

## Q1 2012 RESULTS

11 May 2012

**COMPETENCE IN SWISS REAL ESTATE** 



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## CURRENT MARKET ENVIRONMENT



#### Swiss market environment

- Generally stable rents in Zurich CBD and Geneva CBD
- Growing supply in Zurich in 2012ff
- Outskirts of main cities, peripheral regions and smaller agglomerations: pressure on rents for suboptimal properties
- Investors' demand (CH Institutional) continues to be strong for assets in prime locations

Ec	conomic outlook for Switzerland	2012E	2013E
•	GDP	0.7%	1.5%
-	Inflation	- 0.3%	
-	Unemployment	3.1%	

Source: Consensus forecast "The Economist", 21 April 2012.

## MAIN DEVELOPMENTS



#### Real estate portfolio

- One acquisition (Lido Locarno, reported as subsequent event (FY 2011))
- One investment property sold (Wabern/Bern, reported as subsequent event (FY 2011))
- Portfolio value CHF 5'978 bn (+ 0.3 % compared with December 2011)
- Stable rents across the portfolio

### Vacancy and rental situation

- Vacancy rate of 7.4%, of which 1.5%-points due to renovation
- Of the 2012 maturities (CHF 36.3 m), 62% renewed
- Expected vacancy rate end of 2012: approx. 9%

## **Financing**

- Average interest rate on 31 March 2012 of 2.51%
- Low leverage with a LTV of 31.5%
- Bond maturity of CHF 290 m in 2012; no maturities of committed bank lines until 2013

# PROPERTY PORTFOLIO (MARCH 2012)





- **1. Zurich** 63.5% 3.795
- **2. Geneva** 13.3% 0.798
- **3. Basel** 5.9% 0.351
- **4. Bern** 3.4% 0.204
- **5. Lausanne** 4.4% 0.263

Other locations 4.8% 0.289

Sites & development properties 4.7% 0.278

In total, PSP owns and manages 167 properties and 7 sites and 3 projects (money values in CHF bn).

## **KEY FIGURES**



CONSOLIDATED, in CHF m	2009	2010	2011	Q1 11	Q1 12	Δ
EBITDA excl. Δ-RE	221.1	223.3	232.5	58.4	59.8	2.4%
Net income excl. Δ-RE	136.5	139.8	149.0	37.3	39.8	6.8%
Net income	231.2	280.8	404.0	38.4	39.8	3.7%
ROE (net income)	8.7%	9.7%	13.0%	5.2%	4.8%	
PER SHARE, in CHF	2009	2010	2011	Q1 11	Q1 12	Δ
EPS	5.53	6.62	9.40	0.90	0.91	1.6%
				0.50	0.01	1.070
EPS excl. Δ-RE	3.26	3.30	3.47	0.87	0.91	4.7%
EPS excl. Δ-RE NAV	3.26 64.95	3.30 68.87				
			3.47	0.87	0.91	4.7%

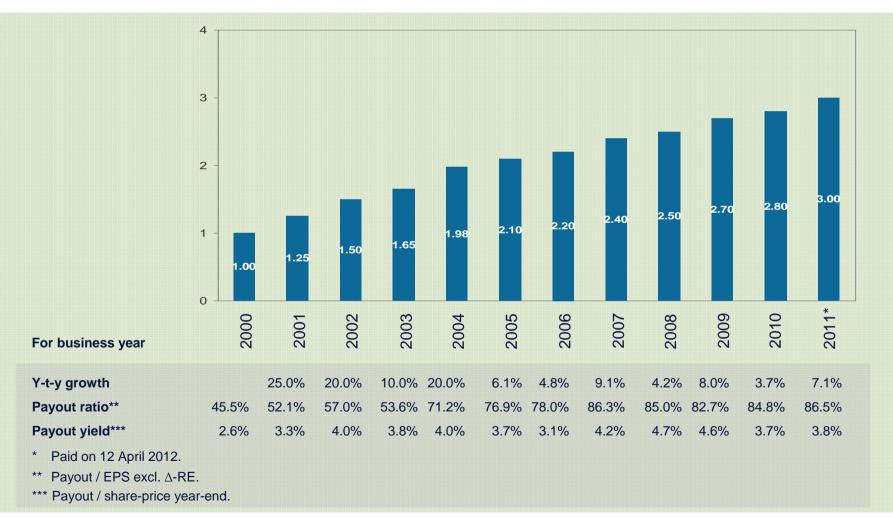
<sup>1</sup> Compared to year-end 2011.

<sup>2</sup> Paid on 12 April 2012 (cash payment from capital contribution reserves).

<sup>©</sup> PSP Swiss Property I Page 6

## PER SHARE DISTRIBUTION (IN CHF)

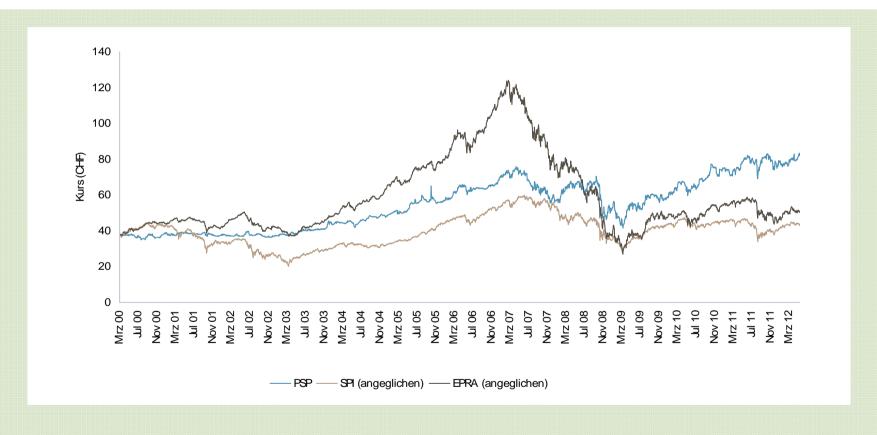




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# SHARE PRICE (7.3.2000 – 9.5.2012)





Performance since 7.3.2000

PSP SPI EPRA 117.2% 13.6% 33.2%

Source: Bloomberg, 9 May 2012.



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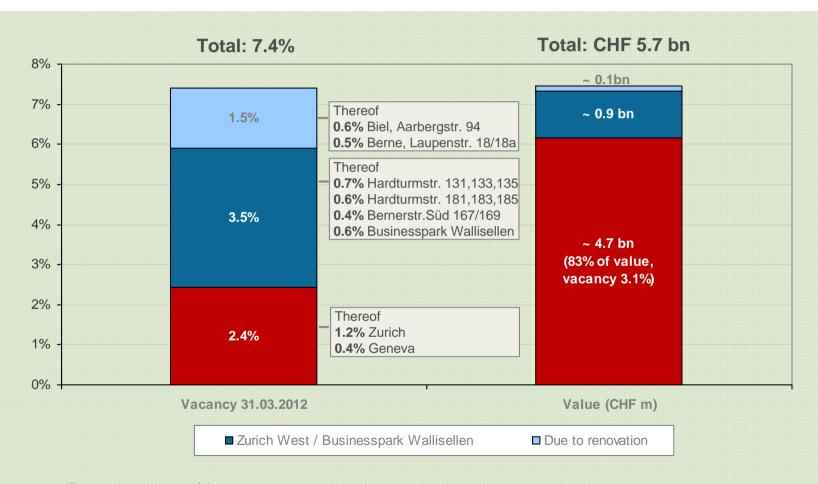
## PORTFOLIO AND VACANCY RATE





## VACANCY RATE (MARCH 2012)



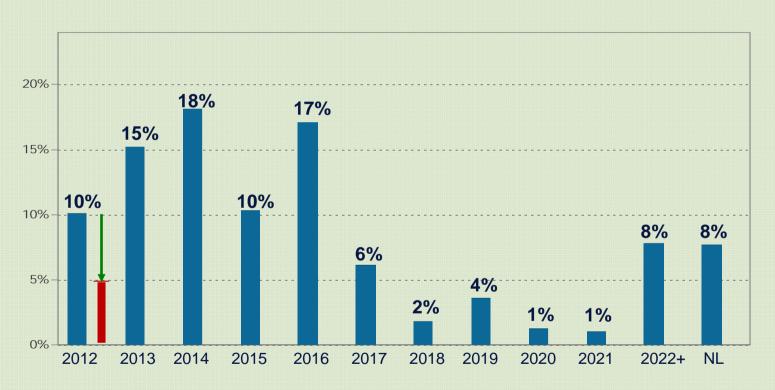


Renovation objects: of the 1.5% vacancy, 0.4%-points are already pre-let at completion date.

## **EXPIRY PROFILE OF LEASES (MARCH 2012)**

(Legal termination option by tenants)





- 50% of the Q2-Q4 2012 maturities (CHF 28.0 m) are renewed;
  Of all 2012 maturities (CHF 36.3 m), 62% are renewed as per end of March 2012
- 50% open

NL: Contracts not limited in time, but subject to notice



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## **CONSOLIDATED INCOME**



(CHF 1'000)	2009	2010	2011	Q1 2011	Q1 2012	Δ
Rental income	264'559	262'979	270'675	67'032	68'476	2.2%1
Valuation gains	112'370	180'588	325'068	0	0	
Property sales (inventories)	1'644	786	3'277	0	237	
Property sales (portfolio)	10'827	2'681	4'227	2'298	<b>-11</b> <sup>2</sup>	
Income from ass. companies	- 13	- 37	68	0	70	
Capitalised own services	1'830	2'197	3'042	671	718	
Other income	4'711	5'203 <sup>3</sup>	7'2264	2'391	2'872	
Total operating income	395'927	454'396	613'584	72'392	72'362	0.0%

<sup>1</sup> EPRA like-for-like rental growth was 2.9%.

<sup>2</sup> Relates to single property sale in Wabern/Bern. Gain has been booked in FY11 as revaluation gain.

<sup>3</sup> Of which CHF 4.9 m VAT-opting-in effect.

<sup>4</sup> Of which CHF 6.3 m VAT-opting-in effect.

# **CONSOLIDATED EXPENSES**



(CHF 1'000)	2009	2010	2011	Q1 2011	Q1 2012	Δ
Properties' opex	- 13'277	- 11'349	- 11'216	- 2'524	- 2'523	0.0%
Properties' maintenance/renov.	- 17'254	- 19'336	- 16'554	- 3'947	- 3'926	- 0.5%
Personnel expenses	- 17'552	- 17'360	- 18'203	- 4'157	- 4'366	5.0%
Fees to subcontractors	- 121	- 63	- 69	- 16	- 15	
General and admin. expenses	- 8'867	- 6'504	- 6'823	- 1'366	- 1'776	30.0%
Impairment properties	- 98	0	0	0	0	
Depreciation	- 914	- 696	- 666	- 164	- 143	
Total operating expenses	- 58'082	- 55'309	- 53'531	- 12'174	- 12'749	4.7%

## **CONSOLIDATED RESULTS**



(CHF 1'000)	2009	2010	2011	Q1 2011	Q1 2012	Δ
Profit before fin. expenses	337'846	399'087	560'053	60'218	59'613	- 1.0%
Net financial expenses	- 49'231	- 46'297	- 44'267	- 11'821	- 10'211	- 13.6%
Profit before taxes	288'615	352'791	515'786	48'397	49'401	2.1%
Taxes	- 60'539	- 76'869	- 111'792	- 10'024	- 9'628	- 4.0%
Net income cont. operations	228'076	275'921	403'994	38'373	39'774	3.7%
Net income disc. operations	3'138	4'904	0	0	0	
Net income	231'214	280'825	403'994	38'373	39'774	3.7%
Net income excl. ∆-RE	136'495	139'780	149'021	37'303	39'846	6.8%

# CHANGES IN FAIR VALUE (FY 2011)

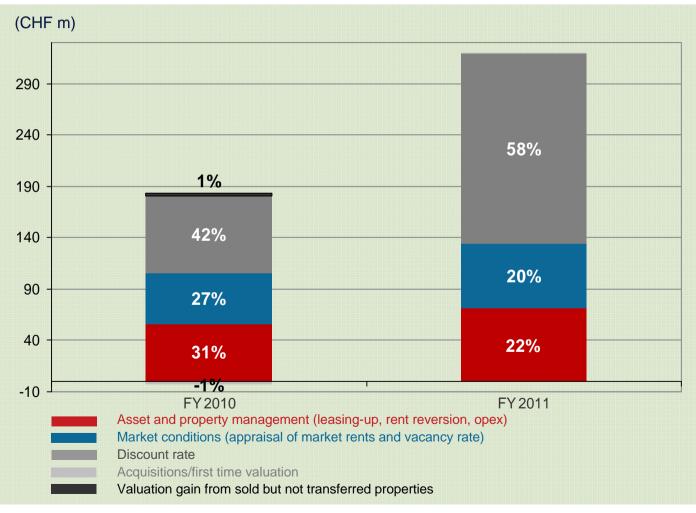


(CHF m)	2006	2007	2008	2009	2010	2011
Existing portfolio	125.4	206.6	117.5	112.4	176.0	325.1
Acquisitions / first-time valuation	0.7	11.9 <sup>1</sup>	4.02	0.0	4.63	0.0
Total net changes in fair value	126.1	218.5	121.5	112.4	180.6	325.1

- 1 Of which CHF 10.6 m from the "DL 3" office building and CHF 1.3 m from the acquisition of a single property (Gwatt, Eisenbahnstrasse 95).
- 2 Of which CHF 0.5 m from the acquisition of a single property (Aarau, Bahnhofstrasse 29) and CHF 3.5 m from the transfer Zurich, Brandschenkestrasse 150 from own use to investment property.
- 3 From the acquisition of a single property (Zurich, Seestrasse 353).

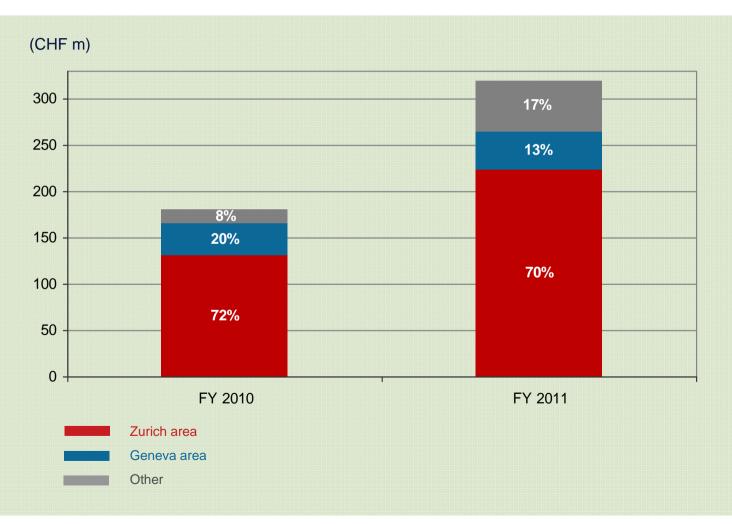
# CHANGES IN FAIR VALUE (FY 2011)





# CHANGES IN FAIR VALUE (FY 2011)





# CHANGES IN FAIR VALUE: DISCOUNT RATES (FY 2011)



#### **Nominal Discount Rate**

Area		Mi	nimum		Maximu	n	Weigh	ted Ø
Zurich			4.4%		6.2%		5.2	%
Geneva			4.6%		5.6%		5.2	%
Basel, Bern			4.7%		5.9%		5.4	%
Lausanne			4.9%		6.7%		5.5	%
Other locations			5.0%		6.6%		5.7	%
All areas			4.4% 6.7%			5.3	<b>%</b> *	
	2004	2005	2006	2007	2008	2009	2010	2011
Weighted Ø discount rate	6.00%*	5.86%*	5.66%*	5.54%*	5.74%**	5 72%**	5 44%*	5.259

<sup>\*</sup> Nominal discount rate includes 1.0% annual inflation.

Nominal discount rate includes 1.2% annual inflation.
 Valuation done by Wüest & Partner



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## **DEBT**



### Very diversified and stable lender portfolio

- 9 domestic and 1 foreign banks
- 1 syndicated loan with 16 Swiss Cantonal banks

#### Well balanced debt maturity profile

- CHF 290 m bond maturities in 2012
- No maturities of committed bank lines until 2013

#### CHF 820 m unused credit lines, of which CHF 740 m committed

### Rating: "A-", Stable outlook

Fitch Ratings affirmed PSP's Senior Unsecured Rating at "A-" with stable outlook

# CAPITAL STRUCTURE



Money values in CHF m	2008	2009	2010	2011	Q1 2012	Δ
Shareholders' equity	2'587.7	2'741.4	2'942.9	3'268.9	3'340.0	2.2%
- % of total assets	49.1%	51.7%	52.7%	54.0%	55.1%	
Deferred tax liabilities (net)	425.7	457.7	512.3	596.3	599.7	
- % of total assets	8.1%	8.6%	9.2%	9.9%	9.9%	
Interest-bearing debt	2'134.0	1'975.2	1'995.2	1.946.9	1'907.3	- 2.0%
- % of total assets	40.5%	37.2%	35.7%	32.2%	31.5%	
- Loans, unsecured	1'450.0	1'290.0	1'060.0	1'010.0	970.0	
- Bonds	684.0	685.2	935.2	936.9	937.3	
- % long-term	87.3%	96.2%	97.5%	83.8%	84.8%	
Net financial expenses	54.0	49.2	46.3	44.3	10.2	
- Ø interest rate	2.75%	2.54%	2.58%	2.56%	2.54%	
Interest coverage ratio	3.9 x	4.5 x	4.8 x	5.3 x	5.9 x	
Fixed interest rate > 1 year	74.2%	77.7%	92.0%	82.0%	83.8%	
Ø fixed-interest period in years	3.1	3.0	3.2	2.9	3.5	



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# HÜRLIMANN SITE, ZURICH



#### Overview

- Project with mixed use (office, retail, seniors' residence, residential, restaurant, thermal bath, boutique hotel)
- Overall area surface approx. 64'000 m²

#### In construction since October 2011

- Conversion of "Kesselhaus"
- Approx. 700 m² office space
- Investment sum approx. CHF 5 m (excl. land and infrastructure)
- Completion end of 2012



# LÖWENBRAU SITE, ZURICH



#### In construction since autumn 2010

- Conversion of existing site and new buildings, stepwise completion by 2013
- Floor space approx. 31'200 m² (11'600 m² for 58 free-hold apartments, 10'200 m² for office, 9'400 m² for art dealer space/galleries)
- Investment sum approx. CHF 133 m (excl. land and infrastructure)
- As per 31 March 2012: 45 free-hold apartments sold (78% of total units)
- Arts space (galleries and museums): transfer of ownership after completion, presumably by mid-2012



## GURTEN SITE, WABERN NEAR BERN



### In construction since July 2011

- Conversion of existing site and new buildings
- Mixed use, approx. 31'000 m<sup>2</sup>
   (residential 50% resp. 99 free-hold apartments/2 studios; office and services 50%)
- Investment sum approx. CHF 93 m (excl. land and infrastructure)
- As per 31 March 2012: 50 freehold apartments sold and 5 reserved
- Stepwise completion until beginning of 2014





## "SALMEN-PARK" SITE, RHEINFELDEN



#### In planning

- Mixed use (59'000 m² for residential, office, commerce, seniors' residence and hotel)
- Investment sum approx. CHF 214 m (excl. land and infrastructure)
- Legal acceptance of design plan given; building application for "stage 1" submitted in autumn 2011
- Construction start: n.a.



## "PARADISO" SITE, LUGANO



### In planning

- Project with 65 free-hold apartments, office and retail space
- Floor space: 11'200 m² for free-hold apartments, 1'400 m² for office and 770 m² for retail
- Investment sum approx. CHF 65 m (excl. land and infrastructure)
- Construction start: n.a. (completion: 2 years after start)



## **CAPEX OVERVIEW**



(CHF m)	Expected 2012-2018	2012	2013	2014	2015-18
Hürlimann site - Kesselhaus, Zurich¹	4.3	2.9	1.4	0	0
Löwenbräu site, Zurich <sup>1</sup>	60.2	38.4	21.8	0	0
Paradiso site, Lugano <sup>2</sup>	61.6	0.3	36.8	24.5	0
Locarno, Lido <sup>1</sup>	22.7	10.7	12.0	0	0
Gurten site, Wabern/Bern <sup>1</sup>	72.2	23.5	36.2	12.5	0
Salmen-Park, Rheinfelden <sup>2</sup>	223.4	20.9	57.6	51.0	93.8
Total development sites	444.5	96.9	165.8	88.0	93.8
thereof committed		72.7	70.0	12.5	0
Total investment portfolio		50.1	55.9	n.a.	n.a.

<sup>1</sup> In construction.

<sup>2</sup> In planning.



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## SUBSEQUENT EVENTS



### **Treasury shares**

- Since 1 April 2012, a total of 204'927 own shares were sold at an average price of CHF 79.43
- Current number of treasury shares: 1'867'029 (4.07% of capital)

#### **Dividend**

 AGM's resolution on 3 April 2012: cash payment out of the capital contribution reserves of CHF 3.00 per share (12 April 2012)



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## OUTLOOK 2012



Consolidated EBITDA excl. ∆-RE	> CHF 230 m
Vacancy rate portfolio (year-end)	≈ 9%



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## BOARD OF DIRECTORS AND EXEC. BOARD



#### **Board of Directors**

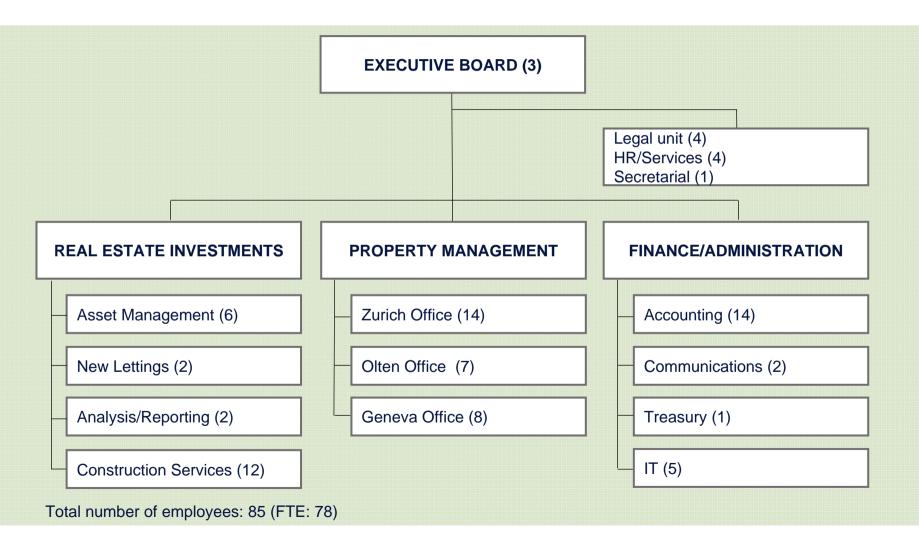
- Günther Gose, 1944, Chairman
- Luciano Gabriel, 1953, Delegate and CEO
- Peter Forstmoser, 1943, Member
- Nathan Hetz, 1952, Member
- Gino Pfister, 1942, Member
- Josef Stadler, 1963, Member
- Aviram Wertheim, 1958, Member

#### **Executive Board**

- Luciano Gabriel, 1953, CEO
- Giacomo Balzarini, 1968, CFO
- Ludwig Reinsperger, 1961, CIO

# **GROUP OVERVIEW (MARCH 2012)**





#### **PSP STRATEGY**



#### **Strategy**

- Switzerland only
- Acquisitions to be justified by price and operational logic
- Risk-conscious financing policy

#### **Priority**

- Stabilisation of vacancies; long-term: further reduction
- Value enhancing investments / corporate deals
- Screening of acquisitions opportunities

#### WHY INVESTING IN PSP?



#### Company

- Premium portfolio with limited downside risk
- Transparent business model
- Pure Swiss play
- Properties with further optimisation potential
- Financial flexibility to take advantage of market opportunities
- Acquisition/integration experience
- Sustainability oriented (ecological, economic, social)

#### **Share**

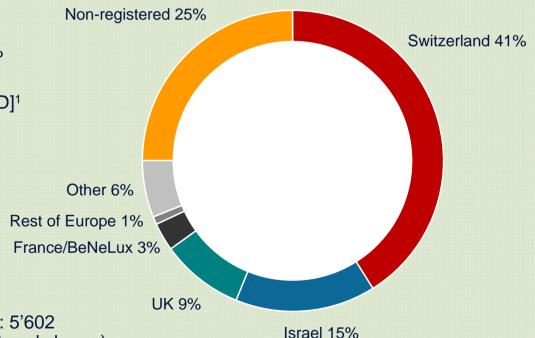
- Liquid stock
- Attractive payout yield
- Broadly diversified shareholder structure

#### SHAREHOLDER BASE



#### **Largest shareholders (31 March 2012)**

- Alony Hetz: 15.26%
- PSP Swiss Property: 4.5%
- Two Nominees: 5.46% resp. 3.07%
- BlackRock, Inc.: 3.16%
   [1'347'708 shares and 100'393 CFD]<sup>1</sup>



- Number of registered shareholders: 5'602
  - Individuals: 4'875 (10.8% of registered shares)
  - Legal entities: 727 (89.2% of registered shares)

<sup>1</sup> As per notification 13 August 2011.

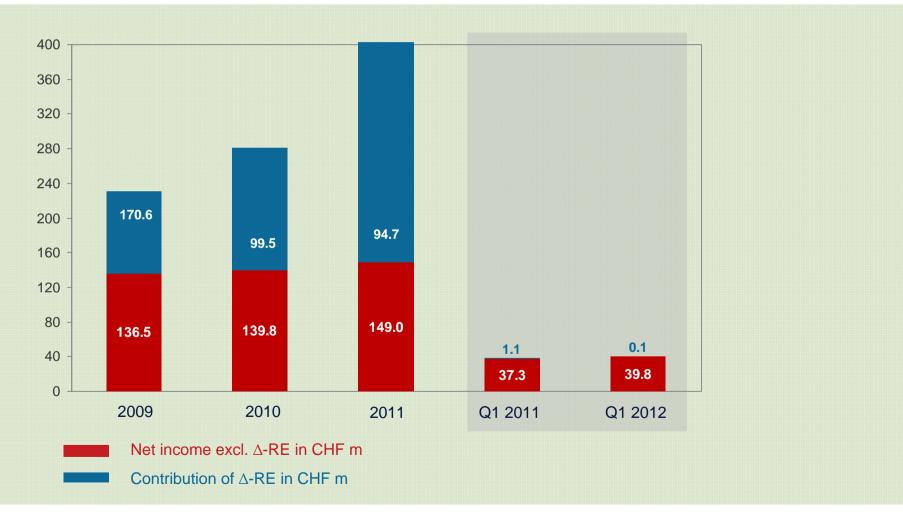
# **EBITDA**





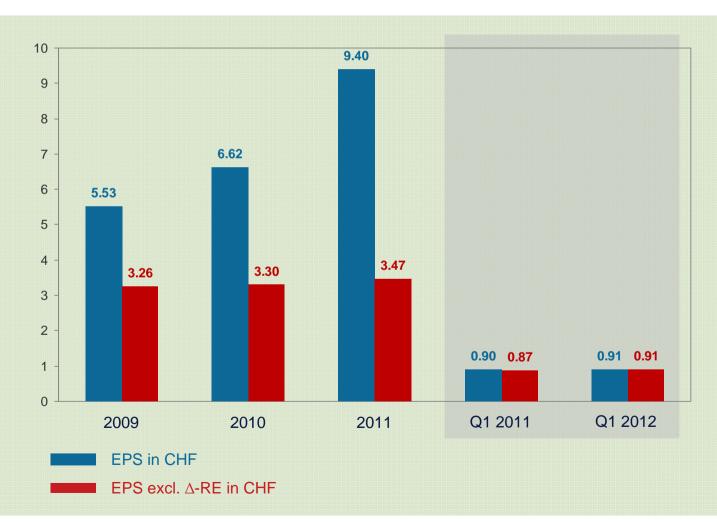
# **NET INCOME COMPONENTS**





# **EPS**





# NAV + CUMULATIVE DIVIDEND PER SHARE

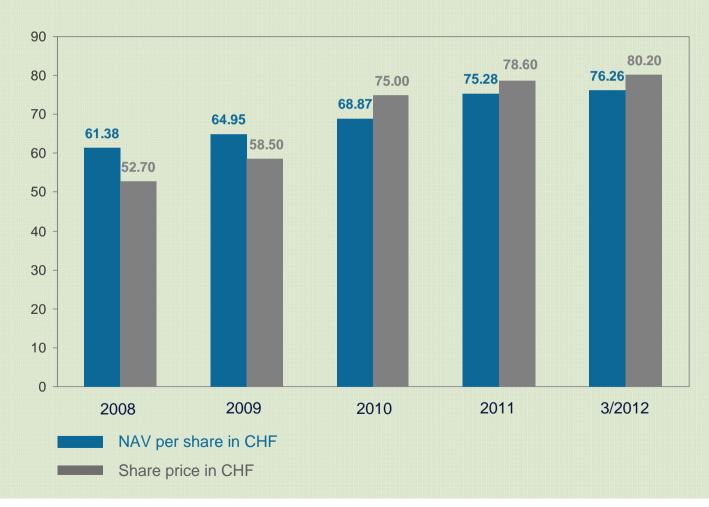




Payout in CHF, cumulative (allocation according to payment date)

## NAV VS. SHARE PRICE





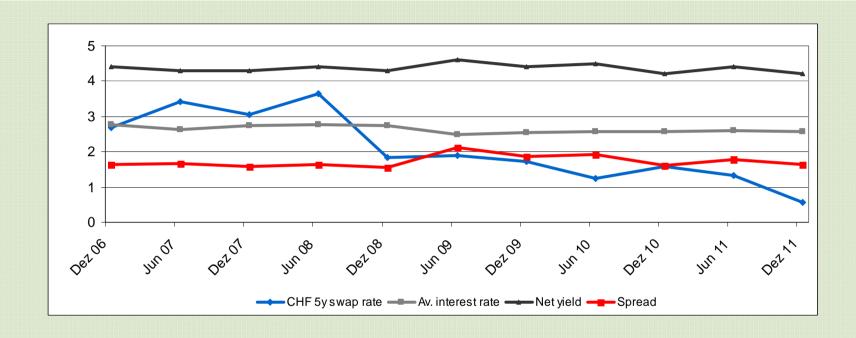
# EPRA PERFORMANCE MEASURES



In CHF or %	2010		2011		
	EPRA	PSP	EPRA	PSP	
A. EPS	3.16	3.30	3.39	3.47	
B. NAV	83.25	80.86	91.49	89.02	
C. NNNAV	69.45	68.87	75.87	75.28	
D. Net yield "topped-up"	4.5%	4.2%	4.8%	4.2%	
E. Vacancy rate	8.3%	8.5%	7.6%	8.3%	
F. Like-for-like rental growth	2.6%	1.9%	2.0%	1.9%	

# POSITIVE SPREAD (IN %)





Net yield 4.4 4.3 4.3 4.4 4.2							
	4.2 4.2	4.2	4.4	4.3	4.3	4.4	Net yield
Av. int. rate 2.76 2.73 2.75 2.54 2.58	.58 2.50	2.58	2.54	2.75	2.73	2.76	Av. int. rate

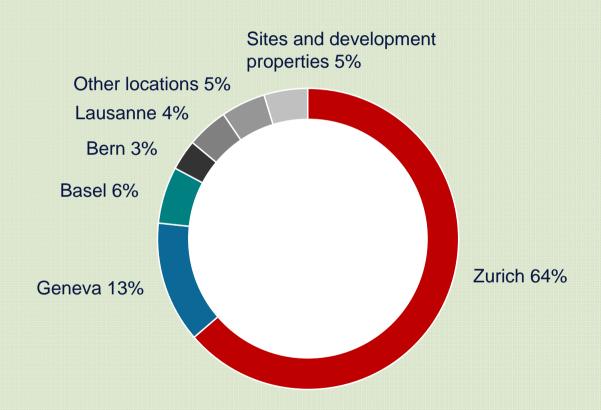
# PORTFOLIO KEY FIGURES



		Number of properties	Rental income in CHF m	Revaluation in CHF m	Value in CHF m	Net yield in %	Vacancy in %
Zurich	<b>Q1 12</b> FY 11	<b>86</b> 86	<b>43.2</b> 170.4	<b>0</b> 224.0	<b>3'795.0</b> 3'708.3	<b>4.1</b> 4.1	<b>7.4</b> 8.6
Geneva	<b>Q1 12</b> FY 11	<b>16</b> 16	<b>9.5</b> 38.1	<b>0</b> 41.6	<b>797.8</b> 795.7	<b>3.7</b> 3.9	<b>3.3</b> 3.0
Basel	<b>Q1 12</b> FY 11	<b>13</b> 13	<b>5.1</b> 19.9	<b>0</b> 13.3	<b>350.5</b> 349.4	<b>4.7</b> 4.9	<b>1.7</b> 2.4
Bern	<b>Q1 12</b> FY 11	<b>12</b> 12	<b>2.5</b> 10.3	<b>0</b> 9.1	<b>204.2</b> 202.8	<b>3.9</b> 4.2	<b>17.4</b> 13.9
Lausanne	<b>Q1 12</b> FY 11	<b>15</b> 15	<b>3.8</b> 14.7	<b>0</b> 23.6	<b>262.7</b> 262.2	<b>4.4</b> 4.6	<b>12.4</b> 10.2
Other	<b>Q1 12</b> FY 11	<b>25</b> 26	<b>4.6</b> 15.8	<b>0</b> 8.8	<b>289.3</b> 293.2	<b>5.4</b> 4.3	<b>11.2</b> 16.1
Sites	<b>Q1 12</b> FY 11	<b>10</b> 9	<b>0.2</b> 3.0	<b>0</b> 4.8	<b>278.4</b> 346.9	<b>n.a.</b> n.a.	<b>n.a.</b> n.a.
Total	<b>Q1 12</b> FY 11	<b>177</b> 176	<b>68.9</b> 272.3	<b>0</b> 325.1	<b>5'977.9</b> 5'958.5	<b>4.2</b> 4.2	<b>7.4</b> 8.3

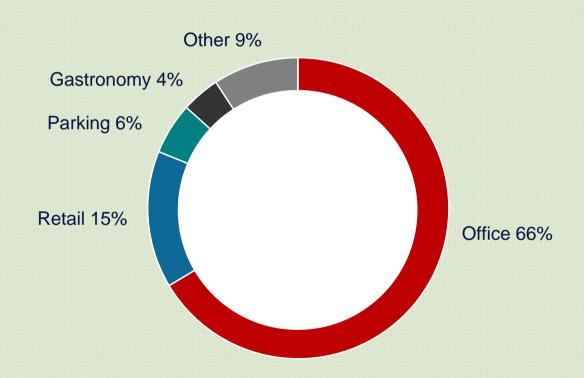
# PORTFOLIO VALUE BY AREA





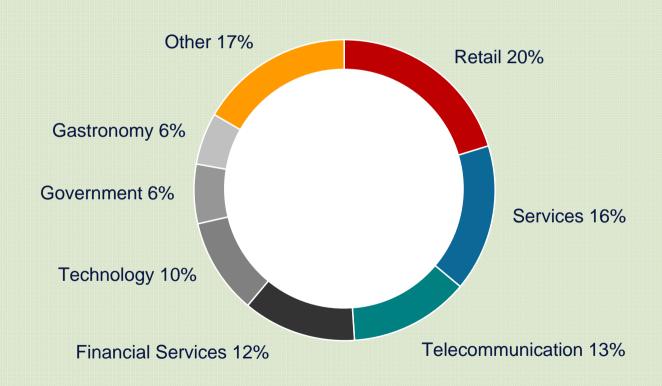
# **RENT BY USE**





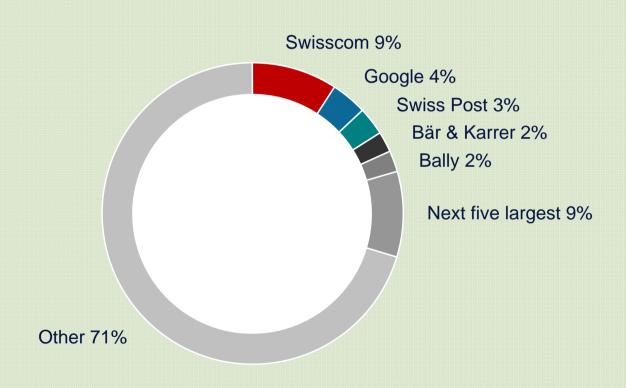
# **RENT BY TYPE OF TENANTS**





# LARGEST TENANTS





#### SUSTAINABILITY



#### **Ecological sustainability**

- Energy consumption (kWh)
- Water consumption (m³)
- CO<sub>2</sub> (heating and electricity) output (t resp. kg)

#### **Economic sustainability**

- Long-term oriented business and investment policy
- Quality- and value-oriented portfolio management
- Long-term oriented and balanced financing policy

#### Social sustainability (main stakeholders)

- Employees
- Clients and suppliers
- Public

#### **ECOLOGICAL SUSTAINABILITY**



#### **Organisation**

- Operational responsibility: 2 employees (asset management and construction services)
- Implementation: construction services, property management, facility management

#### Environmental key figures (specific figure/m²) in 2011 (2010)

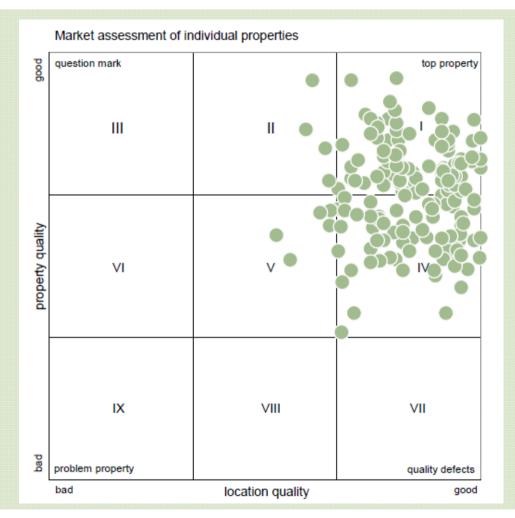
- Heating in kWh: 80.3 (90.0)
- Electricity in kWh: 27.8 (29.2)
- Water consumption in m<sup>3</sup>: 0.6 (0.5)
- CO<sub>2</sub> output (heating and electricity) kg: 17.4 (19.3)

#### Recent examples of CO<sub>2</sub> output reduction

- Wallisellen, Richtistrasse 5 and 7: approx. 20% (160 tons)
- Zürich, Altstetterstrasse 124/Herligsrasse 21: approx. 17% (65 tons)
- Zürich, Brandschenkestrasse 152a: approx. 30% (10 tons)
- Zürich, Gartenstrasse 32: approx. 20% (11 tons)

# PORTFOLIO GRID





Source: Wüest & Partner, December 2011.

## SELECTED PROPERTIES - ZURICH





Zurich, Bahnhofplatz 1 rentable area: 2'033 m<sup>2</sup>



Zurich, Bahnhofquai 15 rentable area: 2'024 m<sup>2</sup>



Zurich, B'hofstr. 28a/Waagg. 6 rentable area: 3'231 m<sup>2</sup>



Zurich, Bahnhofstr. 66 rentable area: 4'516 m<sup>2</sup>



Zurich, B'hofstr. 81/Schw.g. 2/4 rentable area: 2'352 m<sup>2</sup>



**Zurich, Binzring 15/17** rentable area: 40'316 m<sup>2</sup>



Zurich, Brandschenkestr. 110 rentable area: 15'979 m<sup>2</sup>



**Zurich, Förrlibuckstr. 181** rentable area: 5'058 m<sup>2</sup>



Zurich, Schaffhauserstr. 611 rentable area: 3'588 m<sup>2</sup>



Zurich, Uraniastr. 9 rentable area: 5'132 m<sup>2</sup>



Zurich, Waisenhausstr. 2/4 rentable area: 7'038 m<sup>2</sup>



Wallisellen, Richtistr. 3 rentable area: 7'357 m<sup>2</sup>

# SELECTED PROPERTIES - GENEVA





Carouge-GE, Rte d. Acacias 50-52 rentable area: 9'539 m<sup>2</sup>



Carouge-GE, Rue de la Gabelle 6 rentable area: 1'017 m<sup>2</sup>



**Geneva, Cours de Rive 13, 15** rentable area: 5'643 m<sup>2</sup>



Geneva, Place du Molard 7 rentable area: 3'387 m<sup>2</sup>



Geneva, Rue d. Bains 31bis,33,35 rentable area: 12'017 m2



**Geneva, Rue de Berne 6** rentable area: 3'856 m<sup>2</sup>



Geneva, Rue de la Corraterie 24-26 rentable area: 2'404 m<sup>2</sup>



Geneva, Rue de la Fontaine 5 rentable area: 1'309 m<sup>2</sup>



**Geneva, Rue du Marché 40** rentable area: 5'331 m<sup>2</sup>



**Geneva, Rue F. Bonivard 12** rentable area: 2'336 m<sup>2</sup>



**Geneva, Rue Richard-Wagner 6** rentable area: 9'975 m<sup>2</sup>



Lancy, Avenue des Morgines 8-10 rentable area: 15'632 m<sup>2</sup>

## SELECTED PROPERTIES - BASEL/BERN





Basel, Barfüsserplatz 10 rentable area: 1'180 m<sup>2</sup>



Basel, Falknerstrasse 31 rentable area: 1'202 m<sup>2</sup>



Basel, Freie Strasse 38 rentable area: 1'356 m<sup>2</sup>



Basel, Grosspeterstrasse 18, 20 rentable area: 13'510 m<sup>2</sup>



Basel, Kirschgartenstrasse 12-14 rentable area: 6'343 m<sup>2</sup>



Basel, St. Alban-Anlage 46 rentable area: 3'818 m<sup>2</sup>



Bern, Bollwerk 15 rentable area: 1'927 m<sup>2</sup>



Bern, Eigerstrasse 2 rentable area: 4'676 m<sup>2</sup>



Bern, Laupenstrasse 18/18a rentable area: 9'412 m<sup>2</sup>



Bern, Seilerstrasse 8 rentable area: 4'626 m<sup>2</sup>



Bern, Spitalgasse 9 rentable area: 2'345 m<sup>2</sup>



Bern, Zeughausgasse 26/28 rentable area: 3'469 m<sup>2</sup>

# SELECTED PROPERTIES – LAUSANNE/OTHERS DISIP





Lausanne, Place St-François 5 rentable area: 5'885 m<sup>2</sup>



Lausanne. Rue du Sébeillon 1, 3, 5 rentable area: 10'569 m<sup>2</sup>



Lausanne. Rue du Grand-Chêne 2 rentable area: 2'847 m<sup>2</sup>



Lausanne. Rue du Pont 22 rentable area: 2'314 m<sup>2</sup>



Lausanne, Saint-Martin 7 rentable area: 4'518 m<sup>2</sup>



Aarau, Bahnhofstrasse 29/33 rentable area: 4'326 m²



Fribourg, Av. de Beauregard 1 rentable area: 3'194 m²



Fribourg, Rte des Arsenaux 41 rentable area: 10'541 m<sup>2</sup>



Luzern, Maihofstrasse 1 rentable area: 3'207 m<sup>2</sup>



Winterthur, Marktgasse 74 rentable area: 1'188 m<sup>2</sup>



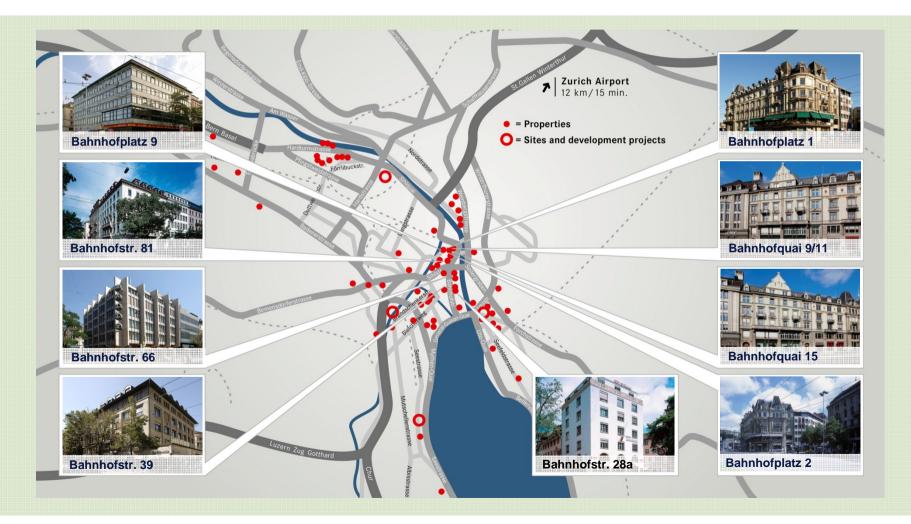
Winterthur, Untertor 34 rentable area: 764 m<sup>2</sup>



Zug, Kolinplatz 2 rentable area: 1'092 m<sup>2</sup>

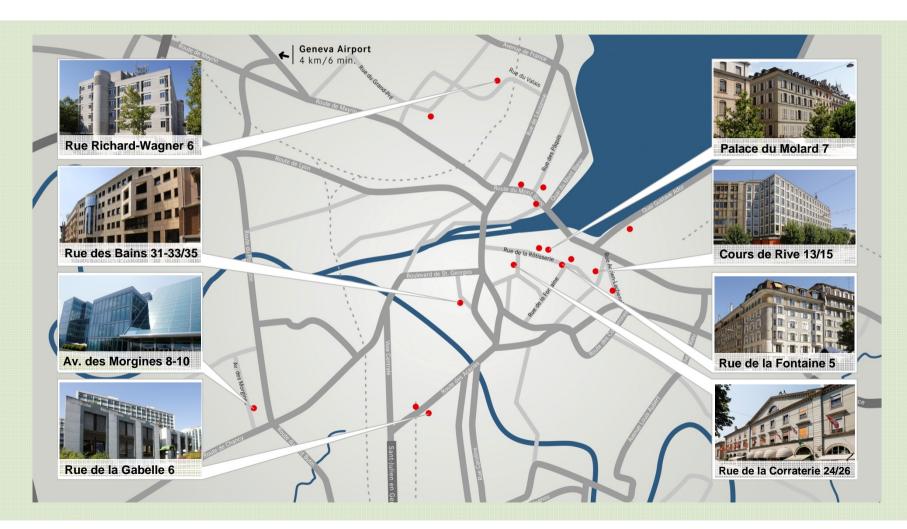
# **ZURICH AREA**





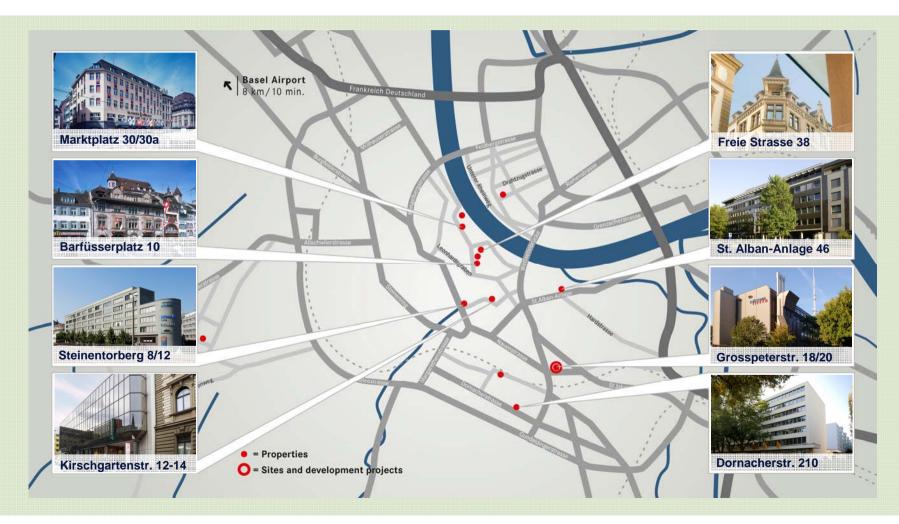
# **GENEVA AREA**





# **BASEL AREA**





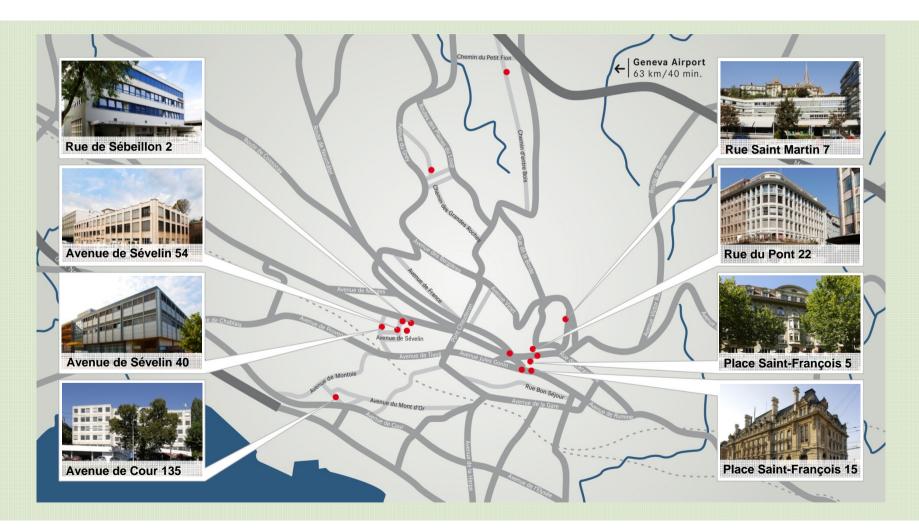
# **BERN AREA**





# LAUSANNE AREA





#### CONTACTS



Luciano Gabriel CEO

Phone +41 (0)44 625 50 47 Mobile +41 (0)79 400 34 79 Fax +41 (0)44 625 58 25 <u>luciano.gabriel@psp.info</u>

Giacomo Balzarini CFO

Phone +41 (0)44 625 59 59 Mobile +41 (0)79 562 20 72 Fax +41 (0)44 625 58 25

giacomo.balzarini@psp.info

Vasco Cecchini CCO

Phone +41 (0)44 625 57 23 Mobile +41 (0)79 650 84 32 Fax +41 (0)44 625 58 25 vasco.cecchini@psp.info

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