenance and renovation expenses	- 7 341	- 7 790	
Personnel expenses	- 9 037	- 9 397	
Fees to subcontractors	- 28	- 23	
General and administrative expenses	- 3 865	- 3 506	
Depreciation	- 286	- 285	
<b>Total operating expenses</b>	<b>- 25 739</b>	<b>- 26 161</b>	
<b>Operating profit before financial expenses</b>	<b>246 874</b>	<b>213 340</b>	
Financial income	1 001	616	2
Financial expenses	- 21 168	- 16 453	2
<b>Operating profit before taxes</b>	<b>226 707</b>	<b>197 503</b>	
Income taxes	- 47 804	- 38 772	
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>	<b>178 903</b>	<b>158 731</b>	
Earnings per share in CHF (basic and diluted)	4.04	3.46	6

### CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (JANUARY TO JUNE)

	1 JANUARY TO 30 JUNE 2012 ADJUSTED	1 JANUARY TO 30 JUNE 2013	NOTE
	(in CHF 1 000)		
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>	<b>178 903</b>	<b>158 731</b>	
Items that may be reclassified subsequently to profit or loss:			
■ Movement of interest rate hedging	- 5 827	25 860	
■ Income taxes	456	- 2 026	
Items that will not be reclassified subsequently to profit or loss:			
■ Movement of financial investments	406	0	
■ Movement of staff pension schemes	- 629	1 542	
■ Income taxes	107	- 339	
<b>Comprehensive income attributable to shareholders of PSP Swiss Property Ltd</b>	<b>173 416</b>	<b>183 768</b>	

The notes are part of these condensed consolidated financial information.

# PSP SWISS PROPERTY (CONSOLIDATED)

## CONSOLIDATED BALANCE SHEET

ASSETS	(in CHF 1 000)	1 JANUARY 2012 ADJUSTED	31 DECEMBER 2012 ADJUSTED	30 JUNE 2013	NOTE
Investment properties		5 572 616	5 942 645	6 156 409	1
Own-used properties		16 180	15 783	15 579	1
Sites and development properties		180 043	173 243	82 887	1
Investments in associated companies		9	12	16	
Financial investments		7 353	9	9	
Accounts receivable		12 245	9 757	9 072	
Derivative financial instruments		0	0	2 502	4
Intangible assets		144	56	12	
Furniture, fixtures and equipment		152	288	348	
Deferred tax assets		13 386	13 015	11 055	
<b>Total non-currents assets</b>		<b>5 802 126</b>	<b>6 154 808</b>	<b>6 277 888</b>	
Investment properties for sale		22 795	9 669	9 280	1
Sites and development properties for sale		166 837	141 188	164 146	1
Accounts receivable		15 792	8 240	9 144	
Deferrals		14 107	8 748	6 662	
Cash and cash equivalents		30 994	33 603	37 129	
<b>Total current assets</b>		<b>250 525</b>	<b>201 447</b>	<b>226 361</b>	
<b>Total assets</b>		<b>6 052 651</b>	<b>6 356 255</b>	<b>6 504 249</b>	
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>					
Share capital		4 587	4 587	4 587	
Capital reserves		1 119 673	1 031 037	884 260	
Own shares		- 158 244	0	0	
Retained earnings		2 342 580	2 704 821	2 863 551	
Fair value reserves		- 45 854	- 48 894	- 23 857	
<b>Total shareholders' equity</b>		<b>3 262 741</b>	<b>3 691 551</b>	<b>3 728 541</b>	
Debt		985 000	1 160 000	1 330 000	3
Bonds		647 298	498 360	368 667	3
Derivative financial instruments		41 815	46 014	23 632	4
Pension liabilities		11 339	12 927	11 603	
Deferred tax liabilities		607 988	678 961	709 618	
<b>Total non-current liabilities</b>		<b>2 293 441</b>	<b>2 396 261</b>	<b>2 443 520</b>	
Debt		25 000	0	0	3
Bonds		289 596	149 926	249 716	3
Derivative financial instruments		4 357	2 061	1 085	4
Accounts payable		90 561	45 818	45 442	
Deferrals		65 613	45 408	35 330	
Current tax liabilities		19 816	25 086	530	
Provisions		1 526	143	85	
<b>Total current liabilities</b>		<b>496 469</b>	<b>268 443</b>	<b>332 188</b>	
<b>Total shareholders' equity and liabilities</b>		<b>6 052 651</b>	<b>6 356 255</b>	<b>6 504 249</b>	

The notes are part of these condensed consolidated financial information.

Zug, 14 August 2013, on behalf of the Board of Directors: Günther Gose, Chairman, and Luciano Gabriel, Delegate and Chief Executive Officer.

# PSP SWISS PROPERTY (CONSOLIDATED)

## CONSOLIDATED CASH FLOW STATEMENT (JANUARY TO JUNE)

(in CHF 1 000)	1 JANUARY TO 30 JUNE 2012 ADJUSTED	1 JANUARY TO 30 JUNE 2013	NOTE
Net income attributable to shareholders of PSP Swiss Property Ltd	178 903	158 731	
Net changes in fair value of real estate investments	- 119 309	- 95 735	1
Capitalised/released rent-free periods	- 54	- 1 049	1
Income from other property sales	11	0	
Income from investments in associated companies	- 72	- 4	
Dividend payment from associated companies	59	0	
Capitalised own services	- 1 425	- 1 196	
Provisions expenses	60	- 35	
Outflow of provisions	- 43	- 23	
Changes in pension liabilities	154	218	
Depreciation	286	285	
Net financial expenses	20 167	15 837	2
Income taxes	47 804	38 772	
Change in sites and development properties for sale	37 916	- 12 664	
Changes in accounts receivable	- 66	- 898	
Changes in accounts payable	- 40 194	- 402	
Changes in deferrals (assets)	3 891	2 028	
Changes in deferrals (liabilities)	- 17 796	- 1 412	
Interest paid	- 29 480	- 27 427	
Interest received	626	616	
Dividend/nominal value reductions received	375	0	
Taxes paid	- 26 895	- 33 076	
<b>Cash flow from operating activities</b>	<b>54 920</b>	<b>42 568</b>	
Purchases development properties	- 169	- 135	1
Capital expenditures on investment properties	- 20 189	- 16 526	1
Capital expenditures on sites and development properties	- 23 883	- 15 847	1
Sales of properties	4 880	0	1
Sale of financial investment	7 750	0	
Payout of loans	- 155	- 558	
Repayment of loans	1 207	1 243	
Purchases of furniture, fixtures and equipment	- 9	- 98	
<b>Cash flow from investing activities</b>	<b>- 30 567</b>	<b>- 31 920</b>	
Sales of own shares	158 409	0	5
Increase in financial debt	275 000	380 000	3
Financial debt repayment	- 285 000	- 210 000	3
Repayment of bonds	- 40 000	- 150 000	3
Issue of bond	0	120 000	3
Issue expenses of bond	0	- 370	3
Distribution to shareholders	- 131 363	- 146 751	7
<b>Cash flow from financing activities</b>	<b>- 22 955</b>	<b>- 7 122</b>	
<b>Changes in cash and cash equivalents</b>	<b>1 398</b>	<b>3 526</b>	
Cash and cash equivalents at 1 January	30 994	33 603	
Cash and cash equivalents at 30 June	32 392	37 129	

The notes are part of these condensed consolidated financial information.

# PSP SWISS PROPERTY (CONSOLIDATED)

## CONSOLIDATED STATEMENT OF SHAREHOLDERS' EQUITY

	(in CHF 1 000)	SHARE CAPITAL	CAPITAL RESERVES
<b>31 December 2011</b>		<b>4 587</b>	<b>1 119 673</b>
Restatement			
<b>1 January 2012</b>		<b>4 587</b>	<b>1 119 673</b>
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>			
Movement of interest rate hedging			
Movement of financial investments			
Movement of staff pension schemes			
Income taxes			
<b>Other comprehensive income</b>			
<b>Comprehensive income attributable to shareholders of PSP Swiss Property Ltd</b>		<b>0</b>	<b>0</b>
Distribution to shareholders			- 131 388
Sales of own shares			34 716
Elimination tax effect on profits on own shares in statutory accounts			
Realised price gain from sale of financial investment			
<b>30 June 2012</b>		<b>4 587</b>	<b>1 023 001</b>
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>			
Movement of interest rate hedging			
Movement of financial investments			
Movement of staff pension schemes			
Income taxes			
<b>Other comprehensive income</b>			
<b>Comprehensive income attributable to shareholders of PSP Swiss Property Ltd</b>		<b>0</b>	<b>0</b>
Share-based payments			456
Sales of own shares			7 580
Elimination tax effect on profits on own shares in statutory accounts			
<b>31 December 2012</b>		<b>4 587</b>	<b>1 031 037</b>
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>			
Movement of interest rate hedging			
Movement of financial investments			
Movement of staff pension schemes			
Income taxes			
<b>Other comprehensive income</b>			
<b>Comprehensive income attributable to shareholders of PSP Swiss Property Ltd</b>		<b>0</b>	<b>0</b>
Distribution to shareholders			- 146 777
<b>30 June 2013</b>		<b>4 587</b>	<b>884 260</b>

The notes are part of these condensed consolidated financial information.



	OWN SHARES	RETAINED EARNINGS ADJUSTED	FAIR VALUE RESERVES ADJUSTED	TOTAL SHAREHOLDERS' EQUITY ADJUSTED
	- 158 244	2 342 580	- 39 702	3 268 894
			- 6 153	- 6 153
	- 158 244	2 342 580	- 45 854	3 262 741
		178 903		178 903
			- 5 827	- 5 827
			406	406
			- 629	- 629
			563	563
			- 5 487	- 5 487
	0	178 903	- 5 487	173 416
				- 131 388
	133 048			167 765
		- 5 407		- 5 407
		400	- 400	0
	- 25 195	2 516 477	- 51 741	3 467 128
		189 482		189 482
			3 625	3 625
			0	0
			- 632	- 632
			- 145	- 145
			2 848	2 848
	0	189 482	2 848	192 330
	1 316			1 772
	23 879			31 460
		- 1 138		- 1 138
	0	2 704 821	- 48 894	3 691 551
		158 731		158 731
			25 860	25 860
			0	0
			1 542	1 542
			- 2 365	- 2 365
			25 037	25 037
	0	158 731	25 037	183 768
				- 146 777
	0	2 863 551	- 23 857	3 728 541

# PSP SWISS PROPERTY (CONSOLIDATED)

## NOTES TO THE CONSOLIDATED INTERIM

### FINANCIAL STATEMENTS AS OF 30 JUNE 2013

#### GENERAL INFORMATION

PSP Swiss Property Ltd is a public company whose shares are traded on the Swiss Exchange (SIX Swiss Exchange). The registered office is located at Kolinplatz 2, 6300 Zug.

PSP Swiss Property Group owns 165 office and commercial properties as well as five development sites and four individual projects throughout Switzerland. The properties are mainly in prime locations in Zurich, Geneva, Basel, Bern and Lausanne. As of 30 June 2013, PSP Swiss Property had 87 employees, corresponding to 80 full-time equivalents (end of 2012: 84 respectively 78).

The condensed consolidated interim financial statements as of 30 June 2013 are based on the interim accounts of the controlled individual subsidiaries at 30 June 2013, which have been prepared in accordance with uniform accounting policies and valuation principles.

The condensed consolidated interim financial statements of PSP Swiss Property as of 30 June 2013 were authorised for issue by the Board of Directors on 14 August 2013.

#### ACCOUNTING PRINCIPLES

The condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS), published by the International Accounting Standards Board (IASB), and comply with Swiss law and the Directive on Financial Reporting (DFR) of the SIX Swiss Exchange.

The condensed consolidated interim financial statements as of 30 June 2013 have been prepared in accordance with IAS 34 (Interim Financial Reporting). The condensed consolidated interim reporting for the first half of 2013 does not include all the information and disclosure, which is required for the annual report and should therefore be read together with the financial reports for the 2012 business year.

The properties are valued semi-annually (at the end of June and at the end of December) by an external, independent real estate valuation company. Properties newly acquired during the reporting period are valued

externally at the end of the quarter. Thereby the change in fair value is recognised in the income statement. Investment properties respectively investment properties earmarked for sale, which are sold by the time the financial statements are drawn up, but for which the transfer of benefits and risks takes place only in a later reporting period, are basically valued at the contractually agreed sales price deducting sales costs. The corresponding change in fair value is recognised in the income statement.

The fair value definition of the financial instruments is classified into three categories: level 1 regards instruments with price quotations in a liquid market. If there is no liquid market for a financial instrument and there are no official price quotations, the fair value is determined according to a recognised valuation method: at level 2, the valuation method for financial instruments is mainly based on input parameters with observable market data; at level 3, the valuation method for the financial instruments is based on one or several input parameters without observable market data.

As per 1 January 2013, the following modified standards came into force. The novelties respectively modifications which are relevant for PSP Swiss Property as well as their expected impact upon implementation are as follows:

- IAS 1 revised – Presentation of Items of Other Comprehensive Income: This amendment mainly addresses the presentation of items in comprehensive income. These items will now have to be split into two separate categories, depending on whether the amounts will be recycled to profit and loss in future periods or not. The impact is shown in the following paragraph „Initial Application of IAS 19 – Employee Benefits (revised) and IAS 1 – Presentation of Financial Statements (revised)“.
- IFRS 10 – Consolidated Financial Statements: This new standard replaces IAS 27 „Consolidated and Separate Financial Statements“ and includes a modified definition of „control“. Besides having the ability to exercise power over an investee, it is also required that an investor is exposed to variable returns in order to fulfill the „control“ criteria. This amendment has no impact on the companies included in the consolidated financial statements of PSP Swiss Property, as the Company fulfills the new control criteria for all subsidiaries.

- IFRS 11 – Joint Arrangements: This new standard replaces IAS 31 „Joint Ventures“ and SIC 13 „Jointly Controlled Entities“. The standard distinguishes between „Joint Operations“ (proportional recognition) and „Joint Ventures“ (equity method). For PSP Swiss Property, this standard has no effect on the classification of its associated companies.
- IFRS 12 – Disclosures of Interests in Other Entities: This new standard contains additional disclosure requirements for interests in other entities. Due to the simple and straightforward group structure of PSP Swiss Property, this standard has no significant impact.
- IFRS 13 – Fair Value Measurement: This new standard replaces the fair value guidance in IAS 40 regarding investment properties or other properties held at fair value. Besides a slight modification of the definition of fair value, the „Highest and Best Use“ concept must now be applied. The effects of this new standard are shown in note 1, on pages 20 to 21.
- IAS 19 revised – Employee Benefits: This modified standard was first applied in the reporting period. The effects, incl. modifications of accounting and valuation principles, are shown in the following paragraph „Initial Application of IAS 19 – Employee Benefits (revised) and IAS 1 – Presentation of Financial Statements (revised)“.
- IFRS 7 revised – Disclosures – Offsetting Financial Assets and Liabilities: This amendment is related to the modification of IAS 32 as described below and requires disclosures with regard to the impact of netting agreements for financial instruments. If financial instruments are shown net in the balance sheet, the gross positions as well as collateral (if applicable) must be disclosed among others in the notes to the financial statements. At present, PSP Swiss Property records (derivative) financial instruments with their gross value.

Furthermore, the same consolidation, accounting and valuation principles have been applied for the interim financial statements as of 30 June 2013, as those which are described on pages 38 to 51 of the 2012 annual report of PSP Swiss Property.

The following new IFRS standard respectively its interpretation was passed by the IASB, but will only be applicable from a later period:

- IAS 32 revised – Financial Instruments: Presentation – Offsetting Financial Assets and Liabilities (applicable from 1 January 2014): This amendment stipulates the specific conditions which allow a net presentation of financial assets and liabilities.

In the present consolidated financial statements, PSP Swiss Property did not early adopt this new respectively modified standard.

As from 1 January 2015 at the latest, IFRS 9 – Financial Instruments: Classification and Measurement – will have to be adopted. PSP Swiss Property has applied this standard early since 1 January 2009.

### **INITIAL APPLICATION OF IAS 19 – EMPLOYEE BENEFITS (REVISED) AND IAS 1 – PRESENTATION OF FINANCIAL STATEMENTS (REVISED)**

The major effects of the initial application of IAS 19 (revised), incl. modifications of accounting and valuation principles, on PSP Group are as follows:

- Removal of the corridor approach: actuarial gains and losses are now recognised fully in the comprehensive income at the time they are incurred.
- Calculation of pension expenses: the previous recognition of the expected income from the pension plan assets and the calculation of interest expenses on the performance-oriented pension liabilities are replaced by the recognition of net interest income based on the net pension liabilities or net pension assets.

The major effect of the initial application of IAS 19 (revised) on PSP Group is as follows:

- Separation of comprehensive income into two categories, depending on whether the corresponding amounts will be recycled to profit and loss in future periods or not.

# PSP SWISS PROPERTY (CONSOLIDATED)

## NOTES TO THE CONSOLIDATED INTERIM

### FINANCIAL STATEMENTS AS OF 30 JUNE 2013

According to the standard's transitional provisions, the initial application of IAS 19 (revised) and IAS 1 (revised) has to be made retrospectively. The impact on the comparable periods is shown in the following tables by a comparison of the published figures and the figures adjusted according to the modification of

the standard. The relevant positions in the balance sheet, the income statement, the statement of comprehensive income, the cash flow statement, the statement of shareholders' equity, the per share figures and the EPRA performance key figures are shown below:

CONSOLIDATED INCOME STATEMENT	(in CHF 1 000)		APRIL TO JUNE 2012		JANUARY TO JUNE 2012	
			PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Personnel expenses			- 4 537	- 4 604	- 8 903	- 9 037
Income taxes			- 38 206	- 38 191	- 47 834	- 47 804
Net income attributable to shareholders of PSP Swiss Property Ltd			139 234	139 182	179 007	178 903
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	(in CHF 1 000)		APRIL TO JUNE 2012		JANUARY TO JUNE 2012	
			PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Net income attributable to shareholders of PSP Swiss Property Ltd			139 234	139 182	179 007	178 903
Items that may be reclassified subsequently to profit or loss:						
■ Movement of interest rate hedging			- 7 951	- 7 951	- 5 827	- 5 827
■ Income taxes <sup>1</sup>			n.a.	616	n.a.	456
Items that will not be reclassified subsequently to profit or loss:						
■ Movement of financial investments			- 57	- 57	406	406
■ Income taxes <sup>1</sup>			n.a.	4	n.a.	- 32
■ Movement of staff pension schemes			0	- 1 093	0	- 629
■ Income taxes <sup>1</sup>			n.a.	240	n.a.	138
Income taxes <sup>1</sup>			620	n.a.	425	n.a.
Comprehensive income attributable to shareholders of PSP Swiss Property Ltd			131 846	130 941	174 012	173 416
CONSOLIDATED BALANCE SHEET	(in CHF 1 000)		30 JUNE 2012		31 DECEMBER 2012	
	1 JANUARY 2012		PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Deferred tax assets			11 650	13 386	11 201	13 104
Retained earnings			2 342 580	2 342 580	2 516 581	2 516 477
Fair value reserves			- 39 702	- 45 854	- 45 098	- 51 741
Pension liabilities			3 451	11 339	3 471	12 122
CONSOLIDATED CASH FLOW STATEMENT	(in CHF 1 000)		JANUARY TO JUNE 2012			
			PUBLISHED		ADJUSTED	
Net income attributable to shareholders of PSP Swiss Property Ltd			179 007		178 903	
Changes in pension liabilities			20		154	
Income taxes			47 834		47 804	
CONSOLIDATED STATEMENT OF SHAREHOLDERS EQUITY	(in CHF 1 000)		JANUARY TO JUNE 2012		JULY TO DECEMBER 2012	
			PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Retained earnings			2 516 582	2 516 477	2 705 067	2 704 821
■ Net income attributable to shareholders of PSP Swiss Property Ltd			179 007	178 903	189 624	189 482
Fair value reserves			- 45 098	- 51 741	- 41 757	- 48 894
■ Revaluation of staff pension schemes			0	- 629	0	- 632
■ Income taxes			425	563	- 284	- 145
■ Other comprehensive income			- 4 996	- 5 487	3 341	2 848
■ Comprehensive income attributable to shareholders of PSP Swiss Property Ltd			174 012	173 416	192 964	192 330

1 Income taxes were previously reported as a comprehensive position.

SEGMENT INFORMATION	(in CHF 1 000)				JANUARY TO JUNE 2012	
			PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Personnel expenses Segment Property Management					- 4 016	- 4 127
Personnel expenses Segment Holding					- 4 937	- 4 960
Subtotal personnel expenses					- 8 953	- 9 087
Total personnel expenses					- 8 903	- 9 037
Total income taxes					- 47 834	- 47 804
PER SHARE FIGURES	APRIL TO JUNE 2012		JANUARY TO JUNE 2012		JANUARY TO DECEMBER 2012	
	PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Net income in CHF 1 000	139 234	139 182	179 007	178 903	368 631	368 385
Earnings per share in CHF (basic and diluted)	3.12	3.12	4.05	4.04	8.21	8.21
Net income excl. gains/losses on real estate investments in CHF 1 000	46 269	46 217	86 115	86 011	161 614	161 367
Earnings per share excl. gains/losses on real estate investments in CHF (basic and diluted)	1.04	1.04	1.95	1.94	3.60	3.60
			30 JUNE 2012		31 DECEMBER 2012	
			PUBLISHED	ADJUSTED	PUBLISHED	ADJUSTED
Shareholders' equity in CHF 1 000			3 473 876	3 467 128	3 698 934	3 691 551
Deferred taxes in CHF 1 000			627 752	625 848	668 028	665 946
Net asset value per share in CHF			76.39	76.24	80.64	80.48
Net asset value per share before deduction of deferred taxes in CHF			90.19	90.00	95.21	95.00
EPRA EARNINGS & EPRA EARNINGS PER SHARE (EPS)					JANUARY TO JUNE 2012	
					PUBLISHED	ADJUSTED
Earnings per IFRS income statement in CHF 1 000					179 007	178 903
EPRA earnings in CHF 1 000					76 929	76 825
EPRA EPS in CHF					1.74	1.74
EPRA NET ASSET VALUE (NAV)					30 JUNE 2012	
					PUBLISHED	ADJUSTED
NAV per the financial statements in CHF 1 000					3 473 876	3 467 128
EPRA NAV in CHF 1 000					4 195 946	4 189 198
EPRA NAV per share in CHF					92.26	92.11
EPRA TRIPLE NET ASSET VALUE (NNAV)					30 JUNE 2012	
					PUBLISHED	ADJUSTED
EPRA NAV in CHF 1 000					4 195 946	4 189 198
EPRA NNAV in CHF 1 000					3 480 294	3 473 546
EPRA NNAV per share in CHF					76.53	76.38
					31 DECEMBER 2012	
					PUBLISHED	ADJUSTED
EPRA NAV in CHF 1 000					4 458 838	4 451 456
EPRA NNAV in CHF 1 000					3 714 742	3 707 359
EPRA NNAV per share in CHF					80.99	80.83

## CONSOLIDATED COMPANIES

There were no changes in the consolidated companies compared to the annual report as of 31 December 2012.

Apart from the holding company PSP Swiss Property Ltd, none of the Group companies is listed on a stock exchange.

# PSP SWISS PROPERTY (CONSOLIDATED)

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS AS OF 30 JUNE 2013

### SEGMENT INFORMATION FIRST HALF OF 2012

	1 JANUARY TO 30 JUNE 2012 ADJUSTED					
	REAL ESTATE INVEST- MENTS	REAL ESTATE MANAGE- MENT	HOLDING	SUBTOTAL	ELIMINA- TIONS	TOTAL GROUP
<b>OPERATING INCOME</b> (in CHF 1 000)						
Rental income	137 753			137 753	- 789	136 964
Net changes in fair value of real estate investments	119 309			119 309		119 309
Income from property sales (inventories)	56 914			56 914		56 914
Expenses from sold properties (inventories)	- 46 450			- 46 450	1 236	- 45 214
Income from other property sales	- 89			- 89	78	- 11
Income from investments in associated companies		72		72		72
Real estate management services		6 320		6 320	- 6 320	0
Capitalised own services		1 425		1 425		1 425
Other income	2 928	799	8 690	12 417	- 9 263	3 154
<b>Total operating income</b>	<b>270 365</b>	<b>8 615</b>	<b>8 690</b>	<b>287 671</b>	<b>- 15 058</b>	<b>272 613</b>
<b>OPERATING EXPENSES</b>						
Real estate operating expenses	- 11 502			- 11 502	6 320	- 5 182
Real estate maintenance and renovation expenses	- 7 762			- 7 762	422	- 7 341
Personnel expenses		- 4 127	- 4 960	- 9 087	50	- 9 037
Fees to subcontractors		- 28		- 28		- 28
General and administrative expenses	- 8 008	- 1 816	- 2 308	- 12 131	8 266	- 3 865
Depreciation	- 212	- 30	- 44	- 286		- 286
<b>Total operating expenses</b>	<b>- 27 484</b>	<b>- 6 000</b>	<b>- 7 312</b>	<b>- 40 796</b>	<b>15 058</b>	<b>- 25 739</b>
<b>Operating profit before financial expenses</b>	<b>242 881</b>	<b>2 615</b>	<b>1 378</b>	<b>246 874</b>		<b>246 874</b>
Financial income						1 001
Financial expenses						- 21 168
<b>Operating profit before taxes</b>						<b>226 707</b>
Income taxes						- 47 804
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>						<b>178 903</b>
<b>REVENUE</b>						
With third parties	196 807	0	- 1	196 805		196 805
With other segments	789	8 316	8 692	17 797	- 16 372	1 425
<b>Total revenue</b>	<b>197 595</b>	<b>8 316</b>	<b>8 690</b>	<b>214 602</b>	<b>- 16 372</b>	<b>198 230</b>

Revenue includes operationally billed products and services. The following positions in the income statement are not included in revenue: „net changes in fair value of the properties“, „expenses from sold properties (inventories)“, „income from other property sales“ and „income from participations in associated companies“.

## SEGMENT INFORMATION FIRST HALF OF 2013

	1 JANUARY TO 30 JUNE 2013					
	REAL ESTATE INVESTMENTS	REAL ESTATE MANAGEMENT	HOLDING	SUBTOTAL	ELIMINATIONS	TOTAL GROUP
<b>OPERATING INCOME</b> (in CHF 1 000)						
Rental income	138 864			138 864	- 786	138 077
Net changes in fair value of real estate investments	95 735			95 735		95 735
Income from property sales (inventories)	7 772			7 772		7 772
Expenses from sold properties (inventories)	- 6 570			- 6 570		- 6 570
Income from other property sales	0			0		0
Income from investments in associated companies		4		4		4
Real estate management services		6 284		6 284	- 6 284	0
Capitalised own services		1 196		1 196		1 196
Other income	3 258	542	7 810	11 609	- 8 322	3 287
<b>Total operating income</b>	<b>239 058</b>	<b>8 025</b>	<b>7 810</b>	<b>254 893</b>	<b>- 15 392</b>	<b>239 501</b>
<b>OPERATING EXPENSES</b>						
Real estate operating expenses	- 11 443			- 11 443	6 284	- 5 159
Real estate maintenance and renovation expenses	- 8 152			- 8 152	362	- 7 790
Personnel expenses		- 4 407	- 5 040	- 9 447	50	- 9 397
Fees to subcontractors		- 23		- 23		- 23
General and administrative expenses	- 8 307	- 1 726	- 2 169	- 12 202	8 696	- 3 506
Depreciation	- 203	- 38	- 44	- 285		- 285
<b>Total operating expenses</b>	<b>- 28 106</b>	<b>- 6 194</b>	<b>- 7 253</b>	<b>- 41 553</b>	<b>15 392</b>	<b>- 26 161</b>
<b>Operating profit before financial expenses</b>	<b>210 953</b>	<b>1 831</b>	<b>557</b>	<b>213 340</b>		<b>213 340</b>
Financial income						616
Financial expenses						- 16 453
<b>Operating profit before taxes</b>						<b>197 503</b>
Income taxes						- 38 772
<b>Net income attributable to shareholders of PSP Swiss Property Ltd</b>						<b>158 731</b>
<b>REVENUE</b>						
With third parties	149 106	0	0	149 106		149 106
With other segments	786	7 991	7 810	16 587	- 15 392	1 196
<b>Total revenue</b>	<b>149 893</b>	<b>7 991</b>	<b>7 810</b>	<b>165 694</b>	<b>- 15 392</b>	<b>150 302</b>

Revenue includes operationally billed products and services. The following positions in the income statement are not included in revenue: „net changes in fair value of the properties“, „expenses from sold properties (inventories)“, „income from other property sales“ and „income from participations in associated companies“.

# PSP SWISS PROPERTY (CONSOLIDATED)

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS AS OF 30 JUNE 2013

### SELECTED EXPLANATORY NOTES

#### 1. REAL ESTATE INVESTMENTS

(in CHF 1 000)	INVEST- MENT PROPER- TIES	INVEST- MENT PROPER- TIES FOR SALE	OWN-USED PROPER- TIES	SITES AND DEVELOP- MENT PROPERTIES		CURRENT DEVELOP- MENT PROPER- TIES FOR SALE	TOTAL REAL ESTATE INVEST- MENT
				AT MARKET VALUE	AT HIS- TORICAL COST		
				IAS 40	IAS 40		
	IAS 40	IFRS 5	IAS 16	IAS 40	IAS 40	IAS 2	
<b>Carrying value at 31 December 2011</b>	<b>5 572 616</b>	<b>22 795</b>	<b>16 180</b>	<b>155 513</b>	<b>24 530</b>	<b>166 837</b>	<b>5 958 470</b>
Purchases	0	0	0	169	0	0	169
Capitalised/released rent-free periods <sup>1</sup>	179	0	0	0	0	0	179
Transfers	83 175	0	0	- 83 175	0	0	0
Capital expenditures	46 558	5	9	36 030	10 563	23 074	116 239
Capitalised own services	1 030	4	0	460	202	961	2 656
Capitalised interest expenses	1 619	1	0	1 842	253	2 505	6 220
Sales	- 385	- 15 276	0	0	0	- 52 188	- 67 850
Net changes in fair value of real estate investments	237 854	2 141	n.a.	26 856	n.a.	n.a.	266 851
■ Net changes in fair value of properties held at 1 January 2012	238 994	2 141	n.a.	23 246	n.a.	n.a.	264 381
■ Net changes in fair value of properties acquired/completed and transferred	- 1 140	0	n.a.	3 610	n.a.	n.a.	2 470
Depreciation	n.a.	n.a.	- 407	n.a.	n.a.	n.a.	- 407
<b>Carrying value at 31 December 2012</b>	<b>5 942 645</b>	<b>9 669</b>	<b>15 783</b>	<b>137 695</b>	<b>35 548</b>	<b>141 188</b>	<b>6 282 527</b>
Historical cost			17 512				
Accumulated depreciation			- 1 729				
<b>Carrying value, net</b>			<b>15 783</b>				
Purchases	0	0	0	135	0	0	135
Capitalised/released rent-free periods <sup>1</sup>	1 049	0	0	0	0	0	1 049
Transfers	105 158	0	0	- 93 340	- 20 344	8 526	0
Capital expenditures	16 526	0	0	14 650	1 197	19 233	51 606
Capitalised own services	358	5	0	330	112	390	1 196
Capitalised interest expenses	737	0	0	591	120	1 378	2 827
Sales	0	0	0	0	0	- 6 569	- 6 569
Net changes in fair value of real estate investments	89 935	- 394	n.a.	6 194	n.a.	n.a.	95 735
■ Net changes in fair value of properties held at 1 January 2013	89 203	- 394	n.a.	449	n.a.	n.a.	89 258
■ Net changes in fair value of properties acquired/completed and transferred	732	0	n.a.	5 745	n.a.	n.a.	6 477
Depreciation	n.a.	n.a.	- 203	n.a.	n.a.	n.a.	- 203
<b>Carrying value at 30 June 2013</b>	<b>6 156 409</b>	<b>9 280</b>	<b>15 579</b>	<b>66 254</b>	<b>16 633</b>	<b>164 146</b>	<b>6 428 302</b>
Historical cost			17 512				
Accumulated depreciation			- 1 933				
<b>Carrying value, net</b>			<b>15 579</b>				

<sup>1</sup> Straightlining of incentives given to tenants.

Fire insurance value at 31 December 2012	4 261 610
Fire insurance value at 30 June 2013	4 306 255



At the beginning of May 2013, the decision was made to invest approximately CHF 30 million in the construction of a health spa on the grounds of the „Genève Plage“ in Geneva/Cologny. Construction of the building complex, which is already let to an expert operating company, will take until 2015.

The revaluation of the properties for the first six months 2013 resulted in an appreciation of CHF 95.7 million. Thereof, CHF 43.1 million at a total of 12 properties were due to the initial application of the „Highest and Best Use“ concept according to IFRS 13. Further reasons for appreciations in value were: i) a decline in the average weighted discount rate by 6 basis points, ii) closing of new leases at higher rents and iii) slightly higher market rents for sales spaces, particularly in the centre of Zurich. At the end of June 2013, the portfolio's weighted average nominal discount rate was 4.97% (end of 2012: 5.03%).

As at mid-year 2013, payment obligations for current development and renovation work totalled CHF 33.7 million (end of 2012: CHF 53.3 million).

Note 3 on page 26 provides details on the financing. Further information in accordance with the SIX Swiss Exchange's Directive on Financial Reporting can be found on pages 38 to 53 (this information is part of the notes to the condensed consolidated interim financial statements).

## 2. FINANCIAL EXPENSES

(in CHF 1 000)	1 JANUARY TO 30 JUNE 2012	1 JANUARY TO 30 JUNE 2013
Financial income	626	616
Income from financial investments	375	0
<b>Total financial income</b>	<b>1 001</b>	<b>616</b>
Financial expenses	23 543	18 812
Capitalised interest expenses	– 3 273	– 2 827
Amortisation of issue expenses of bonds	898	467
<b>Total financial expenses</b>	<b>21 168</b>	<b>16 453</b>
<b>Total net financial expenses</b>	<b>20 167</b>	<b>15 837</b>
<b>Overall financial expenses for financial instruments at amortised cost</b>	<b>24 441</b>	<b>19 279</b>

Interest-bearing debt amounted to CHF 1.948 billion at the end of June 2013 (end of 2012: CHF 1.808 billion). The average interest rate was 2.11% over the past four quarters (previous year's period: 2.52% respectively 2.37% for the whole of 2012). At the end of June 2013, the average interest rate stood at 1.85% (end of 2012: 2.20%).

# PSP SWISS PROPERTY (CONSOLIDATED)

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS AS OF 30 JUNE 2013

### 3. DEBT

(in CHF 1 000)	31 DECEMBER 2012	30 JUNE 2013
Long-term debt	1 160 000	1 330 000
Long-term bonds	498 360	368 667
Short-term bonds	149 926	249 716
<b>Total interest-bearing debt</b>	<b>1 808 286</b>	<b>1 948 383</b>

From 31 December 2012 until 30 June 2013, fixed-term loans totalling CHF 380 million were drawn using existing credit lines and CHF 210 million were repaid. During the same period, a CHF 120 million 1.0% bond (all-in costs 1.05%) maturing in 2019 was issued on 8 February 2013. The CHF 150 million bond due for repayment on 10 April 2013 was refinanced by drawdowns from committed credit lines.

As in the previous year, no debt was outstanding at the end of June 2013, which was secured by mortgages on properties, and no debt was outstanding with an amortisation obligation.

All financial key figures (financial covenants) set out in the existing credit agreements were adhered to in the reporting period. The most important financial covenants concern the consolidated equity ratio, the interest coverage and the debt ratio.

At the respective balance sheet dates, the exposure of all debt with regard to changes in interest rates was as follows:

(in CHF 1 000)	31 DECEMBER 2012	30 JUNE 2013
< 6 months	259 926	280 000
6 to 12 months	0	149 716
1 to 5 years	948 360	949 014
> 5 years	600 000	569 653
<b>Total interest-bearing debt</b>	<b>1 808 286</b>	<b>1 948 383</b>

At the end of June 2013, the average fixed-interest period was 3.3 years (end of 2012: 3.7 years).

#### 4. DERIVATIVE FINANCIAL INSTRUMENTS

The market values of the financial instruments cannot be derived directly from published figures; instead, they are determined by means of the discounted future cash-flows (fixed respectively variable interest payments) based on published interest rates and allocated to level 2 of the fair value hierarchy.

<b>ASSETS</b>	(in CHF 1 000)	LEVEL 1	LEVEL 2	LEVEL 3	MARKET VALUE 31 DECEMBER 2012
Financial investments		0	0	9	9
<b>Total financial assets</b>		<b>0</b>	<b>0</b>	<b>9</b>	<b>9</b>
<b>LIABILITIES</b>					
Derivative financial instruments (hedging)		0	48 075	0	48 075
<b>Total liabilities</b>		<b>0</b>	<b>48 075</b>	<b>0</b>	<b>48 075</b>

<b>ASSETS</b>	(in CHF 1 000)	LEVEL 1	LEVEL 2	LEVEL 3	MARKET VALUE 30 JUNE 2013
Financial investments		0	0	9	9
Derivative financial instruments (hedging)		0	2 502	0	2 502
<b>Total financial assets</b>		<b>0</b>	<b>2 502</b>	<b>9</b>	<b>2 511</b>
<b>LIABILITIES</b>					
Derivative financial instruments (hedging)		0	24 717	0	24 717
<b>Total liabilities</b>		<b>0</b>	<b>24 717</b>	<b>0</b>	<b>24 717</b>

During the reporting period, one interest rate swap of CHF 50 million matured. It was replaced by an existing forward starting interest rate swap.

All interest rate swaps (pay fix/receive floating) fulfil the requirements for applying hedge accounting. The fixed interest rate basis for the interest rate swaps existing at the end of June 2013 was 0.25% to 3.04%; the variable interest rates are based on the CHF Libor.

#### 5. SHARE CAPITAL

In the first half of 2013, no own shares were traded (previous year's period: sale of 2 057 305 own shares at an average price of CHF 81.68 totalling CHF 168.0 million).

Further information on changes in equity is shown on pages 16 to 17.

# PSP SWISS PROPERTY (CONSOLIDATED)

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS AS OF 30 JUNE 2012

### 6. PER SHARE FIGURES

Earnings per share is calculated by dividing the reported net income by the average weighted number of shares, excluding own shares. Earnings per share excluding gains/losses on real estate investments is based on „Net income excluding gains/losses on real estate investments“<sup>2</sup>.

	1 APRIL TO 30 JUNE 2012 ADJUSTED	1 APRIL TO 30 JUNE 2013	1 JANUARY TO 30 JUNE 2012 ADJUSTED	1 JANUARY TO 30 JUNE 2013
Net income in CHF 1 000	139 182	105 764	178 903	158 731
Number of average outstanding shares	44 637 118	45 867 891	44 231 743	45 867 891
<b>Earnings per share in CHF (basic and diluted)</b>	<b>3.12</b>	<b>2.31</b>	<b>4.04</b>	<b>3.46</b>
Net income excl. gains/losses on real estate investments in CHF 1 000	46 217	44 019	86 011	85 210
<b>Earnings per share excl. gains/losses on real estate investments in CHF (basic and diluted)</b>	<b>1.04</b>	<b>0.96</b>	<b>1.94</b>	<b>1.86</b>

Equity per share changed as follows:

	31 DECEMBER 2012 ADJUSTED	30 JUNE 2013
Shareholders' equity in CHF 1 000	3 691 551	3 728 541
Deferred taxes in CHF 1 000	665 946	698 563
Number of outstanding shares	45 867 891	45 867 891
<b>Net asset value per share in CHF<sup>1</sup></b>	<b>80.48</b>	<b>81.29</b>
<b>Net asset value per share before deferred taxes in CHF<sup>1</sup></b>	<b>95.00</b>	<b>96.52</b>

<sup>1</sup> Based on number of outstanding shares.

### 7. PAYMENT FROM CAPITAL CONTRIBUTION RESERVES

Following the resolution of the Annual General Meeting of 9 April 2013, a dividend payment of CHF 3.20 per outstanding share was made out of the capital contribution reserves on 16 April 2013 (totalling CHF 146.8 million; previous year: cash payment of CHF 3.00 per share).

### 8. SUBSEQUENT EVENTS

There were no subsequent events.

<sup>2</sup> „Net income excluding gains/losses on real estate investments“ corresponds to the consolidated net income excluding net changes in fair values of the real estate investments, realised income on sales of investment properties and all of the related taxes. Income from the sale of properties which were developed by the Company itself is, however, included in the „net income excluding gains/losses on real estate investments“.

# PSP SWISS PROPERTY (CONSOLIDATED)

## REVIEW REPORT OF THE STATUTORY AUDITOR

### Report on the Review of the condensed consolidated interim financial information to the Board of Directors of PSP Swiss Property Ltd, Zug

#### INTRODUCTION

We have reviewed the accompanying condensed consolidated interim financial information (income statement, statement of comprehensive income, balance sheet, statement of cash flows, statement of changes in equity and notes, pages 12 to 28 and 38 to 53) of PSP Swiss Property Ltd for the period ended 30 June 2013. The Board of Directors is responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34 „Interim Financial Reporting“ and article 17 of the Directive on Financial Reporting (DFR) of the SIX Swiss Exchange. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

#### SCOPE OF REVIEW

We conducted our review in accordance with Swiss Auditing Standard 910 and International Standard on Review Engagements 2410, „Review of Interim Financial Information Performed by the Independent Auditor of the Entity“. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Swiss Auditing Standards and International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

#### CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34 „Interim Financial Reporting“ and article 17 of the Directive on Financial Reporting (DFR) of the SIX Swiss Exchange.

PricewaterhouseCoopers Ltd

Guido Andermatt  
Audit expert  
Auditor in charge

Markus Schmid  
Audit expert

Zurich, 14 August 2013

# PSP SWISS PROPERTY (CONSOLIDATED)

## PROPERTY VALUATION REPORT WÜEST & PARTNER AG

### To the Executive Board of PSP Swiss Property AG

#### COMMISSION

Wüest & Partner AG (Wüest & Partner) was commissioned by the Executive Board of PSP Swiss Property AG (PSP Swiss Property) to perform a valuation, for accounting purposes, of the properties and property units held by PSP Swiss Property AG as at 30 June 2013 (reporting date). The valuation encompasses all investment properties as well as sites and development properties.

#### VALUATION STANDARDS

Wüest & Partner hereby confirms that the valuations were performed in accordance with national and international standards and guidelines in particular with the International Valuation Standards (IVS and RICS/Red Book) and the Swiss Valuation Standards (SVS) and as well as in accordance with the requirements of the SIX Swiss Exchange.

#### ACCOUNTING STANDARDS

The market values determined for the investment properties conform with the concept of fair value as defined in the International Financial Reporting Standards (IFRS) on the basis of revised IAS 40 (Investment Property) and IFRS 13 (Fair Value Measurement).

Sites and development properties intended for future use as investment properties are listed in PSP Swiss Property's balance sheet in accordance with IAS 40; sites and development properties held for sale are listed in accordance with IAS 2 (Inventories).

#### DEFINITION OF FAIR VALUE

Fair value is the price that independent market operators would receive on the valuation date if an asset were sold under normal market conditions or the price that such operators would pay on the valuation date if a liability (debt) were transferred under normal market conditions (exit price).

An exit price is the selling price postulated in the purchase contract upon which the parties have jointly agreed. Transaction costs, which normally consist of

estate agents' commission, transaction taxes and land registry and notary fees, are not taken into account when determining fair value. This means that in line with paragraph 25 IFRS 13, fair value is not adjusted by the amount of the transaction costs incurred by the purchaser in the event of a sale (gross fair value). This is in line with Swiss valuation practice.

Valuation at fair value assumes that the hypothetical transaction involving the asset to be valued takes place on the market with the largest volume and the most business activity (main market) and that the frequency and volume of transactions are adequate for there to be sufficient price information available for the market (active market). If no such market can be identified, it will be assumed that the asset is being sold on the main market which would maximize the asset's selling price on disposal.

#### IMPLEMENTATION OF FAIR VALUE

Fair value is calculated on the basis of the best possible use of a property (highest and best use). The best possible use of a property is that which maximizes its value. This assumption presupposes a use which is technically and physically possible, legally permitted and financially realizable. As fair value is calculated on the basis of maximization of use, the best possible use may differ from the actual or planned use. In the assessment of fair value, future investment spending for the purpose of improving a property or increasing its value will be taken into account accordingly.

The use of the highest and best use approach is based on the principle of the materiality of the possible difference in value in terms of the ratio of the value of the specific property to the total real estate assets and in terms of the possible absolute difference in value. A property's potential added value within the usual estimating tolerance of a specific valuation is regarded as immaterial in this context and is therefore disregarded.

Fair value is determined according to the quality and reliability of the valuation parameters, in order of diminishing quality/reliability: Level 1 market price, Level 2 modified market price and Level 3 model-based valuation. At the same time, when a property is valued on the basis of fair value, different parameters may be applied to different hierarchies. In this context, the total valuation is classed according to the lowest level of the fair value hierarchy in which the material valuation parameters are found.

The value of the properties of PSP Swiss Property is determined using a modelbased valuation according to Level 3 on the basis of input parameters which cannot be directly observed on the market. Here too adjusted Level 2 input parameters are used (e.g. market rents, operating/maintenance costs, discounting/capitalization rates, proceeds of sales of residential property). Non-observable input factors are only used where relevant observable input factors are not available.

The valuation procedures used are those that are appropriate under the given circumstances and for which sufficient data are available to determine fair value. At the same time, the use of relevant observable input factors is maximized, while the use of non-observable input factors is minimized. In the case of the present valuation procedure, an income-based approach is applied, using discounted cash flow valuations which are widespread in Switzerland.

## VALUATION METHOD

In valuing PSP Swiss Property's real estate holdings, Wüest & Partner applied the discounted cash flow (DCF) method, by which the market value of a property is determined as the total of all projected future (100 years) net earnings discounted to the valuation date. Net income is discounted separately for each property with due allowance for specific opportunities and threats, and adjustment in line with market conditions and risks.

## BASIS OF VALUATION

Wüest & Partner is familiar with all the properties, having carried out inspections and examined the documentation provided. The properties have been analysed in detail in terms of their quality and risk profiles (attractiveness and lettable area of rented premises, construction type and condition, micro- and macro-location etc.). Currently vacant premises are valued with due allowance made for a reasonable marketing period.

Wüest & Partner inspects the properties at least once every three years as well as following purchase and upon completion of larger refurbishment and investment projects.

Within the review period from 1 January 2013 to 30 June 2013, Wüest & Partner visited nine properties belonging to PSP Real Estate AG, nine properties belonging to PSP Properties AG and two properties belonging to Immobiliengesellschaft Septima AG.

## RESULTS

A total of 164<sup>1</sup> investment properties and property units as well as five investment properties under construction were valued as at 30 June 2013 by Wüest & Partner. The fair value of all 164 investment properties is estimated as at 30 June 2013 at 6 165 688 500 Swiss Francs and of the investment properties under construction in accordance with IAS 40 at 66 254 400 Swiss Francs.

## CHANGES DURING REPORTING PERIOD

Within the review period from 1 January 2013 to 30 June 2013 no properties were sold. The property Löwenstrasse 16, Zürich was reclassified from investment property to development property. The properties Theaterstrasse 22, Zürich „Vorderer Sternen“, Brandschenkestrasse 152b, Zürich „Kesselhaus“ and Limmatstrasse 250 – 254, 264, 266, Zürich „Löwenbräu RED“ were reclassified from development property to investment property.

## INDEPENDENCE AND CONFIDENTIALITY

Wüest & Partner performed the valuation of PSP Swiss Property's real estate holdings independently and neutrally in conformity with its business policies. It was carried out solely for those purposes specified above; Wüest & Partner shall accept no liability in respect of third parties.

## VALUATION FEE

The fee of the valuer's services is independent of the valuation results. The rate is based upon the numbers of the valuations performed and the lettable area of the property.

Zurich, 30 July 2013  
Wüest & Partner

Marco Feusi  
Chartered Surveyor MRICS;  
Dipl. Architekt HTL; NDS BWI ETHZ;  
Partner

Dr. Andreas Bleisch  
Dr. rer. pol.;  
Partner

<sup>1</sup> Excluded is the property Brandschenkestrasse 152a, Zürich, which is owner-occupied.

# PSP SWISS PROPERTY (CONSOLIDATED)

## PROPERTY VALUATION REPORT WÜEST & PARTNER AG

### ANNEX: VALUATION ASSUMPTIONS

#### Investment properties

The following nominal discount rates were applied to the property valuation:

TABLE 1: REGION	MINIMUM DISCOUNT RATE (%)	MAXIMUM DISCOUNT RATE (%)	MEAN DISCOUNT RATE (%) <sup>1</sup>
Zurich	4.13	5.95	4.74
Geneva	4.43	5.55	4.86
Lausanne	4.54	6.66	5.07
Basel	4.74	5.34	5.11
Bern	4.43	5.34	4.84
Other regions	4.84	6.15	5.48
All regions	4.13	6.66	4.97

<sup>1</sup> Average of discount rates for individual valuations, weighted by market value.

The following ranges for achievable long-term market rents were applied to the property valuations:

TABLE 2: REGION	OFFICE CHF/m <sup>2</sup> P.A.	RETAIL CHF/m <sup>2</sup> P.A.	STORAGE CHF/m <sup>2</sup> P.A.	OUTDOOR PARKING CHF/P. P.MO.	INDOOR PARKING CHF/P. P.MO.	RESIDENTIAL CHF/m <sup>2</sup> P.A.
Zurich	120 – 870	215 – 7 250	40 – 550	70 – 450	100 – 800	132 – 683
Geneva	280 – 830	360 – 4 400	25 – 600	130 – 450	100 – 550	250 – 350
Lausanne	150 – 420	200 – 1 100	70 – 200	80 – 240	80 – 460	130 – 444
Basel	180 – 320	90 – 3 200	35 – 700	100 – 120	150 – 260	170 – 320
Bern	200 – 330	215 – 2 000	80 – 200	100 – 180	150 – 250	230 – 345
Other regions	140 – 450	160 – 1 900	40 – 360	30 – 120	80 – 400	166 – 425
All regions	120 – 870	90 – 7 250	25 – 700	30 – 450	80 – 800	130 – 683

The following ranges for structural vacancy rates were applied to the property valuations:

TABLE 3: REGION	OFFICE (%)	RETAIL (%)	STORAGE (%)	OUTDOOR PARKING (%)	INDOOR PARKING (%)	RESIDENTIAL (%)
Zurich	2.0 – 11.0	1.0 – 10.0	1.0 – 30.0	0.1 – 10.0	0.6 – 25.0	0.5 – 5.0
Geneva	3.5 – 5.0	2.5 – 4.5	2.1 – 10.0	3.0 – 8.0	3.5 – 8.0	0.5 – 1.0
Lausanne	2.0 – 8.0	2.0 – 6.0	3.0 – 10.0	3.0 – 10.0	2.0 – 15.0	1.0 – 5.0
Basel	2.9 – 5.0	2.0 – 4.0	2.0 – 12.8	1.0 – 3.0	1.0 – 15.0	2.0 – 3.0
Bern	2.0 – 4.0	1.0 – 6.0	2.0 – 10.0	1.0 – 3.5	1.0 – 3.5	1.0 – 2.0
Other regions	2.0 – 8.0	1.0 – 5.0	2.0 – 25.0	1.0 – 10.0	1.0 – 10.0	1.0 – 3.0
All regions	2.0 – 11.0	1.0 – 10.0	1.0 – 30.0	0.1 – 10.0	0.6 – 25.0	0.5 – 5.0

The investment property valuations are based on the following general assumptions:

- The rent rolls from PSP Swiss Property used in the valuation are dated 1 July 2013.
- A one-phase DCF model was adopted. The valuation period extends for 100 years from the valuation date, with an implicit residual value in the 11th period.
- Discounting is based on a risk-adjusted interest rate. Rates are determined individually for each property on the basis of appropriate benchmarks derived from arm's-length transactions. They may be broken down as follows: risk-free interest rate + property risk (immobility of capital) + premium for macro-location + premium for micro-location depending on use + premium for property quality and income risk + any other specific premiums. Nominal discount rates range between 4.13% and 6.66% depending on the property, use and location (see Table 1).



- Unless otherwise stated, the valuations assume 1.0% annual inflation for income and all expenditure. Where a nominal discount rate is applied, this is adjusted accordingly.
- Credit risks posed by specific tenants are not explicitly factored into the valuation.
- Specific indexation of existing rental agreements is accounted for on an individual basis. After expiry of the contracts, an indexation factor of 80% (Swiss average) and an average contract term of 5 years are assumed.
- For existing tenancies, the timing of individual payments is assumed to comply with the terms of the lease. Following lease expiry, cash flows for commercial premises are taken to be quarterly in advance, for housing monthly in advance.
- In terms of running costs, entirely separate service charge accounts are assumed, with no tenancy-related ancillary costs to be borne by the owner.
- The maintenance (repair and upkeep) costs were calculated using a building analysis tool. This tool is used to estimate the remaining lifespan of individual components based on their present condition, to model periodic refurbishments and to calculate the associated annual renewal fund allowances. The calculated values are plausibility tested using cost benchmarks derived from Wüest & Partner surveys.
- The background data provided by PSP Swiss Property has been verified and, where appropriate, adjusted (e.g. plot ratio, lettable areas, deadlines/development process, letting/absorption).
- The valuations undergo independent earnings and cost assessment and yield analysis.
- It is assumed that construction cost certainty has been achieved through the agreement of general contracts and design-and-build contracts.
- The services provided by PSP Swiss Property as client representative and project developer are included in the construction costs.
- The valuations of property units held for sale (e.g. freehold flats and offices) make allowance for sales costs.
- Allowance is made in the construction costs for enabling works where these are known (e.g. remediation of contaminated sites, demolitions, infrastructure).
- The construction costs include the usual incidental costs, excl. construction financing. This is implicit in the DCF model.
- Allowance is made for value-relevant services previously provided by third parties or PSP Swiss Property, insofar as these are known.

## SITES AND DEVELOPMENT PROPERTIES

Wüest & Partner also determined the market values of the sites and development properties. The valuations of these projects are based on the following assumptions:

- PSP Swiss Property has divided the properties into sub-developments. For the sake of transparency, this arrangement has been adopted by Wüest & Partner in its valuations. The value of the projects or properties is taken as the sum of the individual premises or property units.
- The PSP Swiss Property strategy regarding project development/promotion (e.g. sale vs. renting), where deemed plausible by Wüest & Partner, is adopted in the valuation.

- It is assumed that income from the planned commercial properties is subject to value-added tax. The posted construction costs are therefore exclusive of VAT.
- The valuations contain no latent taxes.

# PSP SWISS PROPERTY (CONSOLIDATED)

## EPRA PERFORMANCE MEASURES

### EPRA PERFORMANCE KEY FIGURES

In accordance with EPRA's Best Practice Recommendations, PSP Swiss Property discloses the EPRA Performance Key Figures. In summary, PSP Swiss Property's net asset value, net initial yield and vacancy rate disclosure is more conservative than the EPRA Best Practice Recommendations, as it does, for example, not consider market values of development properties held at cost or bases its calculation on effective and not market rents. With regard to the earnings per share calculation, PSP Swiss Property includes profits on sales of trading properties.

<b>A. EPRA EARNINGS &amp; EPRA EARNINGS PER SHARE (EPS)</b>	(in CHF 1 000)	<b>H1 2012 ADJUSTED</b>	<b>H1 2013</b>
<b>Earnings per IFRS income statement</b>		<b>178 903</b>	<b>158 731</b>
<b>Adjustments to calculate EPRA earnings</b>			
<b>Exclude:</b>			
Changes in value of investment properties, development properties held for investment and other interests		- 119 309	- 95 735
Profits or losses on disposal of investment properties, development properties held for investment and other interests		11	0
Profits or losses on sales of trading properties including impairment charges in respect of trading properties		- 11 700	- 1 202
Tax on profits or losses on disposals		2 576	280
Negative goodwill/goodwill impairment		n.a.	n.a.
Changes in fair value of financial instruments and associated close-out costs		n.a.	n.a.
Acquisition costs on share deals and non-controlling joint venture interests		n.a.	n.a.
Deferred tax in respect of EPRA adjustments		26 344	22 214
Adjustments to above in respect of joint ventures		n.a.	n.a.
Minority interests in respect of the above		n.a.	n.a.
<b>EPRA earnings</b>		<b>76 825</b>	<b>84 288</b>
Average number of outstanding shares		44 231 743	45 867 891
<b>EPRA EPS in CHF</b>		<b>1.74</b>	<b>1.84</b>

<b>B. EPRA NET ASSET VALUE (NAV)</b>	(in CHF 1 000)	<b>31 DECEMBER 2012 ADJUSTED</b>	<b>30 JUNE 2013</b>
<b>NAV per the financial statements</b>		<b>3 691 551</b>	<b>3 728 541</b>
Effect of exercise of options, convertibles and other equity interests		n.a.	n.a.
<b>Diluted NAV, after the exercise of options, convertibles and other equity interests</b>		<b>3 691 551</b>	<b>3 728 541</b>
<b>Include:</b>			
Revaluations of investment properties (if IAS 40 cost option is used)		n.a.	n.a.
Revaluation of investment property under construction (IPUC) (if IAS 40 cost option is used)		10 840	12 092
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		33 184	37 735
<b>Exclude:</b>			
Fair value of financial instruments		48 075	22 215
Deferred tax		667 805	700 146
Goodwill as result of deferred tax		n.a.	n.a.
<b>Include/exclude:</b>			
Adjustments to above in respect of joint venture interests		n.a.	n.a.
<b>EPRA NAV</b>		<b>4 451 456</b>	<b>4 500 730</b>
Number of outstanding shares		45 867 891	45 867 891
<b>EPRA NAV per share in CHF</b>		<b>97.05</b>	<b>98.12</b>

<b>C. EPRA TRIPLE NET ASSET VALUE (NNNAV)</b>	(in CHF 1 000)	<b>31 DECEMBER 2012</b>	<b>30 JUNE 2013</b>
		ADJUSTED	
<b>EPRA NAV</b>		<b>4 451 456</b>	<b>4 500 730</b>
<b>Include:</b>			
Fair value of financial instruments		– 48 075	– 22 215
Fair value of debt		– 19 424	– 15 222
Deferred tax		– 676 597	– 710 102
<b>EPRA NNAV</b>		<b>3 707 359</b>	<b>3 753 190</b>
Number of outstanding shares		45 867 891	45 867 891
<b>EPRA NNAV per share in CHF</b>		<b>80.83</b>	<b>81.83</b>

<b>D. EPRA NET YIELD DISCLOSURE</b>	(in CHF 1 000)	<b>31 DECEMBER 2012</b>	<b>30 JUNE 2013</b>
Investment property – wholly owned		6 125 557	6 248 576
Investment property – share of JVs/Funds		0	0
Trading property (including share of JVs)		0	0
Less developments		– 173 243	– 82 887
<b>Completed property portfolio</b>		<b>5 952 314</b>	<b>6 165 689</b>
Allowance for estimated purchasers' costs		0	0
<b>Gross up completed property portfolio valuation (B)</b>		<b>5 952 314</b>	<b>6 165 689</b>
Annualised cash passing rental income		271 513	272 369
Property outgoing		– 31 173	– 27 430
<b>Annualised net rents (A)</b>		<b>240 340</b>	<b>244 940</b>
Add: notional rent expiration of rent free periods or other lease incentives		5 086	9 411
<b>Topped-up net annualised rent (C)</b>		<b>245 426</b>	<b>254 350</b>
<b>EPRA NIY (A/B)</b>		<b>4.0%</b>	<b>4.0%</b>
<b>EPRA «topped-up» NIY (C/B)</b>		<b>4.1%</b>	<b>4.1%</b>

<b>E. EPRA VACANCY RATE</b>	(in CHF 1 000)	<b>31 DECEMBER 2012</b>	<b>30 JUNE 2013</b>
Estimated rental value of vacant space (A)		24 688	28 542
Estimated rental value of the whole portfolio (B)		322 341	338 694
<b>EPRA Vacancy rate (A/B)</b>		<b>7.7%</b>	<b>8.4%</b>

<b>F. EPRA COST RATIO</b>	(in CHF 1 000)	<b>H1 2012</b>	<b>H1 2013</b>
Administrative/operating expense line per IFRS income statement		25 425	25 852
Net service charge costs/fees		0	0
Management fees less actual/estimated profit element		28	23
Other operating income/recharges intended to cover overhead expenses less any related profits		0	0
Share of joint ventures expenses		0	0
Investment property depreciation		0	0
Ground rent costs		0	0
<b>EPRA costs (including direct vacancy costs) (A)</b>		<b>25 453</b>	<b>25 875</b>
Direct vacancy costs		1 557	1 693
<b>EPRA costs (excluding direct vacancy costs) (B)</b>		<b>23 896</b>	<b>24 183</b>
Gross rental income less ground rents		136 964	138 077
<b>Gross rental income (C)</b>		<b>136 964</b>	<b>138 077</b>
<b>EPRA cost ratio (including direct vacancy costs) (A/C)</b>		<b>18.6%</b>	<b>18.7%</b>
<b>EPRA cost ratio (excluding direct vacancy costs) (B/C)</b>		<b>17.4%</b>	<b>17.5%</b>

# PSP SWISS PROPERTY (CONSOLIDATED)

## EPRA PERFORMANCE MEASURES

<b>G. EPRA LIKE-FOR-LIKE RENTAL CHANGE</b>	(in CHF 1 000)	<b>H1 2012</b>	<b>H1 2013</b>
<b>Rental income</b>		<b>136 964</b>	<b>138 077</b>
Acquisitions		3	3
Disposals		- 243	- 3
Developments		- 1 163	- 3 963
Properties' operating expenses		- 5 182	- 5 161
Rent-Free-Periods		1 160	1 897
Other		- 560	- 122
<b>Total EPRA like-for-like net rental income</b>		<b>130 979</b>	<b>130 728</b>
<b>EPRA like-for-like change, absolute</b>		<b>2 764</b>	<b>- 251</b>
<b>EPRA like-for-like change, relative</b>		<b>2.1%</b>	<b>- 0.2%</b>

For further information about EPRA, go to [www.epra.com](http://www.epra.com).

# ADDITIONAL INFORMATION

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# REAL ESTATE PORTFOLIO

## KEY FINANCIAL FIGURES BY AREA

AREA	in CHF 1000	NUMBER OF PROPERTIES	RENTAL INCOME	OPERATING EXPENSES	MAINTENANCE AND RENOVATION	NET RENTAL INCOME	IN % OF TOTAL	POTENTIAL RENT <sup>1</sup>	IN % OF TOTAL
<b>ZURICH</b>									
2013		88	88 280	5 696	4 706	77 878	65.3 %	197 344	63.4 %
2012		86	174 278	12 481	7 986	153 812	66.7 %	191 139	63.1 %
<b>GENEVA</b>									
2013		16	18 344	2 514	1 525	14 305	12.0 %	40 784	13.1 %
2012		16	37 157	5 168	4 855	27 135	11.8 %	39 662	13.1 %
<b>BASEL</b>									
2013		13	10 403	676	239	9 489	8.0 %	21 327	6.9 %
2012		13	20 671	1 375	1 545	17 752	7.7 %	20 908	6.9 %
<b>BERN</b>									
2013		12	6 037	466	159	5 412	4.5 %	13 298	4.3 %
2012		12	10 304	1 137	518	8 648	3.8 %	13 143	4.3 %
<b>LAUSANNE</b>									
2013		15	7 737	1 063	525	6 149	5.2 %	18 739	6.0 %
2012		15	14 986	2 752	1 854	10 380	4.5 %	17 185	5.7 %
<b>OTHER LOCATIONS</b>									
2013		21	7 724	776	943	6 005	5.0 %	18 656	6.0 %
2012		21	16 487	1 449	1 826	13 213	5.7 %	18 685	6.2 %
<b>SITES AND DEVELOPMENT PROPERTIES</b>									
2013		9	339	252	56	31	0.0 %	927	0.3 %
2012		9	539	598	413	- 473	- 0.2 %	2 199	0.7 %
<b>OVERALL TOTAL PORTFOLIO</b>									
<b>2013<sup>8</sup></b>		<b>174</b>	<b>138 864</b>	<b>11 443</b>	<b>8 152</b>	<b>119 269</b>	<b>100.0 %</b>	<b>311 075</b>	<b>100.0 %</b>
<b>2012<sup>9</sup></b>		<b>172</b>	<b>274 423</b>	<b>24 960</b>	<b>18 997</b>	<b>230 466</b>	<b>100.0 %</b>	<b>302 920</b>	<b>100.0 %</b>

1 Annualised rental income (market rent for vacant area).

2 According to the external property appraiser.

3 Based on the market valuation by the external property appraiser.

4 Annualised rental income divided by average value of properties.

5 Annualised net rental income divided by average value of properties.

6 As per reporting date (market rent for vacant area).

7 Vacancy (CHF) in % of potential rent.

8 For 2013 six months resp. as of 30 June.

9 For 2012 twelve months resp. as of 31 December.

MARKET RENT <sup>2</sup>	IN % OF TOTAL	NET CHANGES IN FAIR VALUE <sup>3</sup>	VALUE OF PROPERTIES	IN % OF TOTAL	IMPLIED YIELD		VACANCY IN CHF <sup>6</sup>	VACANCY RATE (CHF) <sup>6,7</sup>	VACANCY IN m <sup>2</sup>	VACANCY RATE (m <sup>2</sup> )
					GROSS <sup>4</sup>	NET <sup>5</sup>				
215 542	63.6 %	47 264	4 109 406	63.9 %	4.4 %	3.8 %	19 968	10.1 %	68 048	11.9 %
205 105	63.6 %	131 864	3 945 969	62.8 %	4.5 %	4.0 %	15 090	7.9 %	60 630	10.7 %
45 295	13.4 %	20 470	871 871	13.6 %	4.3 %	3.4 %	2 370	5.8 %	4 736	5.3 %
44 308	13.7 %	39 451	845 590	13.5 %	4.5 %	3.3 %	3 258	8.2 %	8 107	9.2 %
21 800	6.4 %	4 552	380 741	5.9 %	5.5 %	5.1 %	369	1.7 %	1 217	1.6 %
20 926	6.5 %	25 161	376 246	6.0 %	5.7 %	4.9 %	279	1.3 %	1 024	1.3 %
13 923	4.1 %	5 170	227 656	3.5 %	5.4 %	4.9 %	158	1.2 %	1 155	2.7 %
13 853	4.3 %	14 299	222 088	3.5 %	4.8 %	4.1 %	334	2.5 %	1 707	4.0 %
23 287	6.9 %	12 073	304 587	4.7 %	5.2 %	4.2 %	2 675	14.3 %	16 804	21.0 %
19 417	6.0 %	26 365	292 153	4.7 %	5.4 %	3.7 %	2 418	14.1 %	14 919	19.0 %
18 846	5.6 %	12	287 007	4.5 %	5.4 %	4.2 %	2 828	15.2 %	11 315	13.8 %
18 732	5.8 %	2 856	286 051	4.6 %	5.7 %	4.6 %	2 745	14.7 %	10 014	12.3 %
n.a.	n.a.	6 194	247 034	3.8 %	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
n.a.	n.a.	26 856	314 430	5.0 %	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
<b>338 694</b>	<b>100.0 %</b>	<b>95 735</b>	<b>6 428 302</b>	<b>100.0 %</b>	<b>4.6 %</b>	<b>3.9 %</b>	<b>28 367</b>	<b>9.1 %</b>	<b>103 275</b>	<b>10.9 %</b>
<b>322 341</b>	<b>100.0 %</b>	<b>266 851</b>	<b>6 282 527</b>	<b>100.0 %</b>	<b>4.7 %</b>	<b>3.9 %</b>	<b>24 123</b>	<b>8.0 %</b>	<b>96 401</b>	<b>10.3 %</b>

# REAL ESTATE PORTFOLIO

## PROPERTY DETAILS

LOCATION, ADDRESS	30 June 2013	LAND AREA m <sup>2</sup>	OFFICE AREA m <sup>2</sup>	RETAIL AREA m <sup>2</sup>	GAS- TRONOMY AREA m <sup>2</sup>	OTHER AREA m <sup>2</sup>	TOTAL RENTABLE AREA m <sup>2</sup>
<b>ZÜRICH AREA</b>							
Kilchberg, Seestr. 40, 42		3 401	2 234	0	0	806	3 040
Rüschlikon, Moosstr. 2		6 798	5 484	0	0	3 642	9 126
Urdorf, Heinrich-Stutzstr. 27/29		30 671	42 167	0	163	3 174	45 504
Wallisellen, Handelszentrum		4 131	3 939	0	0	401	4 340
Wallisellen, Richtistr. 3		5 578	7 357	0	0	0	7 357
Wallisellen, Richtistr. 5		5 197	6 509	0	0	530	7 039
Wallisellen, Richtistr. 7		4 582	8 694	0	0	549	9 243
Wallisellen, Richtistr. 9		4 080	5 245	0	625	136	6 006
Wallisellen, Richtistr. 11		4 988	6 982	0	0	383	7 365
Zürich, Albulastr. 57		1 266	2 063	0	0	661	2 724
Zürich, Alfred Escherstr. 17		275	996	0	0	0	996
Zürich, Altstetterstr. 124/Herrligstr. 21		3 782	9 637	0	313	1 909	11 859
Zürich, Augustinerstrasse 25		236	277	0	314	123	714
Zürich, Bahnhofplatz 1		442	1 660	283	0	152	2 095
Zürich, Bahnhofplatz 2		572	1 404	0	663	685	2 752
Zürich, Bahnhofplatz 9		998	2 435	795	1 402	0	4 632
Zürich, Bahnhofquai 9, 11, 15		1 000	3 228	0	313	762	4 303
Zürich, Bahnhofstr. 28a/Waaggasse 6		763	2 390	160	419	262	3 231
Zürich, Bahnhofstr. 39		1 093	1 754	1 680	0	36	3 470
Zürich, Bahnhofstr. 66		627	0	4 516	0	0	4 516
Zürich, Bahnhofstr. 81/Schweizergasse 2/4		355	714	1 338	0	300	2 352
Zürich, Bernerstr. Süd 167/169		3 967	10 192	0	0	1 646	11 838
Zürich, Binzring 15/17		33 878	36 545	0	0	4 652	41 197
Zürich, Bleicherweg 10/Schanzengraben 7		1 155	4 601	246	0	0	4 847
Zürich, Bleicherweg 14		398	530	0	0	0	530
Zürich, Börsenstr. 18		344	1 036	487	0	0	1 523
Zürich, Brandschenkestr. 70 (KH)		298	0	0	0	0	0
Zürich, Brandschenkestr. 72 (KG)		247	0	0	0	0	0
Zürich, Brandschenkestr. 80, 82, 84 (Tertianum)		7 384	0	0	0	13 072	13 072
Zürich, Brandschenkestr. 90 (DL1)		12 770	11 672	0	0	0	11 672
Zürich, Brandschenkestr. 100 (DL2)		5 139	8 593	0	0	1 176	9 769
Zürich, Brandschenkestr. 110 (DL3)		5 860	15 979	0	0	0	15 979
Zürich, Brandschenkestr. 130/132 (Markt)		3 605	966	972	629	0	2 567
Zürich, Brandschenkestr. 150 (Markt)		3 693	3 443	1 307	0	206	4 956
Zürich, Brandschenkestr. 152 (Sudhaus)		5 194	0	0	3 802	4 943	8 745
Zürich, Brandschenkestr. 152a (DL4) <sup>6</sup>		583	2 441	0	0	0	2 441
Zürich, Brandschenkestr. 152b (Kesselhaus)		818	699	0	0	0	699
Zürich, Dufourstr. 56		900	2 587	292	0	0	2 879
Zürich, Flüelastr. 7		1 296	2 561	433	0	330	3 324
Zürich, Förrlibuckstr. 10		4 122	7 514	0	0	644	8 158
Zürich, Förrlibuckstr. 60/62		10 382	14 603	0	877	8 551	24 031
Zürich, Förrlibuckstr. 66		2 055	4 691	0	0	2 356	7 047
Zürich, Förrlibuckstr. 110		2 963	9 494	360	410	1 510	11 774

1 As per reporting date. Annualised vacancy (CHF) in % of potential rent (market rent for vacant area).

2 Annualised net rental income divided by average value of properties.

3 Year of last overall renovation.

4 PR = PSP Real Estate Ltd  
PP = PSP Properties Ltd  
IS = Immobiliengesellschaft Septima AG  
SI = SI 7 Place du Molard Ltd



PARKING SPACES	VACANCY RATE (CHF) <sup>1</sup>	IMPLIED YIELD NET <sup>2</sup>	YEAR OF CONSTRUCTION	YEAR OF RENOVATION <sup>3</sup>	PURCHASE DATE	OWNER <sup>4</sup>	OWNERSHIP STATUS <sup>5</sup>	OWNERSHIP PERCENTAGE
33	9.1 %	3.7 %	1966	2001	01.10.1999	PR	SO	100.0 %
121	1.3 %	3.9 %	1969 89	2010	01.06.2002	PR	SO	100.0 %
210	0.0 %	5.4 %	1976	2002 03 10 13	01.07.2004	PR	SO	100.0 %
90	9.4 %	4.5 %	1992	2010	01.10.1999	PR	CO	23.7 %
137	0.0 %	5.3 %	2000 01	2011	01.11.2001	PR	SO	100.0 %
126	35.1 %	2.8 %	2003	2011	01.04.2003	PR	SO	100.0 %
156	0.1 %	5.0 %	2003	2011	01.04.2003	PR	SO	100.0 %
105	7.3 %	4.0 %	2010		13.06.2008	PR	SO	100.0 %
123	20.6 %	3.9 %	2010		13.06.2008	PR	SO	100.0 %
51	19.7 %	4.0 %	1986	2005	31.12.2000	PR	SO	100.0 %
0	0.0 %	4.6 %	1907	2000	01.10.1999	PR	SO	100.0 %
124	2.0 %	4.9 %	1974 75	1997 2011	01.10.1999	PR	SO	100.0 %
1	0.0 %	3.1 %	1850	1994 2000 04	01.04.2004	PP	SO	100.0 %
2	46.1 %	2.4 %	1894	1990 2009	01.04.2004	PP	SO	100.0 %
0	39.9 %	2.8 %	1895	1985 89 2009	01.04.2004	PP	SO	100.0 %
1	0.2 %	2.7 %	1933	2003 04	01.04.2004	PP	SO	100.0 %
4	90.1 %	2.1 %	1894 99	1994 95	01.01.2004	PP	SO	100.0 %
0	0.0 %	3.2 %	1812	2005 10	01.04.2004	PP	SO	100.0 %
7	12.0 %	2.0 %	1911	1984 2003 13	01.01.2000	PR	SO	100.0 %
0	0.0 %	2.6 %	1967	1995	01.07.2005	PP	SO	100.0 %
0	0.0 %	2.3 %	1931	2001	01.04.2004	PP	SO	100.0 %
144	45.8 %	2.5 %	1974	1992 2006	01.10.1999	PR	SO	100.0 %
140	0.0 %	5.7 %	1992		01.04.2001	PR	SO	100.0 %
16	0.0 %	4.1 %	1930 76	1985 2006 09	01.10.1999	PR	SO	100.0 %
7	0.0 %	4.2 %	1857	1998 99	01.07.2005	PP	SO	100.0 %
0	0.0 %	3.8 %	1885	1984	01.10.1999	PR	SO	100.0 %
0	n.a.	0.0 %	1921	2003	01.04.2004	PP	FA	15.4 %
0	n.a.	0.0 %	2003		01.04.2004	PP	FA	10.8 %
56	0.0 %	5.0 %	2005		01.04.2004	PP	SO	100.0 %
272	0.0 %	4.1 %	2003		01.04.2004	PP	SO	100.0 %
0	0.1 %	4.3 %	2003		01.04.2004	PP	SO	100.0 %
0	0.0 %	3.9 %	2007		01.04.2004	PP	SO	100.0 %
0	0.0 %	4.2 %	1877 82	2004	01.04.2004	PP	SO	100.0 %
0	8.3 %	4.1 %	1882	2004	01.04.2004	PP	SO	100.0 %
0	0.5 %	4.2 %	1913	2012	01.04.2004	PP	SO	100.0 %
0	0.0 %	6.6 %	2008		01.04.2004	PP	SO	100.0 %
0	0.0 %	- 0.1 %	1890	2013	01.04.2004	PP	SO	100.0 %
12	0.0 %	4.3 %	1950	1997 2006	01.10.1999	PR	SO	100.0 %
65	21.8 %	4.8 %	1982	2007	01.10.1999	PR	SO	100.0 %
85	9.2 %	4.6 %	1963	2002	29.06.2001	PR	SO	100.0 %
312	5.4 %	4.8 %	1989		01.04.2001	PR	SO	100.0 %
81	8.9 %	5.9 %	1969	1992 2003 04	01.12.2002	PR	SO	100.0 %
64	42.1 %	3.8 %	1962	2000	01.12.2002	PR	SO	100.0 %

5 BL = Building lease  
CO = Co-ownership  
FA = Freehold apartment  
SO = Sole ownership

6 Own-used property.

7 See details on pages 50 to 51.

8 Purchase during reporting period.

9 Current development projects designed for sale.

10 Current development projects partially designed for sale.

# REAL ESTATE PORTFOLIO

## PROPERTY DETAILS

LOCATION, ADDRESS	30 June 2013	LAND AREA m <sup>2</sup>	OFFICE AREA m <sup>2</sup>	RETAIL AREA m <sup>2</sup>	GAS- TRONOMY AREA m <sup>2</sup>	OTHER AREA m <sup>2</sup>	TOTAL RENTABLE AREA m <sup>2</sup>
<b>ZÜRICH AREA (CONTINUATION)</b>							
Zürich, Förrlibuckstr. 151 (Parkhaus)		3 495	0	0	1 737	91	1 828
Zürich, Förrlibuckstr. 178/180		3 564	8 432	0	1 080	1 373	10 885
Zürich, Förrlibuckstr. 181		1 789	4 785	0	0	273	5 058
Zürich, Freieckgasse 7		295	285	89	210	224	808
Zürich, Füsslistr. 6		907	1 245	995	71	673	2 984
Zürich, Gartenstr. 32		694	1 714	0	0	0	1 714
Zürich, Genferstr. 23		343	1 016	0	0	0	1 016
Zürich, Gerbergasse 5		606	1 770	795	0	89	2 654
Zürich, Goethestr. 24		842	0	0	279	661	940
Zürich, Gutenbergstr. 1/9		1 488	7 507	856	0	685	9 048
Zürich, Hardturmstr. 131, 133, 135		6 236	16 265	1 154	0	7 198	24 617
Zürich, Hardturmstr. 161/Förrlibuckstr. 150		8 225	30 095	937	131	6 295	37 458
Zürich, Hardturmstr. 169, 171, 173, 175		5 189	10 433	691	86	8 122	19 332
Zürich, Hardturmstr. 181, 183, 185		6 993	18 293	0	0	1 788	20 081
Zürich, Hottingerstr. 10 – 12		1 922	3 733	0	0	605	4 338
Zürich, In Gassen 16		331	0	0	488	610	1 098
Zürich, Konradstr. 1/Zollstr. 6		686	283	166	190	2 251	2 890
Zürich, Kurvenstr. 17/Beckenhofstr. 26		657	1 581	0	0	166	1 747
Zürich, Limmatquai 4		529	2 294	158	216	91	2 759
Zürich, Limmatquai 144/Zähringerstr. 51		429	1 476	0	228	341	2 045
Zürich, Limmatstr. 250 – 254/264/266		4 705	7 769	0	0	760	8 529
Zürich, Limmatstr. 291		973	2 906	0	0	154	3 060
Zürich, Lintheschergasse 23		135	359	0	80	186	625
Zürich, Löwenstr. 22		250	642	198	0	115	955
Zürich, Mühlebachstr. 6		622	621	0	0	0	621
Zürich, Mühlebachstr. 32		536	1 909	0	0	266	2 175
Zürich, Obstgartenstr. 7		842	1 876	0	0	0	1 876
Zürich, Poststr. 3		390	798	710	0	178	1 686
Zürich, Schaffhauserstr. 611		2 561	2 814	600	0	176	3 590
Zürich, Seebahnstr. 89		2 455	2 961	753	0	1 156	4 870
Zürich, Seefeldstr. 5		498	608	0	307	294	1 209
Zürich, Seefeldstr. 123		2 580	6 473	1 653	0	250	8 376
Zürich, Seestr. 353		3 593	6 831	0	0	1 029	7 860
Zürich, Sihlramstr. 5		354	451	0	140	359	950
Zürich, Splügenstr. 6		430	1 052	0	0	52	1 104
Zürich, Stampfenbachstr. 48/Sumatrastr. 11		1 589	4 279	260	0	403	4 942
Zürich, Stauffacherstr. 31		400	534	0	210	861	1 605
Zürich, Theaterstr. 12		1 506	2 244	4 323	0	40	6 607
Zürich, Theaterstr. 22		324	459	0	283	237	979
Zürich, Uraniastr. 9		989	3 291	315	909	654	5 169
Zürich, Waisenhausstr. 2/4, Bahnhofquai 7		1 365	5 319	1 102	491	126	7 038
Zürich, Walchestr. 11, 15/Neumühlequai 26, 28		1 074	2 973	676	102	321	4 072
Zürich, Wasserwerkstr. 10/12		1 760	6 802	0	0	1 138	7 940

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2 Annualised net rental income divided by average value of properties.

3 Year of last overall renovation.

4 PR = PSP Real Estate Ltd  
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PARKING SPACES	VACANCY RATE (CHF) <sup>1</sup>	IMPLIED YIELD NET <sup>2</sup>	YEAR OF CONSTRUCTION	YEAR OF RENOVATION <sup>3</sup>	PURCHASE DATE	OWNER <sup>4</sup>	OWNERSHIP STATUS <sup>5</sup>	OWNERSHIP PERCENTAGE
1 137	2.3 %	5.4 %	1975	2000	01.12.2002	PR	SO	100.0 %
101	21.0 %	4.6 %	1988		01.12.2002	PR	SO	100.0 %
32	0.0 %	5.3 %	2002		01.12.2002	PR	SO	100.0 %
0	0.0 %	3.8 %	1700	1992   2012	01.04.2004	PP	SO	100.0 %
3	0.3 %	3.1 %	1925	1998   2005	01.04.2001	PR	SO	100.0 %
21	0.0 %	2.6 %	1967	1986   2005	01.07.2005	PP	SO	100.0 %
0	0.0 %	5.2 %	1895	1998	01.10.1999	PR	SO	100.0 %
3	10.2 %	3.3 %	1904	1993   2010   12	27.05.2004	PP	SO	100.0 %
0	0.0 %	3.9 %	1874		01.04.2004	PP	SO	100.0 %
14	7.6 %	4.4 %	1969	1986   2008	31.12.2004	PR	SO	100.0 %
41	27.9 %	3.8 %	1982	2008	01.12.2002	PR	SO	100.0 %
88	17.0 %	5.0 %	1975	1999	01.12.2002	PR	SO	100.0 %
44	15.0 %	4.7 %	1952	1997   2006	01.12.2002	PR	SO	100.0 %
193	43.2 %	3.1 %	1989		01.12.2002	PR	SO	100.0 %
18	0.3 %	4.3 %	1914   40	1994	01.04.2001	PR	SO	100.0 %
0	0.0 %	3.6 %	1812	1984   2007	01.04.2004	PP	SO	100.0 %
7	0.7 %	3.7 %	1879   1982	1990	01.04.2004	PP	SO	100.0 %
35	0.0 %	4.3 %	1971	1999   2006   07   12	01.10.1999	PR	SO	100.0 %
0	0.0 %	3.7 %	1837	2000	01.01.2000	PR	SO	100.0 %
0	0.0 %	3.5 %	1888	1994	01.04.2004	PP	SO	100.0 %
33	8.2 %	2.8 %	2013		01.10.2010	PP	SO	100.0 %
7	0.0 %	5.5 %	1985		01.04.2001	PR	SO	100.0 %
3	1.6 %	3.4 %	1879	2001	01.04.2004	PP	SO	100.0 %
4	0.0 %	3.9 %	1964	2003   07   11	31.12.2000	PR	SO	100.0 %
7	0.0 %	5.5 %	1975	1993	01.10.1999	PR	FA	29.8 %
21	0.0 %	4.2 %	1981	1999   2007	01.10.1999	PR	SO	100.0 %
16	0.0 %	4.6 %	1958	1981   2002	01.10.1999	PR	SO	100.0 %
0	0.0 %	3.7 %	1893	1999	01.10.1999	PR	SO	100.0 %
61	17.9 %	4.5 %	2001   02		01.07.2005	PP	SO	100.0 %
76	4.2 %	4.9 %	1959	2003   08	01.04.2001	PR	SO	100.0 %
0	0.0 %	3.7 %	1840	2000	01.04.2004	PP	SO	100.0 %
90	0.9 %	3.9 %	1972	2004	01.10.1999	PR	SO	100.0 %
125	90.8 %	- 2.5 %	1981   2001	2010	01.04.2010	PR	SO	100.0 %
0	0.0 %	4.6 %	1950	2005	01.04.2004	PP	SO	100.0 %
8	42.3 %	2.2 %	1896	1998   2011	01.10.1999	PR	SO	100.0 %
35	1.0 %	6.2 %	1929	1999   2001   07	01.10.1999	PR	SO	100.0 %
4	0.0 %	4.1 %	1896	2000	01.04.2004	PP	SO	100.0 %
3	0.0 %	3.1 %	1973	1993   2004   07	01.10.1999	PR	SO	100.0 %
0	31.7 %	2.0 %	2013		01.04.2004	PP	SO	100.0 %
2	0.0 %	3.9 %	1906	1992   2002	01.04.2004	PP	SO	100.0 %
0	0.0 %	5.0 %	1913	1985	01.04.2004	PP	SO	100.0 %
6	0.0 %	4.3 %	1919	2000   08   09	01.10.1999	PR	SO	100.0 %
125	14.1 %	4.4 %	1981	2006	01.04.2004	PP	SO	100.0 %

5 BL = Building lease  
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FA = Freehold apartment  
SO = Sole ownership

6 Own-used property.

7 See details on pages 50 to 51.

8 Purchase during reporting period.

9 Current development projects designed for sale.

10 Current development projects partially designed for sale.

# REAL ESTATE PORTFOLIO

## PROPERTY DETAILS

LOCATION, ADDRESS	30 June 2013	LAND AREA m <sup>2</sup>	OFFICE AREA m <sup>2</sup>	RETAIL AREA m <sup>2</sup>	GAS- TRONOMY AREA m <sup>2</sup>	OTHER AREA m <sup>2</sup>	TOTAL RENTABLE AREA m <sup>2</sup>
<b>ZÜRICH AREA (CONTINUATION)</b>							
Zürich, Zurlindenstr. 134		487	1 234	133	0	125	1 492
Zürich, Zweierstr. 129		597	1 806	260	0	780	2 846
<b>Total</b>		<b>264 121</b>	<b>431 534</b>	<b>29 693</b>	<b>17 168</b>	<b>94 793</b>	<b>573 188</b>
<b>GENEVA AREA</b>							
Carouge GE, Route des Acacias 50/52		4 666	9 558	0	0	4	9 562
Carouge GE, Rue de la Gabelle 6		990	1 017	0	0	0	1 017
Genève, Cours de Rive 13, 15/Helv. 25		882	4 463	1 164	0	38	5 665
Genève, Place du Molard 7		593	2 145	0	843	395	3 383
Genève, Rue de Berne 6, Rue Pécolat 1		926	3 410	0	0	450	3 860
Genève, Rue de la Corratierie 24/26		1 005	1 664	591	0	160	2 415
Genève, Rue de la Fontaine 5		226	1 056	175	0	78	1 309
Genève, Rue des Bains 31bis, 33, 35		3 368	11 184	875	0	2	12 061
Genève, Rue du Grand-Pré 54, 56, 58		2 864	5 680	0	0	572	6 252
Genève, Rue du Marché 40		798	3 072	2 184	0	111	5 367
Genève, Rue du Mont-Blanc 12		258	1 468	174	0	0	1 642
Genève, Rue du Prince 9/11		276	2 846	798	0	419	4 063
Genève, Rue du XXXI-Décembre 8		1 062	2 320	364	134	961	3 779
Genève, Rue F. Bonivard 12/Rue des Alpes 11		392	1 986	273	0	115	2 374
Genève, Rue Richard-Wagner 6		6 634	9 976	0	0	0	9 976
Petit-Lancy, Av. des Morgines 8/10		7 816	13 409	0	0	2 446	15 855
<b>Total</b>		<b>32 756</b>	<b>75 254</b>	<b>6 598</b>	<b>977</b>	<b>5 751</b>	<b>88 580</b>
<b>BASEL AREA</b>							
Basel, Barfüsserplatz 10		3 655	336	0	530	311	1 177
Basel, Dornacherstr. 210		4 994	7 760	4 440	0	1 315	13 515
Basel, Falknerstr. 31/Weisse Gasse 16		320	133	0	344	724	1 201
Basel, Freie Str. 38		299	1 058	242	0	56	1 356
Basel, Greifengasse 21		416	199	254	316	1 010	1 779
Basel, Grosspeterstr. 18, 20		8 062	12 842	0	0	680	13 522
Basel, Hochstr. 16/Pfeffingerstr. 5		7 018	15 220	0	0	0	15 220
Basel, Kirschgartenstr. 12/14		1 376	4 740	789	137	687	6 353
Basel, Marktgasse 4		272	363	373	0	323	1 059
Basel, Marktgasse 5		330	927	273	0	102	1 302
Basel, Marktplatz 30/30A		560	2 065	0	431	298	2 794
Basel, St. Alban-Anlage 46		1 197	3 313	0	194	309	3 816
Basel, Steinentorberg 8/12		2 845	6 928	0	281	7 491	14 700
<b>Total</b>		<b>31 344</b>	<b>55 884</b>	<b>6 371</b>	<b>2 233</b>	<b>13 306</b>	<b>77 794</b>

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2 Annualised net rental income divided by average value of properties.

3 Year of last overall renovation.

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PARKING SPACES	VACANCY RATE (CHF) <sup>1</sup>	IMPLIED YIELD NET <sup>2</sup>	YEAR OF CONSTRUCTION	YEAR OF RENOVATION <sup>3</sup>	PURCHASE DATE	OWNER <sup>4</sup>	OWNERSHIP STATUS <sup>5</sup>	OWNERSHIP PERCENTAGE
17	3.0 %	4.5 %	1972 73	2006	01.10.1999	PR	SO	100.0 %
7	13.5 %	4.4 %	1958	2003	01.10.1999	PR	SO	100.0 %
<b>4 932</b>	<b>10.1 %</b>	<b>3.8 %</b>						
178	4.9 %	1.2 %	1965	2006 10 13	31.12.2000	PR	SO	100.0 %
5	0.0 %	4.7 %	1987		01.01.2000	PR	SO	100.0 %
64	0.3 %	3.9 %	1981		01.10.1999	PR	SO	100.0 %
0	0.0 %	2.6 %	1975	2005 06	01.04.2004	SI	SO	100.0 %
0	0.0 %	4.6 %	1895	1999	01.04.2001	PR	SO	100.0 %
6	0.0 %	3.4 %	1825	1996	01.10.1999	PR	SO	100.0 %
0	0.0 %	3.0 %	1920	2000 01	01.10.1999	PR	SO	100.0 %
255	6.2 %	4.1 %	1994		01.07.2002	PR	SO	100.0 %
52	32.3 %	2.6 %	1984	1992 2007	01.12.2005	PR	SO	100.0 %
0	15.6 %	2.7 %	1972	2006	01.07.2002	PR	SO	100.0 %
0	0.0 %	4.2 %	1860	2000	01.10.1999	PR	SO	100.0 %
4	0.0 %	3.9 %	1966	2000 01 06	01.01.2000	PR	SO	100.0 %
0	0.0 %	4.5 %	1962	1992 2001 11	01.10.1999	PR	SO	100.0 %
0	18.3 %	0.2 %	1852	1995 2013	01.10.1999	PR	SO	100.0 %
69	0.0 %	3.8 %	1986		01.07.2004	PR	SO	100.0 %
186	0.8 %	5.4 %	2002 04		01.02.2004	PR	SO	100.0 %
<b>819</b>	<b>5.8 %</b>	<b>3.4 %</b>						
0	9.6 %	3.3 %	1914	1997 2006 2011	01.04.2004	PP	SO	100.0 %
5	2.0 %	5.4 %	1969	1998 2004 06	31.12.2000	PR	SO	100.0 %
0	0.0 %	4.8 %	1902	1998 2005 08 12	01.04.2004	PP	SO	100.0 %
0	0.0 %	4.8 %	1896	1981 82 2005	01.07.2005	PP	SO	100.0 %
0	2.8 %	4.4 %	1930	1984 98	01.04.2004	PP	SO	100.0 %
239	0.9 %	6.7 %	1988		01.12.2005	PR	SO	100.0 %
227	0.0 %	5.8 %	1986	2000	01.01.2001	PR	SO	100.0 %
89	10.8 %	3.8 %	1978	2003 05 10	01.01.2000	PR	SO	100.0 %
0	0.0 %	4.7 %	1910	2002 08	01.04.2004	PP	SO	100.0 %
0	0.0 %	4.7 %	1924	1975 2002 05	01.10.1999	PR	SO	100.0 %
0	0.0 %	4.0 %	1936	2001 06	01.04.2004	PP	SO	100.0 %
53	0.0 %	4.9 %	1968	2000 11	01.10.1999	PR	SO	100.0 %
69	0.1 %	5.0 %	1991		01.12.2001	PR	SO	100.0 %
<b>682</b>	<b>1.7 %</b>	<b>5.1 %</b>						

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7 See details on pages 50 to 51.

8 Purchase during reporting period.

9 Current development projects designed for sale.

10 Current development projects partially designed for sale.

# REAL ESTATE PORTFOLIO

## PROPERTY DETAILS

LOCATION, ADDRESS	30 June 2013	LAND AREA m <sup>2</sup>	OFFICE AREA m <sup>2</sup>	RETAIL AREA m <sup>2</sup>	GAS- TRONOMY AREA m <sup>2</sup>	OTHER AREA m <sup>2</sup>	TOTAL RENTABLE AREA m <sup>2</sup>
<b>BERN AREA</b>							
Bern, Bollwerk 15		403	1 215	433	119	160	1 927
Bern, Eigerstr. 2		3 342	4 516	112	0	48	4 676
Bern, Genfergasse 4		325	949	0	544	291	1 784
Bern, Haslerstr. 30/Effingerstr. 47		2 585	6 057	0	0	879	6 936
Bern, Kramgasse 49		235	50	173	260	309	792
Bern, Kramgasse 78		241	178	511	0	325	1 014
Bern, Laupenstr. 10		969	1 819	0	569	228	2 616
Bern, Laupenstr. 18/18a		5 436	6 856	1 255	171	1 030	9 312
Bern, Seilerstr. 8		1 049	3 665	386	0	590	4 641
Bern, Spitalgasse 9		0	829	1 405	0	111	2 345
Bern, Waisenhausplatz 14		826	1 217	1 760	0	425	3 402
Bern, Zeughausgasse 26/28		629	704	395	1 755	622	3 476
<b>Total</b>		<b>16 040</b>	<b>28 055</b>	<b>6 430</b>	<b>3 418</b>	<b>5 018</b>	<b>42 921</b>
<b>LAUSANNE AREA</b>							
Lausanne, Av. de Cour 135		1 800	2 196	0	263	427	2 886
Lausanne, Avenue de Sévelin 40		3 060	1 698	0	0	5 730	7 428
Lausanne, Avenue de Sévelin 46		3 320	8 295	0	754	6 229	15 278
Lausanne, Avenue de Sévelin 54		1 288	544	0	0	2 704	3 248
Lausanne, Ch. du Rionzi 52, Depot		0	0	0	0	6 092	6 092
Lausanne, Chemin de Bossons 2		1 930	2 135	0	0	125	2 260
Lausanne, Grand Pont 1		371	0	919	0	0	919
Lausanne, Place Saint-François 5		1 070	2 322	1 636	1 561	368	5 887
Lausanne, Place Saint-François 15		5 337	8 703	1 616	0	42	10 361
Lausanne, Rue Centrale 15		486	1 504	576	0	281	2 361
Lausanne, Rue de Sébeillon 1, 3, 5		2 870	7 942	0	0	4 463	12 405
Lausanne, Rue de Sébeillon 2		5 955	747	0	0	196	943
Lausanne, Rue du Grand-Chêne 2		555	1 756	1 320	0	0	3 076
Lausanne, Rue du Pont 22		465	820	776	368	351	2 315
Lausanne, Rue Saint-Martin 7		2 087	2 869	312	755	637	4 573
<b>Total</b>		<b>30 594</b>	<b>41 531</b>	<b>7 155</b>	<b>3 701</b>	<b>27 645</b>	<b>80 032</b>
<b>OTHER LOCATIONS</b>							
Aarau, Bahnhofstr. 18		496	1 302	734	0	43	2 079
Aarau, Bahnhofstr. 29/33		1 375	2 144	1 589	0	576	4 309
Aarau, Igelweid 1		356	296	112	0	184	592
Aigle, Route Industrielle 20, Depot		11 955	0	0	0	2 213	2 213
Biel/Bienne, Aarbergstr. 107		5 352	14 333	514	0	3 563	18 410
Biel/Bienne, Bahnhofplatz 2		4 928	6 814	3 421	0	2 811	13 046
Fribourg, Av. de Beauregard 1		1 657	3 065	0	0	190	3 255
Fribourg, Route des Arsenaux 41		4 310	8 595	337	509	1 376	10 817
Fribourg, Rue de la Banque 4/Rte d. Alpes		269	881	540	0	108	1 529
Gwatt (Thun), Eisenbahnstr. 95		14 291	0	0	0	8 769	8 769

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PARKING SPACES	VACANCY RATE (CHF) <sup>1</sup>	IMPLIED YIELD NET <sup>2</sup>	YEAR OF CONSTRUCTION	YEAR OF RENOVATION <sup>3</sup>	PURCHASE DATE	OWNER <sup>4</sup>	OWNERSHIP STATUS <sup>5</sup>	OWNERSHIP PERCENTAGE
0	0.0 %	4.0 %	1924	2002	01.10.1999	PR	SO	100.0 %
115	0.0 %	4.8 %	1964	1999 2005 11	01.10.1999	PR	SO	100.0 %
0	0.0 %	4.7 %	1899	1984 2005 06	01.04.2004	IS	SO	100.0 %
6	0.0 %	6.4 %	1964 76	1992 95 2006 09	01.12.2005	PR	SO	100.0 %
0	0.0 %	3.9 %	1900	2011 13	01.04.2004	IS	SO	100.0 %
0	0.0 %	4.4 %	before 1900	1991 92	01.07.2005	PP	SO	100.0 %
0	0.2 %	4.7 %	1965	1997 2004 11	01.07.2004	PR	SO	100.0 %
7	2.5 %	4.3 %	1935 60	1997 08 10 11 12	01.07.2004	PR	SO	100.0 %
75	0.0 %	6.1 %	1971	2001	01.10.1999	PR	SO	100.0 %
0	0.0 %	10.1 %	before 1900	2001 06	01.07.2005	PP	BL	100.0 %
0	7.1 %	3.5 %	1950	2001	01.10.1999	PR	SO	100.0 %
0	0.0 %	5.3 %	1900	1999	01.04.2004	IS	SO+BL	100.0 %
<b>203</b>	<b>1.2 %</b>	<b>4.9 %</b>						
23	18.4 %	4.4 %	1973	2001 04 05	01.10.1999	PR	SO	100.0 %
139	30.9 %	4.3 %	1992		01.12.2005	PR	SO	100.0 %
4	17.8 %	5.0 %	1994		01.12.2005	PR	SO	100.0 %
0	5.3 %	8.0 %	1932	1990 2002	01.12.2005	PR	SO	100.0 %
14	100.0 %	- 5.5 %	1971	1996	01.04.2004	IS	BL	100.0 %
8	0.0 %	6.8 %	1971	1998	01.04.2001	PR	SO	100.0 %
0	0.0 %	4.6 %	1957	2000	01.07.2005	PP	SO	100.0 %
0	0.0 %	3.3 %	1913	1989 2004	01.10.1999	PR	SO	100.0 %
63	0.2 %	4.7 %	1900	1998 2003 04	01.04.2001	PR	SO	100.0 %
0	53.7 %	0.3 %	1938	1987 2013	01.01.2000	PR	SO	100.0 %
61	9.4 %	5.4 %	1963	1998	01.12.2005	PR	SO	100.0 %
222	8.1 %	4.6 %	1930	1998	01.12.2005	PR	SO	100.0 %
0	0.7 %	4.2 %	1910 11	1985 2001	01.10.1999	PR	SO	100.0 %
0	0.0 %	4.1 %	1952	2003	01.07.2005	PP	SO	100.0 %
139	37.6 %	2.4 %	1962 63	1998 2002	31.12.2000	PR	SO	100.0 %
<b>673</b>	<b>14.3 %</b>	<b>4.2 %</b>						
34	0.0 %	4.4 %	1968	2001 02 06	01.01.2000	PR	SO	100.0 %
18	0.0 %	5.0 %	1971	2004 09 10	01.03.2008	PR	SO	100.0 %
0	0.0 %	4.7 %	1945	2000	01.07.2005	PP	SO	100.0 %
0	0.0 %	6.0 %	1985		01.04.2004	IS	SO	100.0 %
63	1.0 %	5.9 %	1994		15.12.2005	PR	SO	100.0 %
81	36.2 %	3.7 %	1928 62	1986 93 2011 12	01.08.2006	PR	SO	100.0 %
67	38.8 %	1.4 %	1993		01.10.1999	PR	SO	100.0 %
142	37.7 %	3.7 %	1997		15.12.2005	PR	SO	100.0 %
3	0.3 %	4.7 %	1970	2001	01.01.2000	PR	SO	100.0 %
0	0.0 %	6.8 %	1982	2012	01.10.2008	PR	SO	100.0 %

5 BL = Building lease  
 CO = Co-ownership  
 FA = Freehold apartment  
 SO = Sole ownership  
 6 Own-used property.

7 See details on pages 50 to 51.  
 8 Purchase during reporting period.  
 9 Current development projects designed for sale.  
 10 Current development projects partially designed for sale.

# REAL ESTATE PORTFOLIO

## PROPERTY DETAILS

LOCATION, ADDRESS	30 June 2013	LAND AREA m <sup>2</sup>	OFFICE AREA m <sup>2</sup>	RETAIL AREA m <sup>2</sup>	GAS- TRONOMY AREA m <sup>2</sup>	OTHER AREA m <sup>2</sup>	TOTAL RENTABLE AREA m <sup>2</sup>
<b>OTHER LOCATIONS (CONTINUATION)</b>							
Interlaken, Bahnhofstr. 23		419	0	353	0	0	353
Lugano, Via Pessina 16		356	565	623	0	265	1 453
Luzern, Maihofstr. 1		930	2 254	334	0	599	3 187
Olten, Baslerstr. 44		657	2 081	405	0	596	3 082
Rheinfelden, Bahnhofstr. 21		11 473	1 394	0	162	2 207	3 763
Solothurn, Gurzelngasse 6		0	475	507	0	43	1 025
Uster, Bankstr. 11		960	0	207	201	557	965
Winterthur, Marktgasse 74		351	0	658	0	530	1 188
Winterthur, Untertor 34		146	449	0	95	220	764
Zug, Kolinplatz 2		285	793	119	0	180	1 092
Zurzach, Auf Rainen, Land		6 996	n.a.	n.a.	n.a.	n.a.	n.a.
<b>Total</b>		<b>67 562</b>	<b>45 441</b>	<b>10 453</b>	<b>967</b>	<b>25 030</b>	<b>81 891</b>
<b>SITES AND DEVELOPMENT PROPERTIES<sup>7</sup></b>							
Basel, Grosspeterstr. 18, 20, Projekt «Grosspeter Tower»		3 978	n.a.	n.a.	n.a.	n.a.	n.a.
Genève/Cologne, Port Noir, Projekt «Genève Plage» <sup>8</sup>		n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Locarno, Via Respini 7/9, Projekt «Lido»		n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Lugano, Via Bosia 5, Areal «Paradiso» <sup>9</sup>		11 117	n.a.	n.a.	n.a.	n.a.	n.a.
Rheinfelden, «Salmenpark» <sup>10</sup>		53 765	n.a.	n.a.	n.a.	n.a.	n.a.
Wabern bei Bern, Gurtenareal <sup>10</sup>		67 099	n.a.	n.a.	n.a.	n.a.	n.a.
Wädenswil, Areal Wädenswil		23 619	n.a.	n.a.	n.a.	n.a.	n.a.
Zürich, Limmatstrasse, Löwenbräu-Areal («Black») <sup>9</sup>		920	n.a.	n.a.	n.a.	n.a.	n.a.
Zürich, Löwenstr. 16, Projekt		206	n.a.	n.a.	n.a.	n.a.	n.a.
<b>Total</b>		<b>160 704</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>
<b>Overall total portfolio</b>		<b>603 121</b>	<b>677 699</b>	<b>66 700</b>	<b>28 464</b>	<b>171 543</b>	<b>944 406</b>

1 As per reporting date. Annualised vacancy (CHF) in % of potential rent (market rent for vacant area).

2 Annualised net rental income divided by average value of properties.

3 Year of last overall renovation.

4 PR = PSP Real Estate Ltd  
PP = PSP Properties Ltd  
IS = Immobiliengesellschaft Septima AG  
SI = SI 7 Place du Molard Ltd



PARKING SPACES	VACANCY RATE (CHF) <sup>1</sup>	IMPLIED YIELD NET <sup>2</sup>	YEAR OF CONSTRUCTION	YEAR OF RENOVATION <sup>3</sup>	PURCHASE DATE	OWNER <sup>4</sup>	OWNERSHIP STATUS <sup>5</sup>	OWNERSHIP PERCENTAGE
0	0.0 %	4.6 %	1908	2003	01.07.2005	PP	SO	100.0 %
0	12.0 %	1.9 %	1900	1980	01.07.2005	PP	SO	100.0 %
44	1.1 %	5.4 %	1989	2010	01.10.1999	PR	SO	100.0 %
21	0.0 %	5.4 %	1964	1993   95   2009   11	01.01.2000	PR	SO	100.0 %
48	0.0 %	5.5 %	1934	2001	01.04.2004	PP	SO	100.0 %
0	5.3 %	1.1 %	1900	2001	01.07.2005	PP	BL	100.0 %
11	0.0 %	4.8 %	1928	1996	01.04.2004	PP	SO	100.0 %
0	6.5 %	- 0.1 %	1595	2002   03	01.07.2005	PP	SO	100.0 %
0	0.0 %	4.2 %	1879	1996	01.04.2004	PP	SO	100.0 %
1	0.0 %	3.9 %	1491	1925   70   2004   09	01.10.1999	PR	SO	100.0 %
n.a.	n.a.	n.a.	n.a.		01.04.2004	PP	SO	100.0 %
<b>533</b>	<b>15.2 %</b>	<b>4.2 %</b>						
n.a.	n.a.	n.a.	n.a.		01.12.2005	PR	SO	100.0 %
n.a.	n.a.	n.a.	n.a.		07.05.2013	PR	BL	100.0 %
n.a.	n.a.	n.a.	n.a.		30.01.2012	PP	BL	100.0 %
n.a.	n.a.	n.a.	n.a.		01.04.2004	PP	SO	100.0 %
n.a.	n.a.	n.a.	n.a.		01.01.2004	PP	SO	100.0 %
n.a.	n.a.	n.a.	n.a.		01.04.2004	IS	SO	100.0 %
n.a.	n.a.	n.a.	n.a.		01.04.2004	PP	SO	100.0 %
n.a.	n.a.	n.a.	n.a.		01.10.2010	PP	FA	100.0 %
n.a.	n.a.	n.a.	n.a.		01.04.2004	PP	SO	100.0 %
<b>n.a.</b>	<b>n.a.</b>	<b>n.a.</b>						
<b>7 842</b>	<b>9.1 %</b>	<b>3.9 %</b>						

5 BL = Building lease  
CO = Co-ownership  
FA = Freehold apartment  
SO = Sole ownership

6 Own-used property.

7 See details on pages 50 to 51.

8 Purchase during reporting period.

9 Current development projects designed for sale.

10 Current development projects partially designed for sale.

# REAL ESTATE PORTFOLIO

## ADDITIONAL INFORMATION DEVELOPMENT PROJECTS

LOCATION, ADDRESS	STATE OF PROJECT	COMPLETION
<b>LÖWENBRÄU SITE</b> Zurich, Limmatstr. 264 – 268	<b>In construction</b>	
<b>Project description:</b> New building „Black“	Project with approx. 11 600 m <sup>2</sup> usable floor space for 58 free-hold apartments Planned overall investment sum: approx. CHF 85 million (excl. land and infrastructure) Sale: 45 apartments	Stepwise until 2013
<b>GURTEN SITE</b> Wabern near Bern	<b>In construction</b>	
<b>Project description:</b> Conversion of existing buildings and new development with mixed use (residential, office, trade and commerce).	Project with approx. 31 000 m <sup>2</sup> usable floor space for residential (50%; 99 free-hold apartments, 2 studios), office, trade and commerce (50%) Planned investment sum: approx: CHF 93 million (excl. land and infrastructure) Sale: 93 apartments and 2 studios sold, 2 apartments reserved	Spring 2014
<b>PROJECT „LIDO“</b> Locarno, Via Respini 7/9	<b>In construction</b>	
<b>Project description:</b> New wellness/spa construction.	Planned investment sum: approx. CHF 24 million (excl. infrastructure) Letting level: 100%	Mid-2013
<b>PROJECT „GENÈVE PLAGE“</b> Geneva/Cologne, Port Noir	<b>In construction</b>	
<b>Project description:</b> New wellness/spa construction.	Planned investment sum: approx. CHF 30 million (excl. infrastructure) Letting level: 100%	2015
<b>PROJECT „LÖWENSTRASSE“</b> Zurich, Löwenstr. 16	<b>In construction</b>	
<b>Project description:</b> New building with mixed use (office and retail space).	Planned investment sum: approx. CHF 7 million (excl. infrastructure) Letting level: 0%	End of 2014

LOCATION, ADDRESS	STATE OF PROJECT	COMPLETION
<b>«SALMENPARK»</b> Rheinfelden	<b>In planning</b>	
<b>Project description:</b> Project with mixed use (main use residential, office, trade and commerce).	Project with approx. 59 000 m <sup>2</sup> usable floor space Construction start: Q3 2013 Planned investment sum: approx. CHF 240 million (excl. land and infrastructure) Sale/letting: n.a.	n.a.
<b>«PARADISO» SITE</b> Lugano, Via Bosia 5	<b>In planning</b>	
<b>Project description:</b> Project with free-hold apartments, office and retail space.	Project with 65 free-hold apartments (11 200 m <sup>2</sup> ) and floor space for office (1 400 m <sup>2</sup> ) and retail (750 m <sup>2</sup> ) Construction start: n.a. Planned investment sum: approx. CHF 65 million (excl. land and infrastructure) Sale: n.a.	n.a.
<b>PROJECT «GROSSPETER TOWER»</b> Basel, Grosspeterstrasse 18, 20	<b>In planning</b>	
<b>Project description:</b> New tower (Zero emission) building with mixed use (hotel, office and sales/gastronomy space).	Project with approx. 18 000 m <sup>2</sup> usable floor space Construction start: n.a. Planned investment sum: approx. CHF 100 million (excl. land and infrastructure) Letting: n.a.	n.a.
<b>WÄDENSWIL SITE</b> Wädenswil, Seestr. 23, 25, 29, 31	<b>In evaluation</b>	
	The area will be sold or possibly developed at a later stage.	

# REAL ESTATE PORTFOLIO

## PROPERTY PURCHASES IN THE FIRST HALF OF 2013

LOCATION, ADDRESS	LAND AREA m <sup>2</sup>	OFFICE AREA m <sup>2</sup>
Genève/Cologne, Port Noir, Projekt „Genève Plage“	n.a.	n.a.

## EXPIRY OF LEASE CONTRACTS AS AT 30 JUNE 2013

	MARKET ADJUSTMENT OPTION BY PSP SWISS PROPERTY	LEGAL TERMINATION OPTION BY TENANT
Contracts not limited in time, but subject to notice	7%	7%
2013	6%	6%
2014	12%	14%
2015	10%	12%
2016	18%	20%
2017	15%	14%
2018	11%	7%
2019	5%	4%
2020	2%	2%
2021	1%	1%
2022	2%	2%
2023+	11%	11%
<b>Total</b>	<b>100%</b>	<b>100%</b>

RETAIL AREA m <sup>2</sup>	GASTRONOMY AREA m <sup>2</sup>	OTHER AREA m <sup>2</sup>	TOTAL RENTABLE AREA m <sup>2</sup>	PARKING SPACES	PURCHASE DATE
n.a.	n.a.	n.a.	n.a.	n.a.	07.05.2013

## TENANT STRUCTURE

	31 DECEMBER 2012	30 JUNE 2013
Swisscom	9%	10%
Google	4%	4%
JT International	n.a.	3%
Schweizer Post	3%	2%
Bär&Karrer	2%	2%
Bally	2%	n.a.
Next five largest tenants	9%	8%
Others	71%	71%
<b>Total</b>	<b>100%</b>	<b>100%</b>

The rental income is fully recognised by the segment „Real estate investments“.

# CONTACTS AND IMPORTANT DATES

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## AGENDA

Publication of quarterly results Q3 2013  
12 November 2013

Publication of 2013 results  
28 February 2014

Annual General Meeting 2014  
3 April 2014, Kongresshaus, Zurich

Publication of quarterly results Q1 2014  
13 May 2014

## EXECUTIVE BOARD OF PSP SWISS PROPERTY

### **Luciano Gabriel**

Chief Executive Officer

### **Giacomo Balzarini**

Chief Financial Officer

### **Ludwig Reinsperger**

Chief Investment Officer

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# CUSTOMER CARE

## EFFICIENT, COMPETENT AND LOCAL

### FRONT UNITS (PROPERTY MANAGEMENT)

Thanks to its broad regional presence, PSP Swiss Property has detailed knowledge of the local real estate markets. The well developed branch network allows efficient management of all properties.

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**Stock exchange, trading symbols**

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Reuters: PSPZn.S  
Bloomberg: PSPN SW