

COMPETENCE IN SWISS REAL ESTATE

Q1-3 RESULTS 2012 13 November 2012

AGENDA



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CURRENT MARKET ENVIRONMENT



Swiss market environment

- Generally stable office rents, continuously strong interest in high street retail space
- Growing supply in Zurich will intensify competition and potentially increase vacancy rates
- Outskirts of main cities, peripheral regions and smaller agglomerations: pressure on rents for suboptimal properties
- Yields for prime sites continue to fall due to strong investors' demand (Swiss institutionals)

Economic outlook for Switzerland	2012E	2013E
■ GDP	1.0%	1.3%
Inflation	- 0.6%	
Unemployment	3.0%	

Source: Consensus forecast "The Economist", 10 November 2012.

MAIN DEVELOPMENTS



Real estate portfolio

- Portfolio value CHF 6.1 bn (+ 2.4% compared with December 2011)
- Stable rents across the portfolio

Vacancy and rental situation

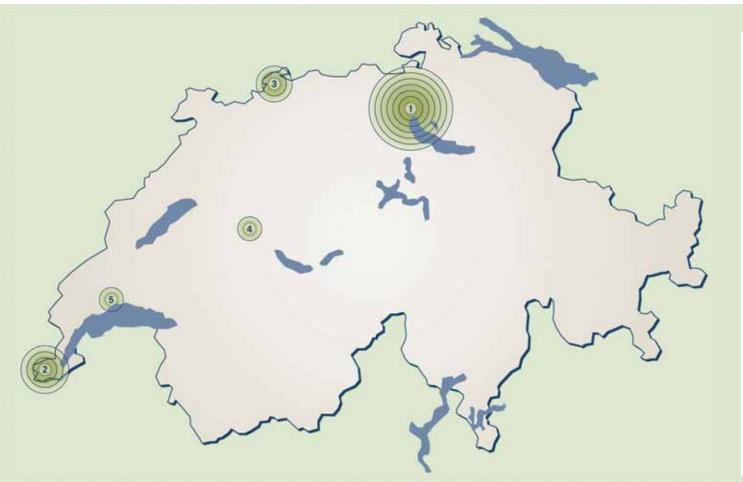
- Vacancy rate of 9.2%, of which 2.0%-points due to renovation
- Of the 2012 maturities (CHF 36.3 m), 84% renewed
- Expected vacancy rate end of 2012: < 8.5%</p>

Financing

- Average interest rate on 30 September 2012 of 2.16%
- Low leverage with a LTV of 29.6%
- No bank lines maturing until 2015

PROPERTY PORTFOLIO (SEPTEMBER 2012)





- **1. Zurich** 63.4% 3.870
- **2. Geneva** 13.4% 0.816
- **3. Basel** 5.9% 0.363
- **4. Bern** 3.5% 0.211
- **5. Lausanne** 4.6% 0.281

Other locations 4.7% 0.288

Sites & development properties 4.5% 0.273

In total, PSP owns and manages 164 properties and 7 sites and 3 projects (money values in CHF bn).

KEY FIGURES



CONSOLIDATED, in CHF m	2009	2010	2011	Q1-3 11	Q1-3 12	Δ
EBITDA excl. Δ-RE	221.1	223.3	232.5	176.9	182.0	2.9%
Net income excl. Δ-RE	136.5	139.8	149.0	113.1	122.5	8.3%
Net income	231.2	280.8	404.0	234.3	215.5	- 8.0%
ROE (net income)	8.7%	9.7%	13.0%	10.4%	8.4%	
PER SHARE, in CHF	2009	2010	2011	Q1-3 11	Q1-3 12	Δ
EPS	5.53	6.62	9.40	5.46	4.83	- 11.7%
EPS excl. Δ-RE	3.26	3.30	3.47	2.64	2.75	4.0%
NAV	64.95	68.87	75.28	71.33	77.22	2.6%1
NAV before deferred taxes	75.79	80.86	89.02	84.11	90.99	2.2%1
Distribution	2.70	2.80	3.00^{2}			

¹ Compared to year-end 2011.

² Paid on 12 April 2012 (cash payment from capital contribution reserves).

[©] PSP Swiss Property I Page 6

PER SHARE DISTRIBUTION (IN CHF)





[©] PSP Swiss Property I Page 7

SHARE PRICE (7.3.2000 – 9.11.2012)





Performance since 7.3.2000

PSP SPI EPRA 125.4% 26.5% 48.4%

Source: Bloomberg, 9 November 2012.

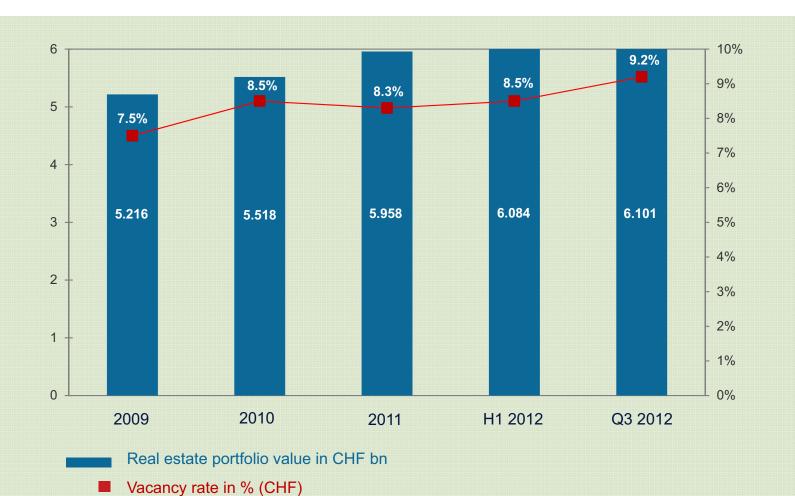
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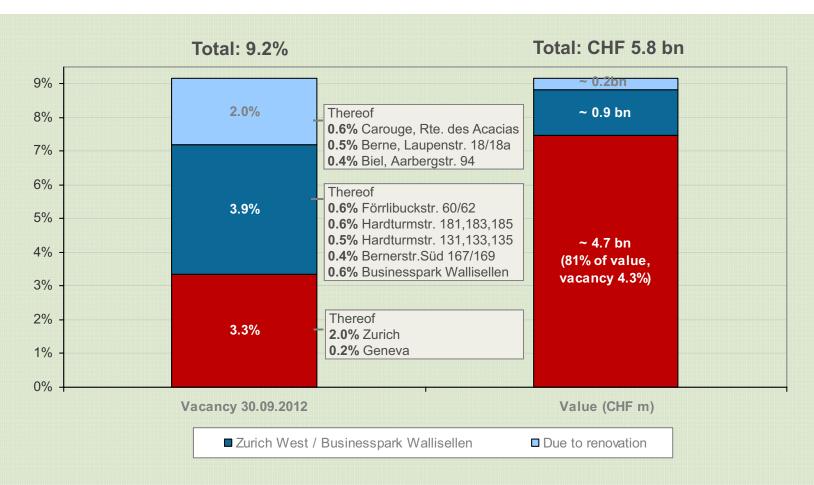
PORTFOLIO AND VACANCY RATE





VACANCY RATE (SEPTEMBER 2012)



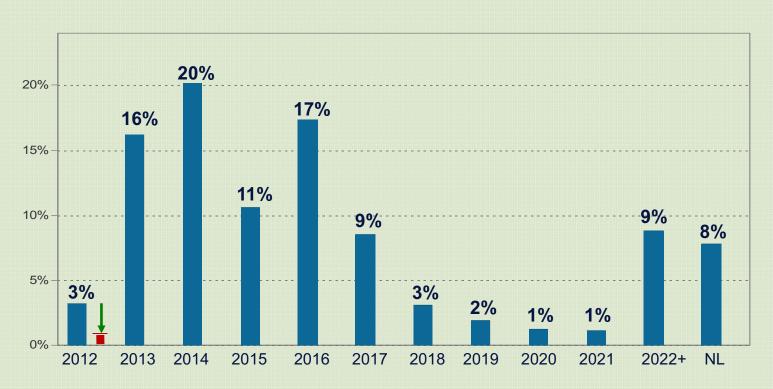


Renovation objects: of the 2.0% vacancy, 1.2%-points are already pre-let at completion date.

EXPIRY PROFILE OF LEASES (SEPT. 2012)

(Legal termination option by tenants)





69% of the Q4 2012 maturities (CHF 8.7 m) are renewed;
Of all 2012 maturities (CHF 36.3 m), 84% are renewed as per end of September 2012

■ 31% open

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

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CONSOLIDATED INCOME



(CHF 1'000)	2009	2010	2011	Q1-3 2011	Q1-3 2012	Δ
Rental income	264'559	262'979	270'675	203'865	204'337	0.2%1
Valuation gains	112'370	180'588	325'068	152'816	119'309	
Property sales (inventories)	1'644	786	3'277	3'266	11'880	
Property sales (portfolio)	10'827	2'681	4'227	4'877	225 ²	
Income from ass. companies	- 13	- 37	68	17	86	
Capitalised own services	1'830	2'197	3'042	2'204	2'030	
Other income	4'711	5'2033	7'2264	5'621	4'149 ⁵	
Total operating income	395'927	454'396	613'584	372'665	342'015	- 8.2%

- 1 EPRA like-for-like rental growth was 1.8%.
- 2 Relates to property sales reported under subsequent event in H1 12. Gain has been booked as revaluation gain.
- 3 Of which CHF 4.9 m VAT-opting-in effect.
- 4 Of which CHF 6.3 m VAT-opting-in effect.
- 5 Of which CHF 2.9 m VAT-opting-in effect.

CONSOLIDATED EXPENSES



(CHF 1'000)	2009	2010	2011	Q1-3 2011	Q1-3 2012	Δ
Properties' opex	- 13'277	- 11'349	- 11'216	- 8'420	- 8'041	- 4.5%
Properties' maintenance/renov.	- 17'254	- 19'336	- 16'554	- 12'527	- 13'159	5.0%
Personnel expenses	- 17'552	- 17'360	- 18'203	- 13'257	- 13'855	4.5%
Fees to subcontractors	- 121	- 63	- 69	- 55	- 40	
General and admin. expenses	- 8'867	- 6'504	- 6'823	- 4'929	- 5'638	14.4%
Impairment properties	- 98	0	0	0	0	
Depreciation	- 914	- 696	- 666	- 479	- 429	
Total operating expenses	- 58'082	- 55'309	- 53'531	- 39'666	- 41'162	3.8%

CONSOLIDATED RESULTS



(CHF 1'000)	2009	2010	2011	Q1-3 2011	Q1-3 2012	Δ
Profit before fin. expenses	337'846	399'087	560'053	332'999	300'854	- 9.7%
Net financial expenses	- 49'231	- 46'297	- 44'267	- 34'696	- 28'927	- 16.6%
Profit before taxes	288'615	352'791	515'786	298'303	271'927	- 8.8%
Taxes	- 60'539	- 76'869	- 111'792	- 64'035	- 56'481	- 11.8%
Net income cont. operations	228'076	275'921	403'994	234'268	215'446	- 8.0%
Net income disc. operations	3'138	4'904	0	0	0	
Net income	231'214	280'825	403'994	234'268	215'446	- 8.0%
Net income excl. ∆-RE	136'495	139'780	149'021	113'127	122'507	8.3%

CHANGES IN FAIR VALUE (H1 2012)

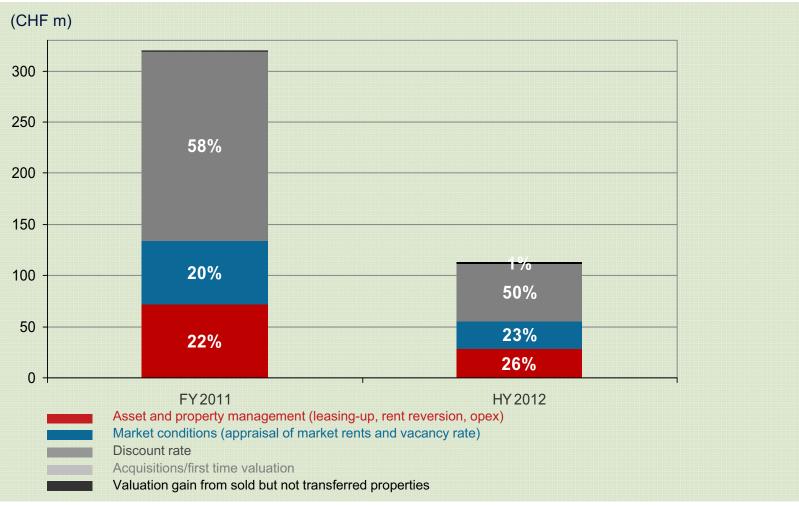


(CHF m)	2007	2008	2009	2010	2011	H1 2012
Existing portfolio	206.6	117.5	112.4	176.0	325.1	115.9
Acquisitions / first-time valuation	11.9 ¹	4.02	0.0	4.63	0.0	3.44
Total net changes in fair value	218.5	121.5	112.4	180.6	325.1	119.3

- 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).
- 4 From the acquisition of a single property (Locarno, Via Respini 7/9, spa development project).

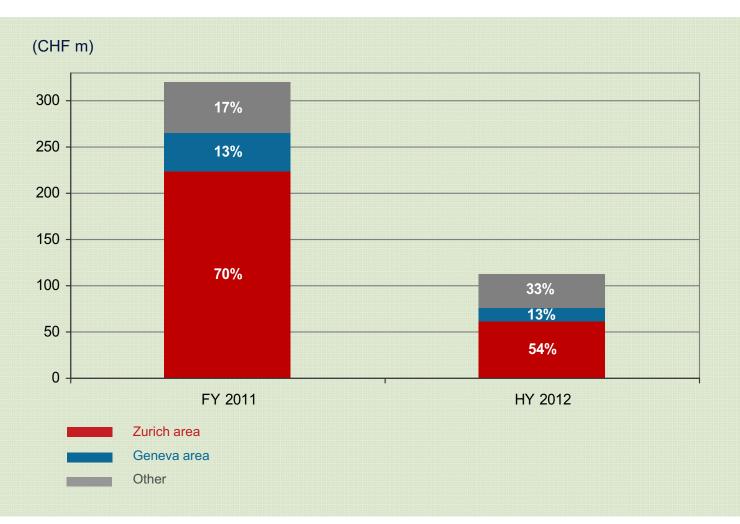
CHANGES IN FAIR VALUE (H1 2012)





CHANGES IN FAIR VALUE (H1 2012)





CHANGES IN FAIR VALUE: DISCOUNT RATES (H1 2012)



Nominal Discount Rate

Area		I	Vinimum	1	Maxin	num	We	eighted Ø	
Zurich		4.3%			6.3	%	5.2%		
Geneva			4.6%		5.69	%		5.1%	
Basel, Bern			4.6%		5.69	%	5.3%		
Lausanne		4.8%			6.7%		5.4%		
Other locations		5.0%			6.19	%	5.6%		
All areas			4.3%		6.7%		5.2%*		
	2005	2006	2007	2008	2009	2010	2011	H1 2012	
Weighted Ø discount rate	5.86%*	5 66%*	5 54%*	5.74%**	5 72%**	5 44%*	5 25%	* 5 19%*	

^{*} 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

- 8 domestic banks
- 1 syndicated loan with 16 Swiss Cantonal banks

High visibility on debt maturity profile

- No bank lines maturing until 2015
- All loan agreements based on multi-year committed credit lines with rollover clauses

CHF 510 m unused committed credit lines as per today

Rating: "A-", Stable outlook

Fitch Ratings affirmed (March 2012) PSP's Senior Unsecured Rating at "A-" with stable outlook

CAPITAL STRUCTURE



Money values in CHF m	2008	2009	2010	2011	Q3 2012	Δ
Shareholders' equity - % of total assets	2'587.7 49.1%	2'741.4 51.7%	2'942.9 52.7%	3'268.9 54.0%	3'537.8 57.2%	8.2%
Deferred tax liabilities (net) - % of total assets	425.7 8.1%	457.7 8.6%	512.3 9.2%	596.3 9.9%	631.2 10.2%	
Interest-bearing debt - % of total assets - Loans, unsecured - Bonds - % long-term	2'134.0 40.5% 1'450.0 684.0 87.3%	1'975.2 37.2% 1'290.0 685.2 96.2%	1'995.2 35.7% 1'060.0 935.2 97.5%	1'946.9 32.2% 1'010.0 936.9 83.8%	1'828.0 29.6% 1'180.0 648.0 91.8%	- 6.1%
Net financial expenses - Ø interest rate	54.0 2.75%	49.2 2.54%	46.3 2.58%	44.3 2.56%	28.9 2.46% ¹	
Interest coverage ratio	3.9 x	4.5 x	4.8 x	5.3 x	6.3 x	
Fixed interest rate > 1 year	74.2%	77.7%	92.0%	82.0%	84.7%	
Ø fixed-interest period in years	3.1	3.0	3.2	2.9	3.8	

¹ Reflects average interest rate for the period; as per 30 September 2012, the rate was 2.16%.

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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)
- 100% pre-let
- Completion end of 2012



LÖWENBRAU SITE, ZURICH



In construction since autumn 2010

- Conversion of existing site and new buildings, stepwise completion within 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 space/galleries/museums)
- Investment sum approx. CHF 133 m (excl. land and infrastructure)
- As per 30 September 2012: 45 free-hold apartments sold (78% of total units); office space: 25% pre-let
- Arts space (galleries and museums): sold and transfer of ownership on 1 June 2012



GURTEN SITE, WABERN NEAR BERN



In construction since July 2011

- Conversion of existing site and new buildings; mixed use: approx. 31'000 m² (residential 50% resp. 99 free-hold apartments and 2 studios; office and services 50%)
- Investment sum approx. CHF 93 m (excl. land and infrastructure)
- As per 30 September 2012: 68 freehold apartments and 2 studios sold, 2 freehold apartments 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.
- Stepwise completion: 8 years after start

 Stage 1

 Stage 1

 Office, commerce, seniors residence

 Hotel, residential

 Residential

 Residential

"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)



"HEALTH SPA LIDO LOCARNO", LOCARNO



In construction since January 2012

- Conversion of existing site and new buildings (building lease)
- Planned investment sum approx. CHF 26 m (excl. infrastructure)
- 100% pre-let
- Completion by mid-2013





"GROSSPETER TOWER", BASEL



In planning

- Mixed use (18'000 m² office and business-hotel)
- Investment sum approx. CHF 100 m (excl. land and infrastructure)
- Building application submitted in December 2011
- Construction start subject to building permission and pre-letting
- Stepwise completion: 2 years after start





CAPEX OVERVIEW



(CHF m)	Expected 2012-2018	2012	2013	2014	2015-18
Hürlimann site - Kesselhaus, Zurich¹	2.6	0.4	2.2	0	0
Löwenbräu site, Zurich ¹	44.3	22.5	21.8	0	0
Paradiso site, Lugano ²	61.8	0.1	18.8	30.7	12.3
Locarno, Lido ¹	17.7	5.7	12.0	0	0
Gurten site, Wabern/Bern ¹	57.9	5.7	36.9	15.2	0
Salmen-Park, Rheinfelden ²	220.0	2.6	72.6	51.0	93.8
Grosspeter Tower, Basel ¹	98.1	2.0	32.3	34.3	29.4
Total development sites	502.3	39.0	196.6	131.2	135.5
thereof committed		34.0	70.6	15.2	0
Total investment portfolio		22.3	65.0	n.a.	n.a.

¹ In construction.

² In planning.

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SUBSEQUENT EVENTS



Disposal of one investment property

The investment property on Chemin du Rionzi 52 in Lausanne is already notarised for sale. Transfer of ownership will take place in the fourth quarter 2012. According to IFRS regulations, the income from the sale was recognised as gain from net changes in fair value of real estate investments as per 30 June 2012, as the sales had been contractually agreed at that time.

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OUTLOOK 2012



Consolidated EBITDA excl. ∆-RE	~ CHF 235 m
Vacancy rate portfolio (year-end)	< 8.5%

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BOARD OF DIRECTORS AND EXEC. BOARD



Board of Directors

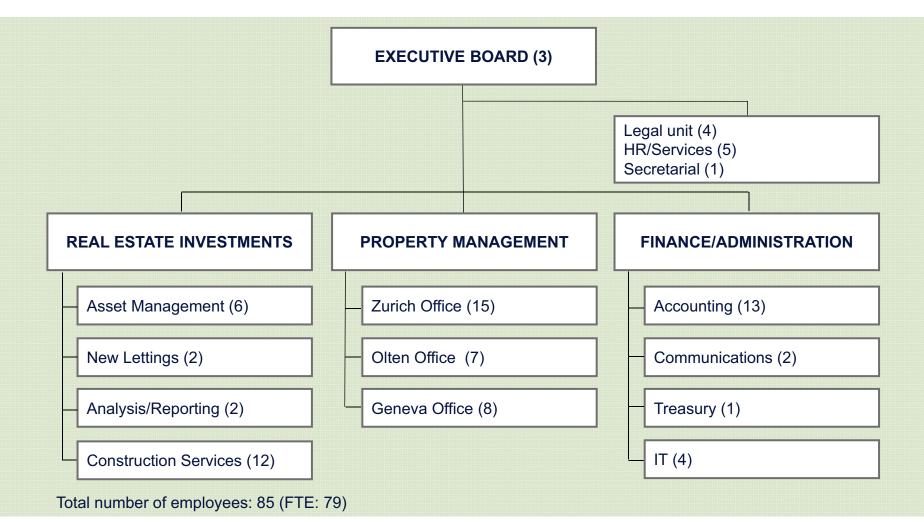
- Günther Gose, 1944, Chairman
- Luciano Gabriel, 1953, Delegate and CEO
- Peter Forstmoser, 1943, Member
- Nathan Hetz, 1952, Member
- Gino Pfister, 1942, Member
- Josef Stadler, 1963, Member
- Aviram Wertheim, 1958, Member

Executive Board

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

GROUP OVERVIEW (SEPTEMBER 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

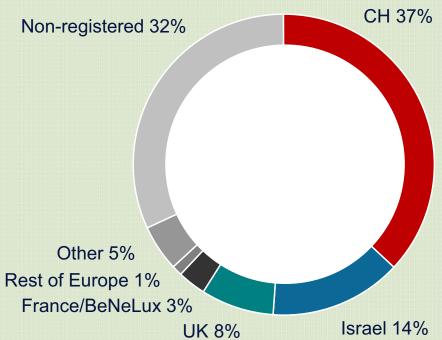


Largest shareholders (30 September 2012)

Alony Hetz: 14.36%

Two Nominees: 6.15% resp. 3.48%

BlackRock, Inc.: 3.10%
 [1'373'452 shares and 47'979 CFD]¹



Number of registered shareholders: 5'410

- Individuals: 4'773 (11.2% of registered shares)

- Legal entities: 637 (88.8% of registered shares)

¹ As per notification 13 September 2012.

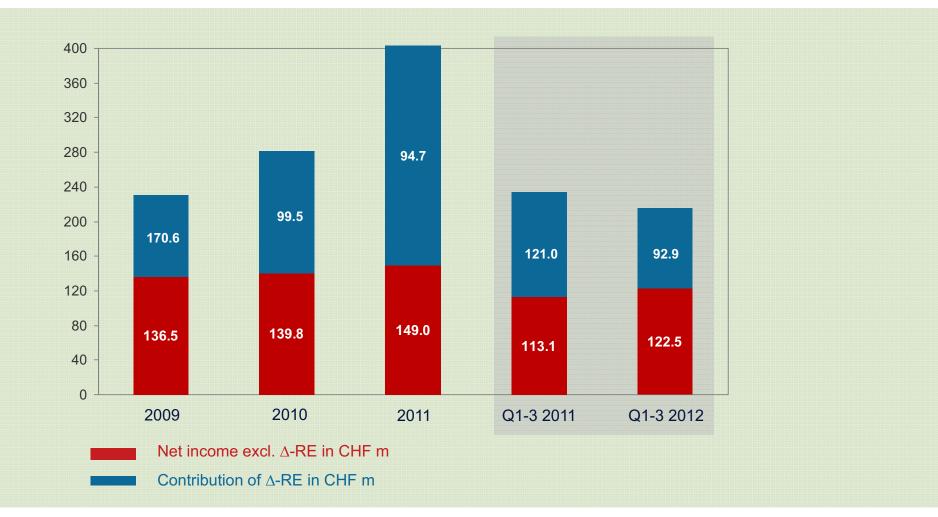
EBITDA





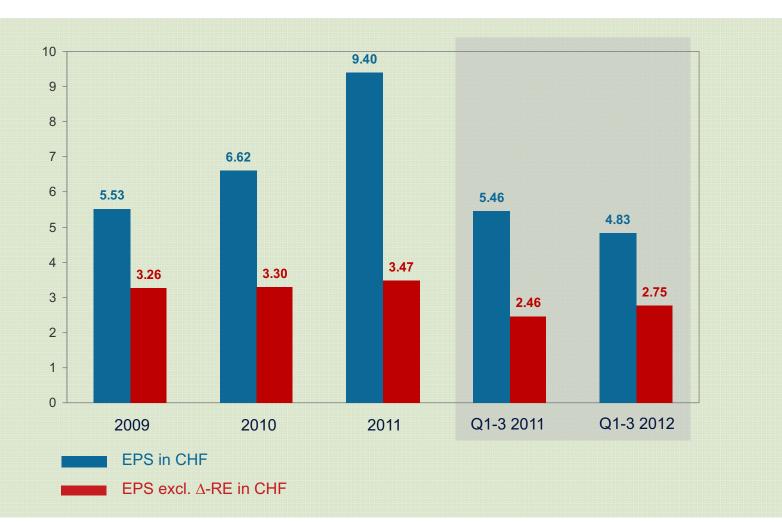
NET INCOME COMPONENTS





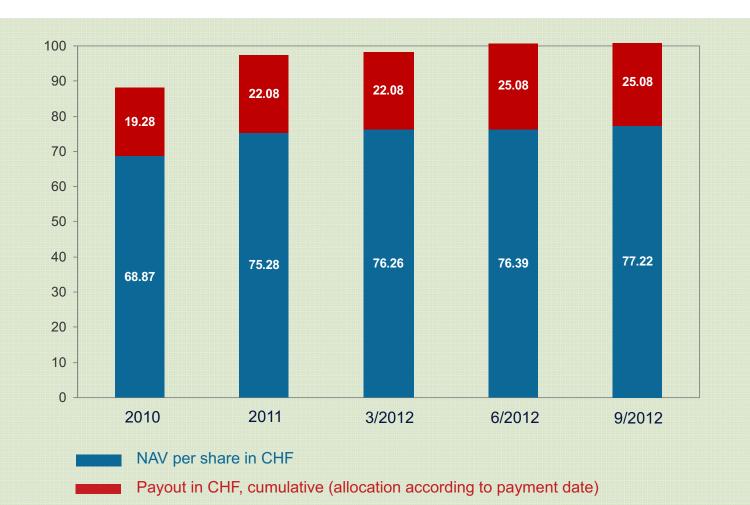
EPS





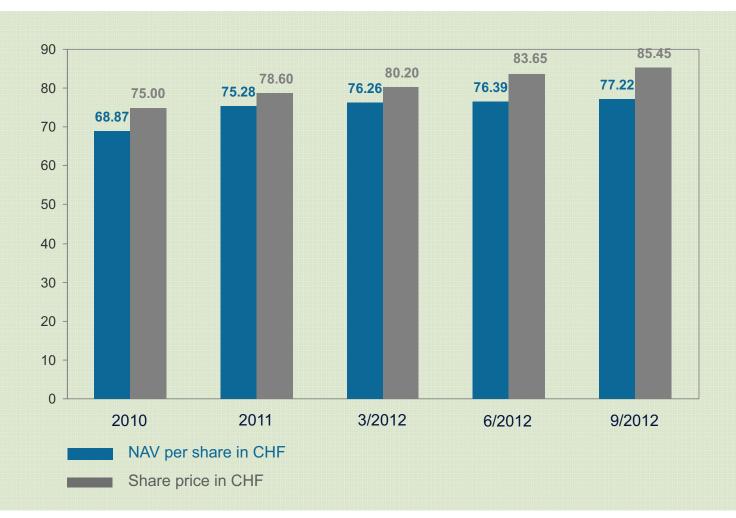
NAV + CUMULATIVE DIVIDEND PER SHARE





NAV VS. SHARE PRICE





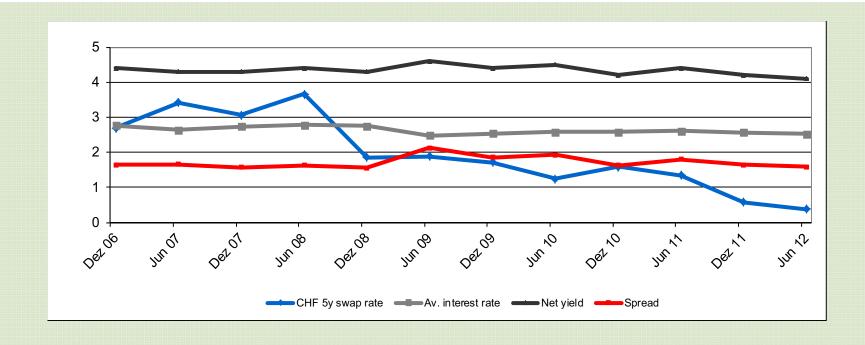
EPRA PERFORMANCE MEASURES



In CHF or %	HF or %		H1 2011		H1 2	2012
	EPRA	PSP	EPRA	PSP	EPRA	PSP
A. EPS	3.39	3.47	1.75	1.81	1.74	1.95
B. NAV	91.49	89.02	85.90	83.66	92.26	90.19
C. NNNAV	75.87	75.28	71.35	70.77	76.53	76.39
D. Net yield	4.3%	4.2%	4.5%	4.4%	4.4%	4.1%
E. Vacancy rate	7.6%	8.3%	8.4%	8.9%	8.0%	8.5%
F. Like-for-like rental growth	2.0%	n.a.	2.8%	n.a.	2.1%	n.a.

POSITIVE SPREAD (IN %)





PSP – portfolio net yield vs. debt financing costs (all figures in %)									
Net yield	4.4	4.3	4.3	4.4	4.2	4.2	4.1		
Av. int. rate	2.76	2.73	2.75	2.54	2.58	2.56	2.52		
Spread	1.64	1.57	1.55	1.86	1.62	1.64	1.58		

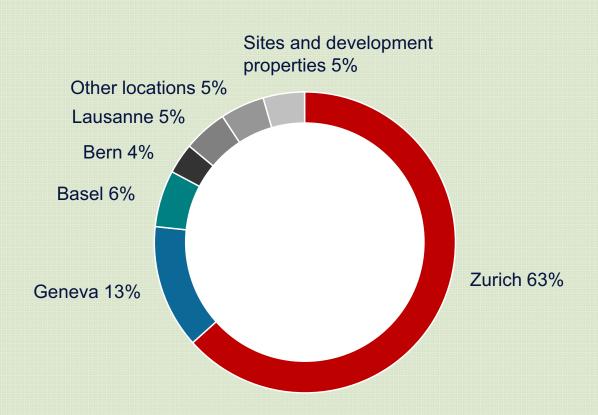
PORTFOLIO KEY FIGURES



		Number of properties	Rental income in CHF m	Revaluation in CHF m	Value in CHF m	Net yield in %	Vacancy in %
Zurich	Q3 12 FY 11	86 86	130.2 170.4	61.5 224.0	3'869.6 3'708.3	4.0 4.1	9.2 8.6
Geneva	Q3 12 FY 11	16 16	28.0 38.1	14.5 41.6	815.6 795.7	3.4 3.9	7.3 3.0
Basel	Q3 12 FY 11	13 13	15.7 19.9	12.1 13.3	363.0 349.4	5.0 4.9	4.5 2.4
Bern	Q3 12 FY 11	12 12	7.6 10.3	3.3 9.1	210.5 202.8	4.2 4.2	13.8 13.9
Lausanne	Q3 12 FY 11	15 15	11.3 14.7	16.7 23.6	281.5 262.2	4.0 4.6	13.3 10.2
Other	Q3 12 FY 11	22 26	14.2 15.8	4.7 8.8	287.7 293.2	4.7 4.3	11.6 16.1
Sites	Q3 12 FY 11	10 9	0.4 3.0	6.5 4.8	273.3 346.9	n.a. n.a.	n.a. n.a.
Total	Q3 12 FY 11	174 176	205.5 272.3	119.3 325.1	6'101.2 5'958.5	4.0 4.2	9.2 8.3

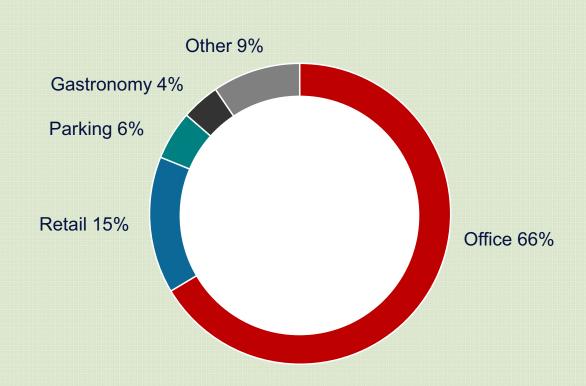
PORTFOLIO VALUE BY AREA





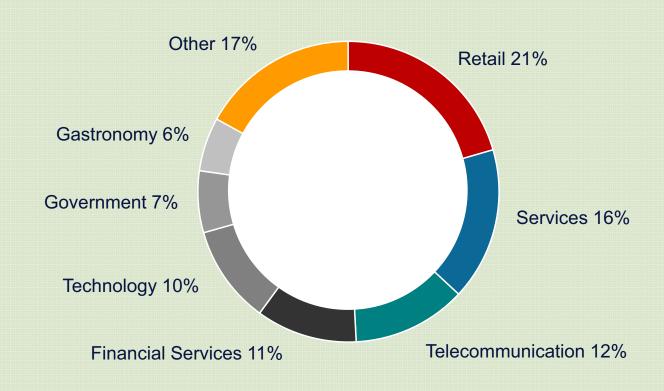
RENT BY USE





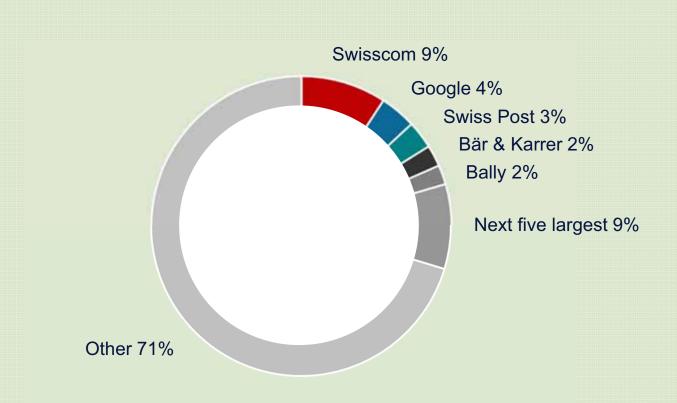
RENT BY TYPE OF TENANTS





LARGEST TENANTS





SUSTAINABILITY



Ecological sustainability

- Energy consumption (kWh)
- Water consumption (m³)
- CO₂ (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)

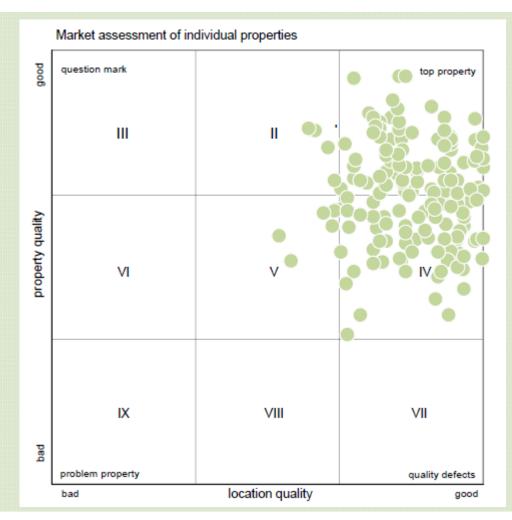
- Heating in kWh: 80.3 (90.0)
- Electricity in kWh: 27.8 (29.2)
- Water consumption in m³: 0.6 (0.5)
- CO₂ output (heating and electricity) kg: 17.4 (19.3)

Recent examples of CO₂ 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, June 2012.

SELECTED PROPERTIES - ZURICH





Zurich, Bahnhofplatz 1 rentable area: 2'077 m²



Zurich, Bahnhofquai 9, 11, 15 rentable area: 4'303 m²



Zurich, B'hofstr. 28a/Waagg. 6 rentable area: 3'231 m²



Zurich, Bahnhofstr. 66 rentable area: 4'516 m²



Zurich, B'hofstr. 81/Schw.g. 2/4 rentable area: 2'352 m²



Zurich, Binzring 15/17 rentable area: 41'188 m²



Zurich, Brandschenkestr. 110 rentable area: 15'979 m²



Zurich, Förrlibuckstr. 181 rentable area: 5'058 m²



Zurich, Schaffhauserstr. 611 rentable area: 3'588 m²



Zurich, Uraniastr. 9 rentable area: 5'169 m²



Zurich, Waisenhausstr. 2/4 rentable area: 7'038 m²



Wallisellen, Richtistr. 3 rentable area: 7'357 m²

SELECTED PROPERTIES - GENEVA





Carouge-GE, Rte d. Acacias 50-52 rentable area: 9'489 m²



Carouge-GE, Rue de la Gabelle 6 rentable area: 1'017 m²



Geneva, Cours de Rive 13, 15 rentable area: 5'650 m²



Geneva, Place du Molard 7 rentable area: 3'383 m²



Geneva, Rue d. Bains 31bis,33,35 rentable area: 12'053 m2



Geneva, Rue de Berne 6 rentable area: 3'856 m²



Geneva, Rue de la Corraterie 24-26 rentable area: 2'415 m²



Geneva, Rue de la Fontaine 5 rentable area: 1'309 m²



Geneva, Rue du Marché 40 rentable area: 5'350 m²



Geneva, Rue F. Bonivard 12 rentable area: 2'336 m²



Geneva, Rue Richard-Wagner 6 rentable area: 9'975 m²



Lancy, Avenue des Morgines 8-10 rentable area: 15'793 m²

SELECTED PROPERTIES - BASEL/BERN





Basel, Barfüsserplatz 10 rentable area: 1'177 m²



Basel, Falknerstrasse 31 rentable area: 1'202 m²



Basel, Freie Strasse 38 rentable area: 1'356 m²



Basel, Grosspeterstrasse 18, 20 rentable area: 13'520 m²



Basel, Kirschgartenstrasse 12-14 rentable area: 6'342 m²



Basel, St. Alban-Anlage 46 rentable area: 3'752 m²



Bern, Bollwerk 15 rentable area: 1'927 m²



Bern, Eigerstrasse 2 rentable area: 4'676 m²



Bern, Laupenstrasse 18/18a rentable area: 9'326 m²



Bern, Seilerstrasse 8 rentable area: 4'634 m²



Bern, Spitalgasse 9 rentable area: 2'345 m²



Bern, Zeughausgasse 26/28 rentable area: 3'476 m²

SELECTED PROPERTIES – LAUSANNE/OTHERS | D | S | D





Lausanne, Place St-François 5 rentable area: 5'887 m²



Lausanne, Rue du Sébeillon 1, 3, 5 rentable area: 12'415 m²



Lausanne, Rue du Grand-Chêne 2 rentable area: 2'847 m²



Lausanne, Rue du Pont 22 rentable area: 2'315 m²



Lausanne, Saint-Martin 7 rentable area: 4'530 m²



Aarau, Bahnhofstrasse 29/33 rentable area: 4'325 m²



Fribourg, Av. de Beauregard 1 rentable area: 3'246 m²



Fribourg, Rte des Arsenaux 41 rentable area: 10'619 m²



Luzern, Maihofstrasse 1 rentable area: 3'189 m²



Winterthur, Marktgasse 74 rentable area: 1'188 m²



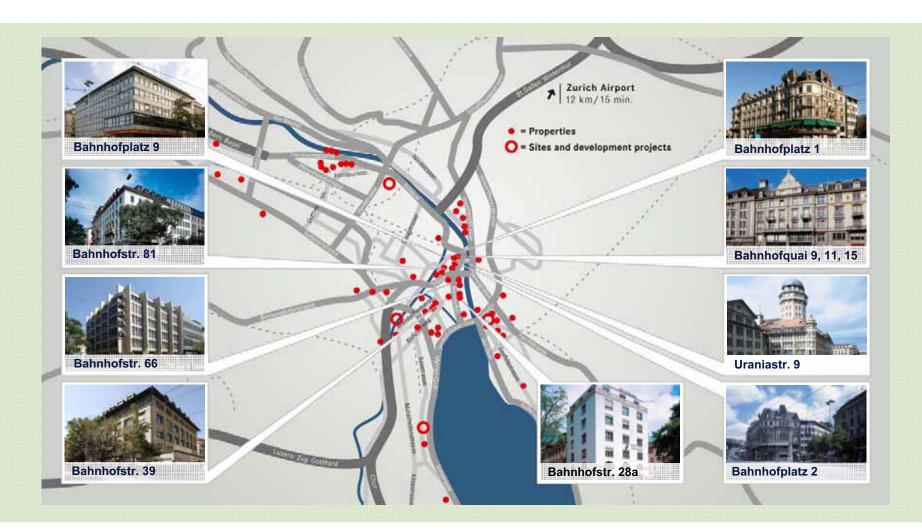
Winterthur, Untertor 34 rentable area: 764 m²



Zug, Kolinplatz 2 rentable area: 1'092 m²

ZURICH AREA





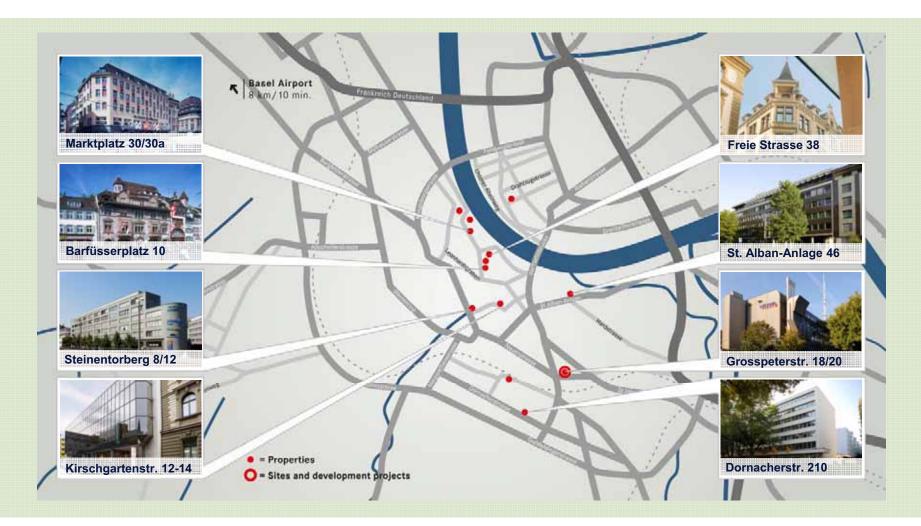
GENEVA AREA





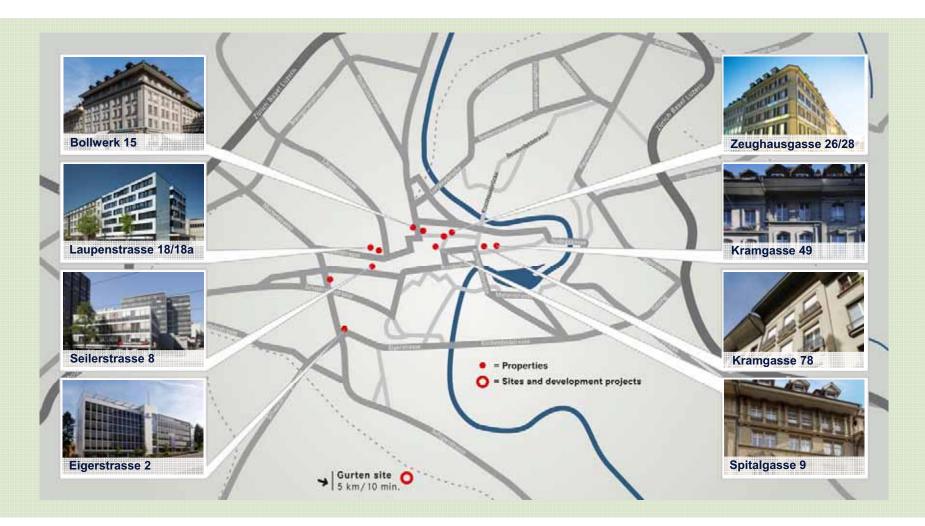
BASEL AREA





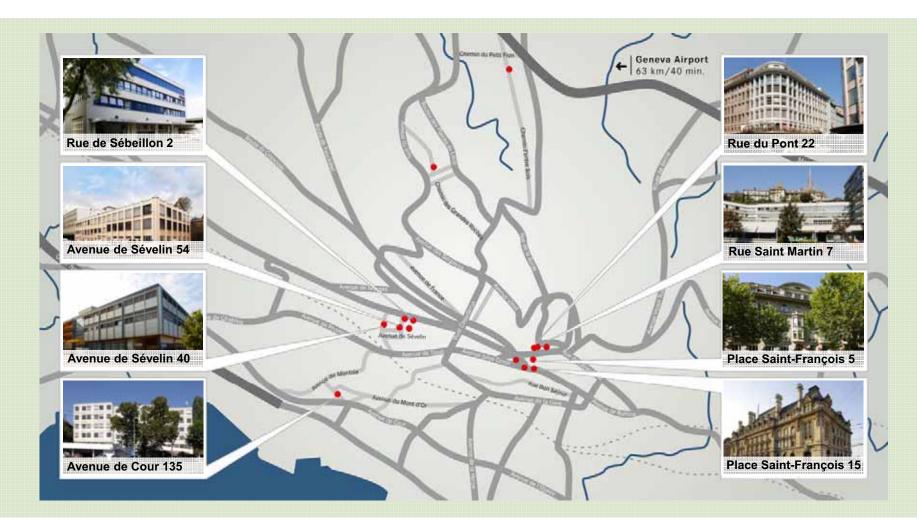
BERN AREA





LAUSANNE AREA





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