

SWISS PRIME SITE

SEMI-ANNUAL REPORT

2017



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Previous year's figures are enclosed in square brackets.

Languages

The original of this Semi-Annual Report is written in German. The German original is therefore the effective official version.

Online

Swiss Prime Site's Semi-Annual Report is available for download as PDF via the website www.sps.swiss.

SUMMARY OF KEY FIGURES

SUMMARY OF KEY FIGURES

Key financial figures	in	01.01.–	01.01.–	01.01.–
		30.06.2016 or 30.06.2016	31.12.2016 or 31.12.2016	30.06.2017 or 30.06.2017
Rental income from properties	CHF m	225.5	453.0	231.1
Income from real estate services ¹	CHF m	54.8	115.6	57.8
Income from retail	CHF m	60.2	133.6	60.8
Income from assisted living ²	CHF m	151.9	328.2	175.9
Income from asset management	CHF m	2.6	13.2	2.2
Total operating income	CHF m	497.4	1 049.5	530.5
Revaluation of investment properties, net	CHF m	36.7	69.3	37.4
Result from investment property sales, net	CHF m	10.1	24.9	0.3
Operating result before depreciation and amortisation (EBITDA)	CHF m	235.2	483.4	223.3
Operating result (EBIT)	CHF m	225.0	459.4	215.8
Profit	CHF m	145.9	311.1	141.0
Cash flow from operating activities	CHF m	85.3	277.7	152.2
Shareholders' equity	CHF m	4 588.1	4 746.3	4 618.7
Equity ratio	%	44.3	45.0	43.1
Borrowed capital	CHF m	5 777.4	5 811.7	6 096.5
Return on equity (ROE)	%	6.4	6.7	6.0
Return on invested capital (ROIC)	%	3.7	3.8	3.4
Financial figures excluding revaluation effects³				
Operating result before depreciation and amortisation (EBITDA)	CHF m	198.4	414.0	185.9
Operating result (EBIT)	CHF m	188.3	390.1	178.4
Profit	CHF m	134.4	275.6	131.0
Return on equity (ROE)	%	5.9	5.9	5.6
Return on invested capital (ROIC)	%	3.5	3.5	3.2
Real estate portfolio				
Fair value of real estate portfolio	CHF m	9 886.4	10 092.1	10 263.7
of which projects/development properties	CHF m	264.3	307.3	422.3
Number of properties	number	184	184	187
Rental floor space	m ²	1 498 123	1 501 243	1 506 838
Vacancy rate	%	6.4	6.1	5.5
Average discount rate	%	3.60	3.47	3.42
Employees				
Number of employees as at balance sheet date	persons	5 346	5 621	5 696
Full-time equivalents as at balance sheet date	FTE	3 976	4 558	4 589

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

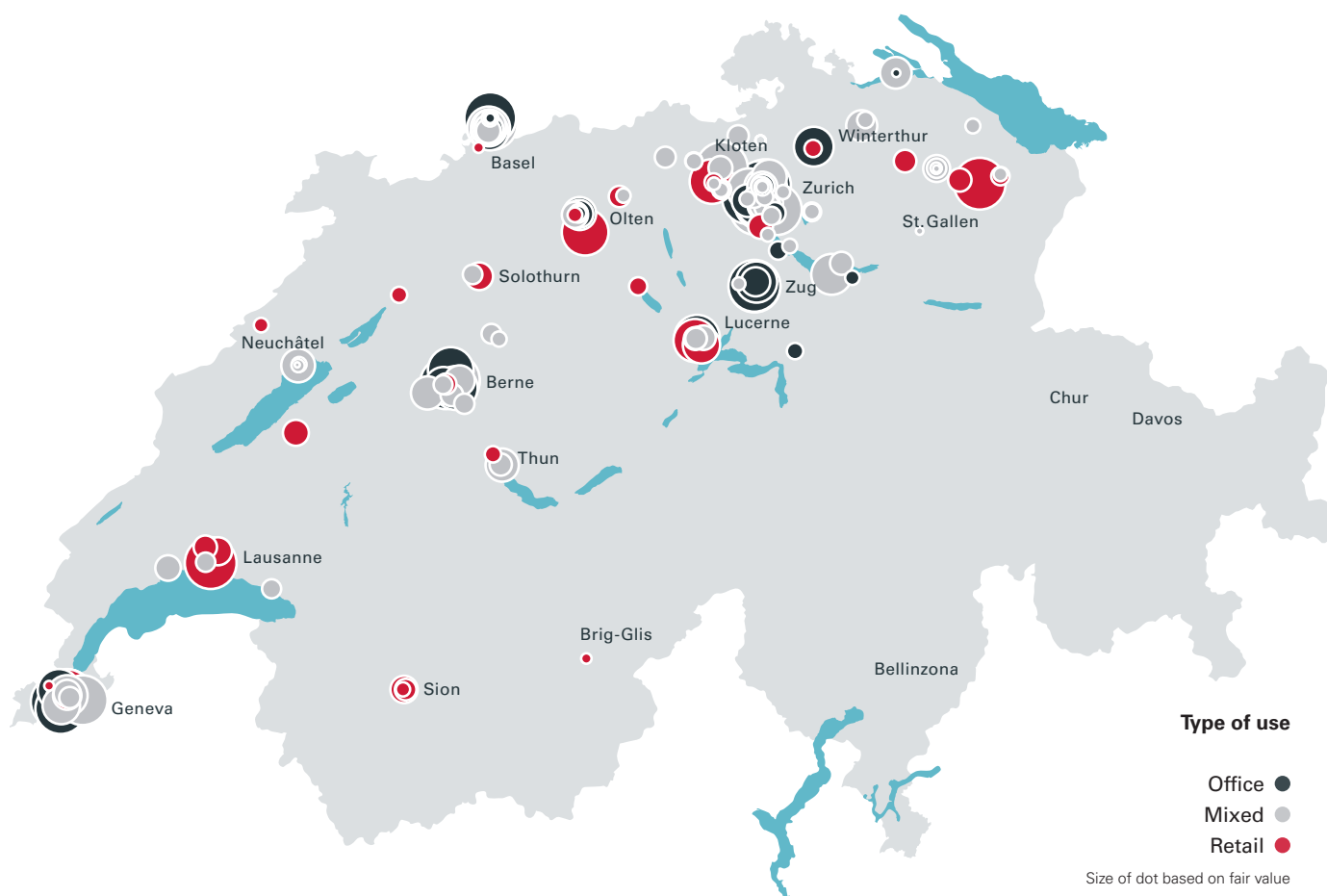
² acquisition of Résidence les Sources BOAS SA as at 01.07.2016 and BOAS Senior Care as at 29.02.2016

³ revaluations and deferred taxes

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement).

REAL ESTATE PORTFOLIO OVERVIEW

OVERVIEW AND KEY FIGURES



ZURICH REGION

Fair value	CHF 4 034.1 m
Rental income	CHF 75.4 m
Net yield	3.5%
Floor space	496 502 m ²
Vacancy rate	4.8%

BERNE REGION

Fair value	CHF 803.3 m
Rental income	CHF 20.5 m
Net yield	4.4%
Floor space	211 420 m ²
Vacancy rate	4.5%

GENEVA REGION

Fair value	CHF 2 169.4 m
Rental income	CHF 45.3 m
Net yield	3.6%
Floor space	252 243 m ²
Vacancy rate	5.0%

NORTHWESTERN SWITZERLAND

Fair value	CHF 1 384.7 m
Rental income	CHF 33.7 m
Net yield	3.9%
Floor space	285 408 m ²
Vacancy rate	10.6%

from Real Estate business field perspective as at 30.06.2017

Key data

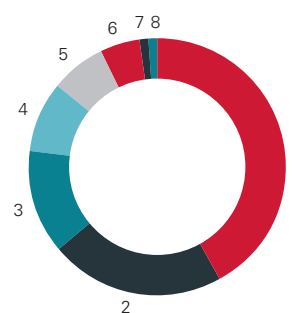
	in	30.06.2016	30.06.2017	Change in %
Fair value of real estate portfolio	CHF m	9 886.4	10 263.7	3.8
of which projects/development properties	CHF m	264.3	422.3	59.8
Number of properties	number	184	187	1.6
of which new building projects	number	6	10	66.7
Rental floor space ¹	m ²	1 498 123	1 506 838	0.6
Rental income (group)	CHF m	225.5	231.1	2.5
Vacancy rate	%	6.4	5.5	-14.1
Net property yield	%	3.9	3.7	-5.1

¹ excluding parking places/car parks

Portfolio split by region

Basis: fair value as at 30.06.2016 | 30.06.2017

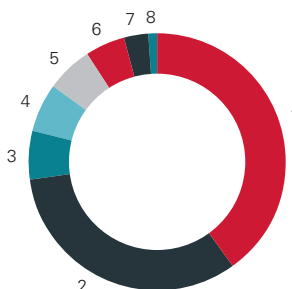
1 Zurich	42%	42%
2 Geneva	22%	22%
3 Northwestern Switzerland	14%	13%
4 Berne	9%	9%
5 Central Switzerland	6%	7%
6 Eastern Switzerland	5%	5%
7 Southern Switzerland	1%	1%
8 Western Switzerland	1%	1%



Portfolio split by type of use¹

Basis: net rental income as at 30.06.2016 | 30.06.2017

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



¹ Real Estate business field

SHARE INFORMATION

SHARE INFORMATION

Data per share	in	30.06.2016	30.06.2017	Change in %
Share capital	CHF m	1 093.6	1 093.6	–
Nominal value per share	CHF	15.30	15.30	–
Shares issued	number	71 478 917	71 478 917	–
Treasury shares	number	–1 744	–	–100.0
Average treasury shares held	number	–2 488	–1 956	–21.4
Average outstanding shares	number	70 085 251	71 476 961	2.0
Outstanding shares	number	71 477 173	71 478 917	–

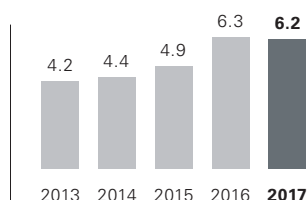
Key figures per share	in	30.06.2016	30.06.2017	Change in %
Earnings per share (EPS)	CHF	2.09	1.97	–5.7
Earnings per share excluding revaluation effects	CHF	1.93	1.83	–5.2
NAV per share after deferred taxes ¹	CHF	64.20	64.63	0.7
NAV per share before deferred taxes ¹	CHF	78.97	79.94	1.2
Distribution per share	CHF	3.70	3.70	–
Cash yield	%	4.7	4.4	–6.4
Share price as at balance sheet date	CHF	88.20	87.10	–1.2
Share price, highest	CHF	88.20	91.00	3.2
Share price, lowest	CHF	74.95	82.25	9.7
Average trading volume per day	CHF m	15.4	14.2	–7.6
Market capitalisation	CHF m	6 304.4	6 225.8	–1.2

¹ Services segment (real estate-related business fields) included at book values only

Market capitalisation

in CHF bn | as at 30.06.

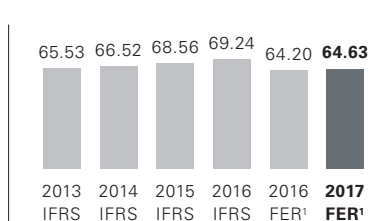
6.2



NAV per share after deferred taxes

in CHF | as at 30.06.

64.63

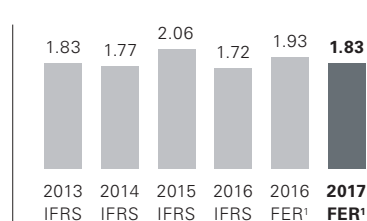


¹ Swiss GAAP FER

Earnings per share excluding revaluation effects

in CHF | as at 30.06.

1.83



¹ Swiss GAAP FER

**SEMI-ANNUAL
REPORT AS AT
30 JUNE 2017**

SEMI-ANNUAL REPORT AS AT 30 JUNE 2017

Swiss Prime Site closed out the first half-year 2017 with favourable financial results. Operating income reached a record high for the first six months of a financial year with CHF 530.5 million, climbing by 6.7% versus 2016. The core real estate business as well as the real estate-related group companies contributed to the performance. The value of the real estate portfolio amounted to CHF 10.3 billion on the balance sheet date [CHF 9.9 billion], and the net yield stood at a stable 3.7%. The vacancy rate – regarded as an indicator of the portfolio’s attractiveness – continued to decline, reaching the level of 5.5% [6.4%]. Overall, Swiss Prime Site realised profit of CHF 141.0 million [CHF 145.9 million] or CHF 131.0 million [CHF 134.4 million] excluding revaluation effects. The change is attributable primarily to the fact that in 2017 the result from property sales will not be booked until the second half-year.

Swiss Prime Site reported its results according to Swiss GAAP FER accounting standards for the first time in the current half-year 2017 period (IFRS to 31 December 2016). The previous year’s results were adjusted (i. e. restated) according to the new standards. The changeover was carried out in line with the accounting principles applied to date according to IFRS. Past transparency in terms of disclosure has been maintained. The most significant differences in the balance sheet are reclassification of owner-occupied properties to investment properties, offsetting goodwill from acquisitions against shareholders’ equity, and elimination of net defined benefit obligations from the application to date of IAS 19 «Employee benefits». The switch in accounting standards resulted in a reduction in shareholders’ equity amounting to CHF 430.3 million. The equity ratio as at 31 December 2016 consequently edged down slightly from 46.6% to 45.0%. The income statement is particularly affected by the elimination of amortisation on the customer base from acquisitions, other accounting standards applicable to pension plans and the new standard stipulating that all value changes to properties are to be fully recorded in the results of the relevant reporting period.

With the changeover to Swiss GAAP FER, Swiss Prime Site also newly defined the Group’s segment structure and consequently adjusted its segment reporting. Swiss Prime Site consists now of the two segments Real Estate (core business) and Services (real estate-related group companies).

The Company’s core business – revolving around investments in property development and new building projects, real estate acquisitions and sales as well as renovations/conversions of existing properties – performed positive in the first half-year 2017. Amid a competitive overall market, Swiss Prime Site Immobilien succeeded in executing smaller acquisitions, concluding new rental contracts and carrying out a significant project divestment in Geneva. The positive effects of the sale of two buildings from the «Espace Tourbillon» project will have an impact on the overall results in the second half-year 2017. With a reorganisation process within the core business, Swiss Prime Site was able to considerably enhance its market profile and improve its customer focus. Furthermore, the Group’s Board of Directors restructured the investment regulations, by adapting individual investment restrictions regarding real estate investments to the increased dimensions of the portfolio. The new investment regulations will go into effect on 1 October 2017.

The Services segment – comprising the real estate-related group companies Wincasa, Jelmoli, Tertianum and Swiss Prime Site Solutions – also reported impressive results. At the same time, Wincasa introduced new services, Jelmoli improved the attractiveness of its assortment and Tertianum expanded its network of locations. Swiss Prime Site Solutions, as the latest addition to the Services segment, has developed its organisation and established the structures for the future.

Hence, Swiss Prime Site has created an ideal operating base for achieving the full-year 2017 targets and further executing its set strategy.

Operating income

in CHF m	01.01.– 30.06.2016	01.01.– 30.06.2017	Change in %
Real Estate segment	208.3	210.4	1.0
Rental income from properties	207.8	209.7	0.9
Other operating income	0.5	0.7	40.7
Services segment	324.3	356.7	10.0
Rental income from properties	44.7	48.5	8.6
Income from real estate services	62.8	67.0	6.7
Income from retail	60.2	60.8	0.9
Income from assisted living	151.9	176.0	15.8
Income from asset management	2.6	2.2	-15.3
Other operating income	2.1	2.3	5.8
Eliminations	-35.2	-36.6	3.9
Total group	497.4	530.5	6.7

Swiss Prime Site boosted its operating income by 6.7% to CHF 530.5 million in the first six months of 2017. In this context, the core real estate business as well as the real estate-related group companies incorporated into the newly defined Services segment turned in positive performances.

The core real estate business continued to achieve growth in the first half-year 2017. The Real Estate segment realised operating income of CHF 210.4 million (+1.0%). New leases, various acquisitions in the current and previous year as well as the completion of fully leased real estate projects (including «Medienpark» in Zurich) contributed to this earnings growth. The new total of 187 properties (+3 versus the level at end-2016) held a value of CHF 10.3 billion on the balance sheet date and realised a stable overall net yield of 3.7%. The vacancy rate continued to decline to a level of 5.5% [6.4%], which, in turn, reflects the high degree of attractiveness of Swiss Prime Site's real estate portfolio.

Growth in earnings in the real estate-related group companies in the Services segment also trended on a favourable course. Operating income surged strongly overall by 10.0% year-on-year to CHF 356.7 million. Real estate services provider Wincasa posted growth in earnings of 6.7% to CHF 67.0 million. This figure also includes the property management services provided for Swiss Prime Site Immobilien due to the new segment structure. The introduction of new market innovations paved the way for Wincasa to more solidly establish its position as an innovative leader in the sector in the first half-year 2017. For instance, Wincasa introduced Mixed-Use Site Management as a new service based on clear market needs. Wincasa's assets under management reached a new record high of CHF 65 billion. Jelmoli – The House of Brands was able to carry the momentum building up in the second half-year 2016 favourably into the new year, achieving revenues of CHF 60.8 million (+0.9%) on the floor space it operates. Investments in product assortment, sales formats and the building layout exhibited the desired effects. Jelmoli forged ahead with expansion of its online strategy, which will intensify in the coming months. Tertianum Group, which is active in the promising assisted living, senior residence and geriatric care sector, succeeded in taking significant steps in recent months on the path toward further establishing its market position as the largest private provider in this sector. Constant expansion of the network of high-quality residences and geriatric care centres has led to positive effects on income from assisted living (+15.8% to CHF 176.0 million) in addition to rental income. Tertianum Group is forging ahead quite favourably with implementation of a uniform public image («branding») for all the 73 locations throughout Switzerland, which should be concluded in August. Swiss Prime Site Solutions was founded in 2017 as an independent services business. The organisation will be expanded continuously and new products are to be created. Operating income amounted to CHF 2.2 million as at 30 June 2017 [CHF 2.6 million], currently comprising primarily commissions for management of Swiss Prime Investment Foundation, whose real estate assets have grown to CHF 1.4 billion in the interim (status: July 2017).

Operating result (EBIT)

in CHF m	01.01.– 30.06.2016	01.01.– 30.06.2017	Change in %
Real Estate segment	216.1	202.1	-6.5
Services segment	8.9	13.7	54.8
Total group	225.0	215.8	-4.1

Swiss Prime Site Group reported an operating result (EBIT) amounting to CHF 215.8 million for the first six months of 2017 [CHF 225.0 million]. The core real estate business as well as Services segment contributed to the favourable results. The slight decline in the Real Estate segment is attributable to the lower results from property sales and investments in associated companies realised in the first half-year 2017.

With EBIT of CHF 202.1 million [CHF 216.1 million], the Real Estate segment still remains Swiss Prime Site's most significant earnings driver. The EBIT figure includes a revaluation gain of CHF 37.4 million [CHF 36.9 million]. The positive trend in value of the real estate portfolio demonstrates that Swiss Prime Site is pursuing the right strategy, aimed at focusing exclusively on first-class properties and sites. The upside revaluation is geographically equally allocated and based to a large extent on rental agreements renewed on a long-term basis in advance. Rental terms and conditions improved significantly in some cases. This trend is even more favourable since the rental agreements consist primarily of those for retail floor space situated in central locations. The weighted average real discount rate of 3.42% decreased by 5 basis points versus end-2016. Compared with the previous year's period, the Real Estate segment realised just marginal pre-tax profit of CHF 0.3 million [CHF 10.1 million] to date in 2017 from the divestment of properties as well as lower earnings from associated companies (parking), resulting in a slight decline in EBIT. The result from property sales should surge sharply in the second half-year 2017 due to the aforementioned divestment in Geneva. Operating expenses in the Real Estate segment of CHF 47.1 million [CHF 47.9 million] exhibited a stable trend.

The Services segment posted a disproportionate increase in EBIT, generating a total of CHF 13.7 million (+54.8%). Within the segment, Tertianum showed a positive trend. Expansion of the network through acquisitions of the BOAS locations in Western Switzerland exhibited the first anticipated economies of scale following integration. Real estate services provider Wincasa achieved a boost in revenues as well as further enhancements in efficiency by means of streamlined and digitalised processes, which contributed to an ongoing sound operating profitability. The retail business reaped benefits from a robust first quarter, while the effects of caution on the part of consumers were felt in the second quarter. Nevertheless, customers' reactions to the new assortment are upbeat. The increase in operating expenses in the Services segment of CHF 343.0 million [CHF 315.2 million] was attributable primarily to rising personnel costs relating to the BOAS Senior Care acquisition carried out in the previous year. Swiss Prime Site Group employed a workforce totalling 5696 persons [5346] on the balance sheet date.

Profit

in CHF m	01.01.– 30.06.2016	01.01.– 30.06.2017	Change in %
Operating result (EBIT)	225.0	215.8	-4.1
Financial expenses	-44.1	-39.2	-11.1
Financial income	1.5	1.5	-4.0
Income tax expenses	-36.5	-37.1	1.6
Profit	145.9	141.0	-3.4
Profit excluding revaluation effects	134.4	131.0	-2.5

Swiss Prime Site Group realised profit of CHF 141.0 million [CHF 145.9 million] in the first half-year 2017. Profit excluding revaluation effects totalled CHF 131.0 million [CHF 134.4 million]. Earnings per share (EPS) amounted to CHF 1.97 [CHF 2.09] or CHF 1.83 [CHF 1.93] excluding revaluation effects.

The financial result for the first six months of 2017 exhibited a significant improvement on a year-on-year basis. Financial expenses declined sharply to CHF 39.2 million [CHF 44.1 million] as a result of the persistent execution of the prudent financing strategy. Swiss Prime Site expects further improvement on the financial expenses front for the full year. The Group realised profit of CHF 141.0 million [CHF 145.9 million] or CHF 131.0 million [CHF 134.4 million] excluding revaluation effects. As already stated, the slight decline is primarily attributable to the lower result from property sales realised in

the first half-year 2017. Earnings per share (EPS) before revaluation effects amounted to CHF 1.83 [CHF 1.93], thus forming a solid foundation for a stable and attractive dividend distribution.

Balance sheet figures

	in	30.06.2016	30.06.2017	Change in %
Equity ratio	%	44.3	43.1	-2.7
Return on equity (ROE)	%	6.4	6.0	-6.3
Net property yield	%	3.9	3.7	-5.1
Weighted average interest rate on financial liabilities	%	1.9	1.7	-10.5
Weighted average residual term to maturity of interest-bearing financial liabilities	years	4.2	4.7	11.9
Loan-to-value ratio of property portfolio (LTV)	%	45.2	46.0	1.8
NAV after deferred taxes ¹	CHF	64.20	64.63	0.7

¹ Services segment (real estate-related business fields) included at book values only

Swiss Prime Site Group stands still on solid ground in the wake of the first half-year 2017. The equity ratio amounted to a robust 43.1% on the balance sheet date, and net asset value (NAV) after deferred taxes totalled CHF 64.63 per share. At the same time, the distribution of CHF 3.70 per share carried out with value date of 20 April 2017 is taken into account here.

Swiss Prime Site Group issued a nine-year bond amounting to CHF 250 million with a coupon of 0.825% in May 2017. The issuance was carried out in line with the long-term strategy aimed at extending the term to maturity of financial liabilities and benefiting from the current attractive market situation. The weighted average residual term to maturity of interest-bearing financial liabilities was extended to 4.7 years [4.2 years], and the weighted average interest rate on financial liabilities was reduced to 1.7% [1.9%]. Swiss Prime Site achieved a stable interest rate spread of 2.0% [2.0%] relative to the realised net yield of 3.7% on the real estate portfolio. The equity ratio amounted to 43.1% at mid-year, thus hovering in the target range of roughly 45% aimed for as at year-end. NAV after deferred taxes amounted to CHF 64.63 per share, surpassing the previous year's mark by 0.7%, or falling short of the level of CHF 66.41 as at 31 December 2016 by 2.7%. In this context, the withholding tax-exempt distribution from capital contribution reserves of CHF 3.70 per share effected on 20 April 2017 is taken into account as well. The annualised return on equity (ROE) amounted to 6.0% [6.4%] and is therefore also hovering in the desired long-term target range.

Outlook

Swiss Prime Site is clearly on the right track toward achieving its set targets for the financial year 2017. These targets include a boost in operating income and EBIT before revaluations, a renewed reduction in the vacancy rate and further growth in the real estate portfolio with a well-filled development pipeline valued at roughly CHF 2 billion as well as a stable, attractive dividend distribution to shareholders.

CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED INCOME STATEMENT

in CHF 1000	Notes	01.01.– 30.06.2016	01.01.– 30.06.2017
Rental income from properties	5	225 523	231 088
Income from real estate services	5	54 848	57 818
Income from retail	5	60 208	60 780
Income from assisted living	5	151 914	175 888
Income from asset management	5	2 570	2 176
Other operating income	5	2 311	2 775
Operating income		497 374	530 525
Revaluation of investment properties, net	11	36 713	37 412
Result from investments in associates		8 631	1 084
Result from investment property sales, net	6	10 114	257
Real estate costs		-62 156	-66 555
Cost of goods sold		-45 644	-46 939
Personnel costs	7	-179 777	-203 274
Depreciation on tangible assets		-9 045	-6 444
Amortisation on intangible assets		-1 132	-1 096
Other operating expenses		-30 103	-29 177
Operating expenses		-327 857	-353 485
Operating result (EBIT)		224 975	215 793
Financial expenses	8	-44 056	-39 171
Financial income	8	1 522	1 461
Profit before income taxes		182 441	178 083
Income taxes	9	-36 545	-37 122
Profit		145 896	140 961
Attributable to shareholders of Swiss Prime Site AG		146 590	140 952
Attributable to non-controlling interests		-694	9
Earnings per share (EPS), in CHF	14	2.09	1.97
Diluted earnings per share, in CHF	14	1.97	1.92

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement). Further information can be found in Note 2.2 «Restatement Swiss GAAP FER».

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

CONSOLIDATED BALANCE SHEET

in CHF 1000	Notes	31.12.2016	30.06.2017
Assets			
Cash		160 326	140 010
Securities		479	484
Accounts receivable		93 946	95 345
Other current receivables		8 261	10 511
Inventories		28 463	28 534
Accrued income and prepaid expenses		35 450	40 484
Assets held for sale	10/11	13 000	11 071
Total current assets		339 925	326 439
Investment properties	11	10 079 100	10 252 648
Tangible assets		62 806	60 027
Investments in associates		53 976	53 021
Deferred income tax assets		11 902	12 347
Other financial investments		2 750	2 053
Intangible assets		7 567	8 701
Total non-current assets		10 218 101	10 388 797
Total assets		10 558 026	10 715 236
Liabilities and shareholders' equity			
Current financial liabilities	12	678 136	552 129
Accounts payable		15 088	14 361
Other current liabilities		126 975	131 899
Accrued expenses and deferred income		120 401	136 177
Total current liabilities		940 600	834 566
Non-current financial liabilities	12	3 805 509	4 166 854
Deferred tax liabilities		1 065 637	1 095 074
Total non-current liabilities		4 871 146	5 261 928
Total liabilities		5 811 746	6 096 494
Share capital		1 093 627	1 093 627
Capital reserves		888 187	623 923
Treasury shares		-109	-
Retained earnings		2 765 295	2 901 903
Shareholders' equity attributable to shareholders of Swiss Prime Site AG		4 747 000	4 619 453
Non-controlling interests		-720	-711
Total shareholders' equity		4 746 280	4 618 742
Total liabilities and shareholders' equity		10 558 026	10 715 236

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement). Further information can be found in Note 2.2 «Restatement Swiss GAAP FER».

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

CONSOLIDATED CASH FLOW STATEMENT

in CHF 1000	Notes	01.01.– 30.06.2016	01.01.– 30.06.2017
Profit		145 896	140 961
Depreciation		10 177	7 540
Revaluation of investment properties, net	11	–36 713	–37 412
Result from investment property sales, net	6	–10 114	–257
Result from investments in associates		–8 631	–1 084
Other non-cash items affecting net income		2 209	2 362
Financial expenses	8	44 056	39 171
Financial income	8	–1 522	–1 461
Income tax expenses	9	36 545	37 122
Change in accounts receivable		–578	–484
Change in inventories		–565	8
Change in other receivables and accrued income and prepaid expenses		2 980	–3 538
Change in accounts payable		–5 208	–1 466
Change in other current liabilities and accrued expenses and deferred income		–42 537	–6 387
Income tax payments		–50 696	–22 840
Cash flow from operating activities		85 299	152 235
Investments in investment properties	11	–162 706	–91 270
Divestments of investment properties	11	–	13 245
Investments in tangible assets		–8 320	–3 430
Acquisitions of group companies, less acquired cash	3	–49 480	–14 431
Investments in financial investments		–110 000	–
Divestments of financial investments		120 492	1 280
Investments in intangible assets		–2 612	–2 230
Interest payments received		305	585
Dividends received		2 277	2 298
Cash flow from investing activities		–210 044	–93 953
Distribution from capital contribution reserves		–259 608	–264 471
Purchase of treasury shares		–2 121	–2 048
Issues of bonds	12	–	249 050
Issue of convertible bond		246 968	–
Redemption of convertible bond	12	–40 700	–
Change in current financial liabilities		130 753	–173 561
Change in non-current financial liabilities		19 039	149 914
Interest payments made		–43 738	–37 482
Cash flow from financing activities		50 593	–78 598
Change in cash		–74 152	–20 316
Cash at beginning of period		234 929	160 326
Cash at end of period		160 777	140 010

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement). Further information can be found in Note 2.2 «Restatement Swiss GAAP FER».

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

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

in CHF 1000	Notes	Share capital	Capital reserves	Treasury shares	Re-valuation reserves	Retained earnings	Shareholders' equity attributable to shareholders of Swiss Prime Site AG	Non-controlling interests	Total shareholders' equity
Total as at 31.12.2015 (as reported according to IFRS)		1 065 668	1 023 578	–	102 027	2 764 450	4 955 723	243	4 955 966
Reconciliation from IFRS to Swiss GAAP FER	2.2	–	209	–209	–102 027	–242 523	–344 550	–	–344 550
Total as at 01.01.2016 (Swiss GAAP FER)		1 065 668	1 023 787	–209	–	2 521 927	4 611 173	243	4 611 416
Profit		–	–	–	–	146 590	146 590	–694	145 896
Compensation of goodwill from acquisitions of group companies		–	–	–	–	–61 605	–61 605	–	–61 605
Distribution from capital contribution reserves on 19.04.2016		–	–259 608	–	–	–	–259 608	–	–259 608
Conversion of 29 930 units of the CHF 190.35 million convertible bond into 1 827 383 registered shares		27 959	119 740	–	–	–	147 699	–	147 699
Issue of 0.25% convertible bond, equity component		–	4 236	–	–	–	4 236	–	4 236
Share-based compensation		–	10	2 199	–	–	2 209	–	2 209
Purchase of treasury shares		–	–	–2 121	–	–	–2 121	–	–2 121
Total as at 30.06.2016		1 093 627	888 165	–131	–	2 606 912	4 588 573	–451	4 588 122
Total as at 31.12.2016 (as reported according to IFRS)		1 093 627	888 078	–	119 740	3 075 867	5 177 312	–720	5 176 592
Reconciliation from IFRS to Swiss GAAP FER	2.2	–	109	–109	–119 740	–310 572	–430 312	–	–430 312
Total as at 01.01.2017 (Swiss GAAP FER)		1 093 627	888 187	–109	–	2 765 295	4 747 000	–720	4 746 280
Profit		–	–	–	–	140 952	140 952	9	140 961
Compensation of goodwill from acquisitions of group companies		–	–	–	–	–4 344	–4 344	–	–4 344
Distribution from capital contribution reserves on 20.04.2017		–	–264 471	–	–	–	–264 471	–	–264 471
Share-based compensation		–	207	2 157	–	–	2 364	–	2 364
Purchase of treasury shares		–	–	–2 048	–	–	–2 048	–	–2 048
Total as at 30.06.2017		1 093 627	623 923	–	–	2 901 903	4 619 453	–711	4 618 742

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement). Further information can be found in Note 2.2 «Restatement Swiss GAAP FER».

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1 Business activities

Swiss Prime Site's strategy is based on investments in high-quality properties situated in prime locations, primarily with commercially utilised floor space, as well as in development projects. The investment focal point is aimed at properties and projects with sustainable, attractive returns and long-term value-boosting potential. The real estate portfolio is actively managed. Swiss Prime Site also operates in real estate-related business fields aimed at strengthening and broadening the earnings base, in addition to diversifying risks.

Further information regarding the individual business fields can be found in Note 4 «Segment reporting».

2 Summary of significant accounting principles

2.1 Principles of consolidated reporting

The consolidated financial statements of Swiss Prime Site AG, Frohburgstrasse 1, Olten, have been prepared in accordance with Swiss GAAP FER since 1 January 2017 and correspond to article 17 of the Directive on Financial Reporting of the Swiss stock exchange (SIX Swiss Exchange). The consolidated semi-annual financial statements have been produced in accordance with Swiss GAAP FER 31 «Complementary recommendation for listed companies». These semi-annual financial statements do not include all the information and disclosures as required in the annual consolidated financial statements. They should therefore be viewed relative to the consolidated financial statements as at 31 December 2016, which were produced in accordance with International Financial Reporting Standards (IFRS). The consolidated financial statements comprise the holding company as well as its group companies (hereinafter jointly referred to as «group companies»).

These consolidated financial statements were prepared in Swiss francs (CHF). All amounts, except for the figures per share, are rounded to CHF 1000. All group companies maintain their accounts in Swiss francs as well. Transactions denominated in foreign currencies are immaterial.

2.2 Restatement Swiss GAAP FER

The accounting principles applied to the production and presentation of the 2017 consolidated semi-annual financial statements according to Swiss GAAP FER deviate from the 2016 consolidated financial statements produced according to IFRS principles in the following points:

2.2.1 Properties

Under Swiss GAAP FER, Swiss Prime Site's real estate portfolio comprises exclusively properties that are held for investment purposes according to the core business. These also include real estate previously classified as owner-occupied properties under IFRS, which have been reclassified on the balance sheet under Swiss GAAP FER (see also Note 11 «Investment properties»). The valuation is carried out at fair value in accordance with Swiss GAAP FER 18 «Tangible fixed assets». The valuation technique applied to date for determining the fair value of real estate according to IFRS remains unchanged. Now, all value changes for properties are fully recorded in the result of the period, whereas the value changes for real estate previously classified as owner-occupied properties were generally recorded in comprehensive income under IFRS. In addition, depreciation on the real estate previously classified as owner-occupied properties recorded under the IFRS revaluation model is also eliminated. Separate presentation of properties utilised internally by Swiss Prime Site is therefore eliminated under Swiss GAAP FER.

2.2.2 Goodwill, brand names and customer base from acquisitions

Goodwill resulting from acquisitions is offset directly against shareholders' equity as at the time of acquisition according to the right of option, in accordance with Swiss GAAP FER 30 «Consolidated financial statements». According to IFRS, goodwill was recognised in the balance sheet and not amortised and therefore subject to an impairment test on an annual basis. Brand names and customer base are not recognised in the balance sheet at the time of acquisition according to

Swiss GAAP FER and are therefore part of goodwill, whereas these items were recognised separately within the scope of purchase price allocation according to IFRS. The «shadow account» requirement according to Swiss GAAP FER for the effects of theoretical recognition and amortisation of goodwill can be found in Note 13 «Goodwill». Amortisation of the customer base was carried out on a linear basis over the economic useful life. Brand names (except SENIOcare, discontinuation of brand) were not amortised and were thus subject to an impairment test on an annual basis.

2.2.3 Pension plans

Under IFRS, defined benefit plans were accounted for according to the projected unit credit method pursuant to IAS 19 «Employee benefits», whereas now the standards according to Swiss GAAP FER 16 «Pension benefit obligations» are applicable. According to Swiss GAAP FER, there is no position in the balance sheet reported in the consolidated financial statements, while under IFRS a net defined benefit obligation was reported. In addition, reported personnel costs from pension plans changed under Swiss GAAP FER versus IFRS.

2.2.4 Deferred income taxes

The aforementioned valuation and balance sheet adjustments result in corresponding effects on deferred taxes in the balance sheet as well as income statement.

Changes in accounting principles according to Swiss GAAP FER were carried out retrospectively as at 1 January 2016 (restatement). The following table shows the effects of the changeover from IFRS to Swiss GAAP FER on profit and shareholders' equity:

in CHF 1000	01.01.– 30.06.2016	01.01.– 31.12.2016
Profit according to IFRS	132 020	311 205
Reconciliation to Swiss GAAP FER:		
Amortisation on brand names and customer base from acquisitions	1 953	5 074
Adjustment personnel costs (pension plans)	4 899	–28 467
Valuation of properties	11 165	23 004
Deferred taxes	–4 141	314
Total adjustments to profit	13 876	–75
Total profit according to Swiss GAAP FER	145 896	311 130

in CHF 1000	01.01.2016	30.06.2016	31.12.2016
Shareholders' equity according to IFRS	4 955 966	4 948 602	5 176 592
Reconciliation to Swiss GAAP FER:			
Compensation of goodwill from acquisitions	–369 520	–443 363	–451 146
Compensation of brand names and customer base from acquisitions	–71 884	–71 355	–68 234
Pension obligations and assets	105 107	179 786	95 795
Deferred taxes	–8 253	–25 548	–6 727
Total adjustments to shareholders' equity	–344 550	–360 480	–430 312
Total shareholders' equity according to Swiss GAAP FER	4 611 416	4 588 122	4 746 280

2.2.5 Adjustment of segment reporting

Swiss Prime Site newly defined the group's segment structure in the reporting year and consequently adjusted its segment reporting. The Real Estate segment now includes exclusively the core real estate business (purchase, sale, lease and development of properties) as well as central group functions. The real estate-related real estate services, assisted living, retail and asset management businesses are incorporated into the newly defined Services segment. The previous year's figures were adjusted accordingly.

3 Changes in scope of consolidation

Founding of Swiss Prime Site Solutions AG

Swiss Prime Site Solutions AG, Zurich, was founded as at 24 February 2017. The company is an asset manager focusing on the real estate sector. The business develops tailor-made services and investment products for third-party clients.

Acquisition of Résidence Gottaz Senior S.A.

The Group acquired 100% of the shares of Résidence Gottaz Senior S.A., Morges, as at 30 June 2017. The transaction comprises four high-quality properties including a park spanning a space of more than 12 000 square metres, as well as the accompanying La Gottaz residential and geriatric care centre with 45 beds. The acquisition paves the way for Swiss Prime Site to expand its real estate portfolio as well as its presence in the assisted living sector in French-speaking Switzerland. The operation had been managed to date by Tertianum Group under a contractual relationship. The price as well as the value of assets to be acquired were determined on a provisional basis as at the time of acquisition. Accordingly, the acquisition price amounts to CHF 14.478 million and includes properties valued at CHF 23.820 million, other assets of CHF 2.300 million, liabilities of CHF 15.986 million and goodwill of CHF 4.344 million. Goodwill was set off directly against shareholders' equity.

Group internal mergers

Perlavita AG, Zurich, and Vitadomo AG, Zurich, were merged into Tertianum AG, Zurich, as at 1 January 2017. SPS Beteiligungen Gamma AG, Olten, was also merged into SPS Beteiligungen Alpha AG, Olten, as at 1 January 2017.

4 Segment reporting

Swiss Prime Site is a group that primarily operates a real estate business (core business) comprising buying and selling, managing and developing investment properties. Swiss Prime Site also operates in real estate-related business fields. Swiss Prime Site newly defined the group's segment structure in the reporting year and consequently adjusted its segment reporting. Relevant information can be found in Note 2.2.5 «Adjustment of segment reporting». The previous year's figures were adjusted accordingly.

The consolidated financial data are subdivided into the segments subject to mandatory reporting, as follows:

- Real Estate segment comprises the purchase, sale, lease and development of properties as well as the central group functions
- Services segment consists of the real estate-related real estate services, assisted living and retail as well as asset management businesses

Segment income statement 01.01.–30.06.2017

in CHF 1000	Real Estate segment	Services segment ¹	Total segments	Eliminations	01.01.– 30.06.2017 Total group
Rental income from properties	209 676	48 540	258 216	–27 128	231 088
thereof from third parties	182 548	48 540	231 088	–	231 088
thereof from other segments	27 128	–	27 128	–27 128	–
Income from real estate services	–	66 965	66 965	–9 147	57 818
Income from retail	–	60 780	60 780	–	60 780
Income from assisted living	–	176 020	176 020	–132	175 888
Income from asset management	–	2 176	2 176	–	2 176
Other operating income	709	2 267	2 976	–201	2 775
Operating income	210 385	356 748	567 133	–36 608	530 525
Revaluation of investment properties, net	37 423	–11	37 412	–	37 412
Result from investments in associates	1 084	–	1 084	–	1 084
Result from investment property sales, net	257	–	257	–	257
Real estate costs	–29 648	–73 335	–102 983	36 428	–66 555
Cost of goods sold	–	–46 939	–46 939	–	–46 939
Personnel costs	–9 426	–193 838	–203 264	–10	–203 274
Depreciation on tangible assets	–385	–6 059	–6 444	–	–6 444
Amortisation on intangible assets	–83	–1 013	–1 096	–	–1 096
Other operating expenses	–7 547	–21 820	–29 367	190	–29 177
Operating expenses	–47 089	–343 004	–390 093	36 608	–353 485
Operating result (EBIT)	202 060	13 733	215 793	–	215 793
Financial expenses					–39 171
Financial income					1 461
Profit before income taxes					178 083

¹ acquisition of Résidence les Sources BOAS SA as at 01.07.2016 (assisted living)

Segment income statement 01.01.–30.06.2016

in CHF 1000	Real Estate segment	Services segment ¹	Total segments	Eliminations	01.01.– 30.06.2016 Total group
Rental income from properties	207 775	44 678	252 453	–26 930	225 523
thereof from third parties	180 845	44 678	225 523	–	225 523
thereof from other segments	26 930	–	26 930	–26 930	–
Income from real estate services	–	62 769	62 769	–7 921	54 848
Income from retail	–	60 211	60 211	–3	60 208
Income from assisted living	–	151 954	151 954	–40	151 914
Income from asset management	–	2 570	2 570	–	2 570
Other operating income	504	2 142	2 646	–335	2 311
Operating income	208 279	324 324	532 603	–35 229	497 374
Revaluation of investment properties, net	36 942	–229	36 713	–	36 713
Result from investments in associates	8 631	–	8 631	–	8 631
Result from investment property sales, net	10 114	–	10 114	–	10 114
Real estate costs	–29 200	–67 961	–97 161	35 005	–62 156
Cost of goods sold	–	–45 644	–45 644	–	–45 644
Personnel costs	–7 878	–171 908	–179 786	9	–179 777
Depreciation on tangible assets	–537	–8 508	–9 045	–	–9 045
Amortisation on intangible assets	–83	–1 049	–1 132	–	–1 132
Other operating expenses	–10 167	–20 151	–30 318	215	–30 103
Operating expenses	–47 865	–315 221	–363 086	35 229	–327 857
Operating result (EBIT)	216 101	8 874	224 975	–	224 975
Financial expenses					–44 056
Financial income					1 522
Profit before income taxes					182 441

¹ acquisition of immoveris ag and immoveris properties ag as at 27.05.2016 (real estate services)
acquisition of BOAS Senior Care as at 29.02.2016 (assisted living)

In the eliminations column, the revenues realised between the segments are eliminated.

5 Operating income

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Target rental income from investment properties	214 265	213 313
Rental income from additionally leased properties	24 975	29 420
Rent loss from vacancies	–13 717	–11 645
Rental income from properties	225 523	231 088
Income from real estate services	54 848	57 818
Income from retail, gross	68 692	68 843
Rebates	–8 484	–8 063
Income from retail	60 208	60 780
Income from assisted living	151 914	175 888
Income from asset management	2 570	2 176
Other operating income	2 311	2 775
Total operating income	497 374	530 525

Details on rental income

The following table depicts the breakdown of the contractual end of the term of individual rental agreements, based on future net annual rental income and land lease income from investment properties (excluding properties under construction and development sites, and excluding additionally leased properties) as at 30 June 2017:

End of contract	30.06.2016 Future rental income in CHF 1000	Share in %	30.06.2017 Future rental income in CHF 1000	Share in %
Under 1 year ¹	43 855	10.3	55 823	13.0
Over 1 year	46 097	10.8	45 532	10.6
Over 2 years	40 351	9.5	38 177	8.9
Over 3 years	36 573	8.6	66 784	15.5
Over 4 years	63 880	15.0	42 787	10.0
Over 5 years	36 964	8.7	21 216	4.9
Over 6 years	11 785	2.8	18 673	4.3
Over 7 years	16 508	3.9	19 562	4.6
Over 8 years	17 795	4.2	8 832	2.1
Over 9 years	10 764	2.5	10 315	2.4
Over 10 years	100 580	23.7	102 021	23.7
Total	425 152	100.0	429 722	100.0

¹ includes all indefinite rental agreements (residential, parking facilities, commercial properties etc.)

Future rental income has been presented from the Real Estate segment perspective and is based on the rental agreements of the group's properties as at 30 June 2017 [30 June 2016].

Largest external tenants

As at the balance sheet date, the five largest external tenants accounted for 20.2% [20.3%] of future annual rental income and land lease income (Real Estate segment perspective). These individual tenants have good credit ratings and consist of the following corporations, in particular:

in %	30.06.2016	30.06.2017
Coop	6.4	6.2
Migros	4.9	5.0
Swisscom	3.4	3.4
Inditex S.A.	n/a	2.9
Zurich Insurance Company Ltd.	2.7	2.7
Swiss Post	2.9	n/a

According to Swiss GAAP FER 13, rental agreements represent leasing transactions. The rental agreements are generally indexed; in the case of retail property, additional turnover-based rents are sometimes agreed. Rental agreements are normally concluded for a term of five to ten years, often with a five-year extension option.

6 Result from investment property sales

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Gains from sales of commercial properties without significant residential space	3 220	257
Losses from sales of commercial properties without significant residential space	–6	–
Gains from sales of mixed properties	6 900	–
Total result from investment property sales, net	10 114	257

One [none in the first half-year 2016] investment property was divested in the reporting period. The profit of sale reported in the previous year includes subsequent purchase price payments tied to certain conditions from transactions executed in 2015.

7 Personnel costs

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Wages and salaries	–151 471	–168 514
Social security expenses	–12 093	–15 958
Pension plan expenses	–10 838	–13 249
Other personnel expenses	–5 375	–5 553
Total personnel costs	–179 777	–203 274
Number of employees as at 30.06.	5 346	5 696
Number of full-time equivalents as at 30.06.	3 976	4 589

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

8 Financial result

Financial expenses

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Interest expenses	–44 321	–39 323
Other financial expenses	265	152
Total financial expenses	–44 056	–39 171

Financial income

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Interest income	309	582
Dividend income on securities and financial investments	128	259
Fair value changes of financial instruments	572	620
Other financial income	513	–
Total financial income	1 522	1 461

9 Income taxes

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Current income taxes for the reporting period	– 11 321	– 10 375
Adjustments for current income taxes for other accounting periods	– 10	685
Total current income taxes	– 11 331	– 9 690
Deferred taxes resulting from revaluation and depreciation	– 26 894	– 28 717
Deferred taxes resulting from the sale of investment properties	–	1 181
Deferred taxes from tax rate changes and reductions from duration of ownership deductions	1 878	– 241
Deferred taxes resulting from losses carried forward	– 217	345
Other deferred taxes	19	–
Total deferred taxes	– 25 214	– 27 432
Total income taxes	– 36 545	– 37 122

10 Assets held for sale

in CHF 1000	31.12.2016	30.06.2017
Plan-les-Ouates, Chemin des Aulx (Espace Tourbillon) – sub-project	–	9 930
Wattwil, Ebnaterstrasse 45	–	1 141
Locarno, Parking Centro	13 000	–
Total assets held for sale	13 000	11 071

The property located in Locarno was sold in the reporting period.

11 Investment properties

Change in investment properties

in CHF 1000	Undeveloped properties	Commercial properties without significant residential space	Mixed properties	Properties under construction/development sites	Total investment properties	Properties held for sale	Total
Total as at 31.12.2015 (published according to IFRS)	66 290	8 139 398	239 647	346 690	8 792 025	–	8 792 025
Reconciliation of IFRS to Swiss GAAP FER	–	894 582	–	–	894 582	–	894 582
Total as at 01.01.2016 (Swiss GAAP FER)	66 290	9 033 980	239 647	346 690	9 686 607	–	9 686 607
Purchases	–	115 981	–	–	115 981	–	115 981
Follow-up investments	4 334	25 785	172	16 434	46 725	–	46 725
Capitalised borrowing costs	–	111	–	299	410	–	410
Reclassifications	–35 848	13 558	–	–100 235	–122 525	122 525	–
Positive fair value adjustment	241	83 897	1 618	2 517	88 273	–	88 273
Negative fair value adjustment	–1 411	–48 649	–140	–1 360	–51 560	–	–51 560
Fair value adjustment first half-year 2016	–1 170	35 248	1 478	1 157	36 713	–	36 713
Total as at 30.06.2016	33 606	9 224 663	241 297	264 345	9 763 911	122 525	9 886 436
Purchases	–	113 423	27 901	–	141 324	–	141 324
Follow-up investments	14 461	39 552	505	36 515	91 033	–	91 033
Capitalised borrowing costs	40	174	–	405	619	–	619
Reclassifications	–14 453	101 072	–	22 906	109 525	–109 525	–
Disposal by sale	–	–59 926	–	–	–59 926	–	–59 926
Positive fair value adjustment	1 062	90 381	1 598	215	93 256	–	93 256
Negative fair value adjustment	1 182	–42 621	–2 148	–17 055	–60 642	–	–60 642
Fair value adjustment second half-year 2016	2 244	47 760	–550	–16 840	32 614	–	32 614
Total as at 31.12.2016	35 898	9 466 718	269 153	307 331	10 079 100	13 000	10 092 100
Purchases	–	–	–	28 191	28 191	–	28 191
Follow-up investments	396	45 152	788	47 653	93 989	–	93 989
Capitalised borrowing costs	–	–	–	1 207	1 207	–	1 207
Additions from acquisitions	–	23 820	–	–	23 820	–	23 820
Reclassifications	–	–36 561	–	25 490	–11 071	11 071	–
Disposal by sale	–	–	–	–	–	–13 000	–13 000
Positive fair value adjustment	31	89 637	962	4 399	95 029	–	95 029
Negative fair value adjustment	–421	–54 257	–998	–1 941	–57 617	–	–57 617
Fair value adjustment first half-year 2017	–390	35 380	–36	2 458	37 412	–	37 412
Total as at 30.06.2017	35 904	9 534 509	269 905	412 330	10 252 648	11 071	10 263 719

Further details on investment properties

in CHF 1000	Undeveloped properties	Commercial properties without significant residential space	Mixed properties	Properties under construction/development sites	Total investment properties	Properties held for sale	Total
Fire insurance values¹							
On 01.01.2016	7 547	6 187 857	131 653	555 112	6 882 169	–	6 882 169
On 01.01.2017	1 975	6 489 427	148 005	311 068	6 950 475	19 423	6 969 898
On 30.06.2017	2 067	6 477 964	146 229	303 457	6 929 717	1 308	6 931 025
Net rental income²							
01.01.–30.06.2016	174	191 617	5 435	292	197 518	3 030	200 548
01.01.–30.06.2017	186	195 301	5 876	305	201 668	–	201 668
Vacancy rate in %							
01.01.–30.06.2016	2.4	6.5	4.0	15.3	6.4	2.4	6.4
01.01.–30.06.2017	0.4	5.5	4.0	–	5.5	–	5.5

¹ there were no building insurance values for properties under construction. For building projects, respective builders' liability insurance policies were concluded

² generated with own investment properties

The valuations of properties are determined at least on a semi-annual basis by an external, independent and qualified valuation expert: Wüest Partner AG, Zurich. The Executive Board, in consultation with the Board of Directors, is responsible for selecting the valuation experts and assigning the mandate for the valuation on an annual basis. The results of the valuations and individual valuation assumptions are verified by the Executive Board and discussed in detail with the respective valuation experts.

Discount rates for the real estate valuation hovered in a range of 2.1% to 5.2% on the balance sheet date [2.1% to 5.2% as at 31 December 2016]. The weighted average real discount rate amounted to 3.42% [3.47% as at 31 December 2016].

Current development and new building projects

Berne, Viktoriastrasse 21, 21a, 21b (Schönburg)

Project description	The office property comprising total utilised floor space of more than 30 000 square metres was constructed as the Swiss Post headquarters in 1970 by Theo Hotz following a project contest. The effective layout plan is oriented toward the current condition and enables numerous uses, particularly also residential. Swiss Prime Site was able to acquire the Schönburg property in 2014 and (following Swiss Post's departure) decided to preserve the structure as well as the basements and create a high-quality residential and hotel complex based on extensive variant studies. The property should house a three-star business hotel with 180 rooms at the north wing, in addition to around 140 high-quality apartments spread across the eight upper floors. Attractive townhouses as well as a Coop grocery store and fitness studio will be constructed in the newly created low-level annex building on the east side. The main building's core will be practically restructured, and four additional emergency staircases and a new façade will be installed. The entire building technology and interior will be replaced. Construction costs are estimated at approximately CHF 134 million.
Project status	The building application submitted in August 2016 was approved in February 2017. Following a parallel project optimisation process with two total contractors, Losinger Marazzi was awarded the contract in the autumn of 2016 for execution of the project including the hotel development. A BIM project development plan (Building Information Modeling) regulates the BIM-based collaboration among the most important parties participating in the planning and building process. The digital model paves the way for, among other things, reviewing the planning, managing the construction progress with appropriate logistics, centralising the data maintenance for future management and providing Swiss Prime Site with the relevant as-built data base. The interior demolition and clean-up of residual waste have been concluded to a large extent. Dismantling of the façades will begin in the near future.
Occupancy rate ¹	A rental agreement has been concluded with Hamburg-based hotel operator prizeotel for a state-of-the-art business hotel, as well as a lease with Coop for a retail business comprising roughly 1 000 square metres, in addition to an UPDATE brand fitness studio. No condominiums will be offered. Leasing of the apartments will commence in 2018. Various enquiries have already been submitted via the project website.
Completion	The apartments will be ready for occupancy in late summer 2019. The hotel, retail floor space and fitness studio will commence operations a few months later due to tenants' improvements

Meyrin, Chemin de Riantbosson (Riantbosson Centre)

Project description	Swiss Prime Site is sole owner of the roughly 4 400 square-metre property located in the Riantbosson industrial and commercial zone in Meyrin. The property was secured in 2014 through the acquisition of 100% of the shares of the company EACR by Swiss Prime Site. The company was merged with Swiss Prime Site Immobilien AG. As EACR's majority shareholder, the company HRS has attempted to develop the property. Swiss Prime Site also assumed the lead in the development process with the acquisition of a 100% stake in EACR, and the Company was able to subsequently submit a project that could be subject to approval, for which Swiss Prime Site obtained the legally validated building permit in May 2016. The project envisages retail floor space spanning roughly 3 400 square metres that is already leased in advance, situated on the first subterranean level, ground floor and first upper floor. Swiss Prime Site foresees flexible interior design for offices or exhibition rooms for the other upper floors (second to sixth upper floors), comprising around 3 000 square metres. The floors can be subdivided into up to three units. The second and third subterranean levels house 1 300 square metres of storage space and 118 parking places.
Project status	The company HRS was commissioned in December 2015 as total contractor for construction of the building structure. The legally validated building permit was issued in May 2016, and the construction site started up operations in July 2016. Construction is proceeding according to plan to date, so operations are expected to launch in April 2018.
Occupancy rate ¹	Retail floor space on the first subterranean level, ground floor and first upper floor has been 100% leased in advance to Aldi, McDonald's and Maxi Bazar. Marketing of the office floor space commenced at the outset of this year via Internet presence and brochures.
Completion	Mid-April 2018

Meyrin, Route de Pré-Bois 14 (Geneva Business Terminal)

Project description	The property is located in the community of Meyrin in the immediate vicinity of the Geneva-Cointrin Airport. A hotel was constructed on the neighbouring plot of land in 2003, and at the same time a subterranean level with underground garage and storage rooms was erected on the plot as preparatory construction for a future building extension. The hotel operator exercised its purchase option in 2005, and the transaction was concluded in 2010. Swiss Prime Site was able to acquire the property within the scope of the Jelvoli acquisition in 2009. The development project began in 2014 with the objective of offering the market flexible and turnkey floor space for local small- and medium-sized enterprises (SMEs) at short lease terms. The concept envisages a seven-storey office building with rentable space of roughly 2 600 square metres according to the Minergie standard. The rentable space per floor of nearly 400 square metres can be ideally allocated to up to four tenants and subdivided into minimum dimensions of 80 square metres. The floor space is therefore ideally suited for this target group. The investment volume (excluding land) amounts to roughly CHF 14 million.
Project status	The building permit and application for modification are legally validated. The company Induni SA has been assigned the task as total contractor. Construction activity commenced in November 2016. The requisite easements with the neighbours have been authenticated through notarisation.
Occupancy rate ¹	Small- and medium-sized enterprises (SMEs) are currently exhibiting strong interest, expressing a desire to relocate from their existing premises and seeking modern as well as flexible rental floor space with short lease terms. The decision-making process with SMEs is rather brief. Marketing activities are proceeding according to plan.
Completion	Beginning of 2018

Paradiso, Riva Paradiso 3, 20 (Tertianum Residence Du Lac)

Project description	Swiss Prime Site has acquired the former «Du Lac» hotel property – situated in a splendid location directly on Lake Lugano with a view of the cove of Lugano – with the aim of constructing a Tertianum Residence. Instead of an unprofitable modification process, the decision was made to develop two new replacement buildings separated by the Seestrasse but connected via a subterranean passageway. The residence will comprise a total of 60 apartments and 40 geriatric care rooms, also offering a publicly accessible restaurant with terrace situated in the prominent «Seehaus» for residents and passers-by. Tertianum is leasing the roughly 7 700 square-metre above-ground effective floor space as well as the 55 parking places for a 20-year fixed term with option for renewal.
Project status	The building application was submitted as at end-June 2017. Within the scope of the new design plan, part of the property must be assigned to the local community. A cooperative total contractor contest with three partners will take place with the aim of optimising the technically sophisticated project, the results of which will be available in autumn 2017.
Occupancy rate ¹	Fully leased.
Completion	The construction start-up date is envisaged for the outset of 2018, with completion date probably by the end of 2020.

Plan-les-Ouates, Chemin des Aulx (Espace Tourbillon)

Project description	Swiss Prime Site is sole owner of one of the last major plots of building land in the Zone Industrielle Plan-les-Ouates (ZIPLA), comprising land area of roughly 28 400 square metres. The development project is characterised by five above-ground building structures that are situated on a common three-storey subterranean basement. The flexible commercial buildings with a subterranean optimal logistics infrastructure for trucks are oriented toward the needs of major industrial as well as retail tenants. The upper floors are ideally suitable for high-tech, biotech, clean-tech and R&D tenants, in addition to commercial, trade or office utilisation. Total rentable floor space amounts to 95 000 square metres. Investment volume (including land) amounts to roughly CHF 351 million.
Project status	The legally validated building permit for the project has been issued. Total contractor Implenja has commenced construction activity. The entire project will have been constructed by the end of 2021.
Occupancy rate ¹	Two buildings will be sold to the Hans-Wilsdorf-Foundation this summer, and the transaction should be executed in August. Swiss Prime Site Immobilien AG will transfer the more than 36 000 square metres of upper and subterranean effective floor space at the end of 2020 and beginning of 2021, respectively, to the buyer in turnkey condition. Roughly 10% of the floor space of the remaining three buildings is leased in advance. The marketing campaign will be ramped up gradually starting from July to September 2017.
Completion	2021

Richterswil, Gartenstrasse 7–15 (Tertianum residential and care centre Etzelblick)

Project description	Swiss Prime Site has succeeded in acquiring three adjacent plots of land from various property owners in Richterswil's core zone. One property was owned by the Richterswil community and had been designated for construction of a senior centre. Another portion of the substantial construction site totalling 6 700 square metres includes the existing «Etzelblick» residential and geriatric care facility operated by Tertianum Group, which would require modernisation in the coming years and can now be replaced and/or expanded as part of the new construction project. A Tertianum Group residential and senior care centre comprising 60 geriatric care beds as well as assisted living senior residences will emerge in a centralised location in Richterswil, just a few steps away from the railway station and shore of Lake Zurich. Additional apartments are planned as a supplementary project. The investment volume (excluding land) amounts to roughly CHF 50 million. Swiss Prime Site has signed a services agreement with the Richterswil community for the acquisition of the municipality's plot of land, thus guaranteeing together with Tertianum Group coverage of the additional demand for geriatric care facilities in Richterswil. The project constitutes a public-private partnership with significant exemplary character for the future.
Project status	Following conclusion of the study, the overall project planning phase will commence in the second half of 2017. Submission of the planning application is foreseen for the beginning of 2018. Subsequently, the construction period will extend into the second half-year 2020. The residential facility and geriatric care centre as well as senior residences will be ready for occupancy in the autumn of 2020.
Occupancy rate ¹	Group company Tertianum will be the primary tenant. Conclusion of a long-term rental agreement is pending.
Completion	End 2020

Schlieren, Zürcherstrasse 39 (NZZ Site)

Project description	The former NZZ printing facility was acquired in December 2015, and the property is to be converted into an innovative centre for science and information transfer. Infrastructure for services companies, training and further education as well as research and development, in addition to co-working spaces and facilities for community activities and culture, are all envisaged for the centre. At the same time, the building structure should be largely preserved, providing future users with a fascinating spatial experience with its rooms featuring up to 18-metre-high ceilings. The focus of the development project is aimed at creating an ecosystem, within which fresh know-how should emerge and innovations can be achieved. The development of a site for education, science and information transfer will address the growing necessity for realms of social interaction and changing forms of collaboration. The property's location as well as position and structure are ideally suitable for such purposes. Expansion opportunities for the overall site are currently under review. The results of a relevant study reveal numerous opportunities. The steps of the planning process derived from the study are being discussed with the various interest groups.
Project status	The first significant step in the development process was taken in November 2016, with the signing of a long-term rental agreement with Zühlke Engineering AG. The company will relocate its Swiss headquarters to the former NZZ printing facility in the course of the financial year 2019. Zühlke covers all the phases of the business innovation process and manages products as well as applications ranging from the idea, through realisation and to operations in its portfolio. The company is occupying roughly 8 500 square metres of floor space with a workforce of 500 employees. Within the scope of an interim utilisation strategy (2016/17), various floor spaces are being leased to a variety of technology start-up firms. The future event hall has also commenced operations and successfully established a position with events such as the Top 100 Swiss Start-Up Event. The project planning process is underway: the building application was submitted in July 2017. The construction start date is envisaged for 2018.
Occupancy rate ¹	Approximately 40%
Completion	2019

Zurich, Albisriederstrasse/Rütiwiesweg (Siemens Site)

Project description	The «Siemens Site» development project creates an atmosphere for small-, medium- and large-scale service providers and business owners that sets new standards within a versatile-use building structure based on impression, flexibility and simplicity. The project is conceptualised toward meeting tenants' needs from the ground up, offering just the right space they actually need through two-storey spatial structures in which a user-specific mezzanine level can be incorporated. Workspaces are newly defined as spatial experiences, paving the way for companies to individually design workplaces and working atmospheres. The special flexibility also facilitates reorganisation of work processes as well as infrastructure. Indeed, the enormous flexibility is inspiring, leading to fresh ideas and underpinning these firms even in their transformation processes. The focal point of the services offered is directed at structurally and technically optimised, flexible-use floor space that is immediately available and adaptable at attractive prices. The encounter between service providers and manufacturing companies and handicraft trade is unique in Zurich City in its particular form. The project provides the logical response to the increasing entanglement and reciprocal extension of the industrial and service sectors.
Project status	The overall planning and construction process is proceeding according to the lean principle. In many respects, this so-called lean construction technique stands diametrically in contrast to the traditional procedure as well as resulting incentives and interests of the parties involved. In fact, the objective of lean construction is to provide users – and hence investors – with the greatest scope of utilisation and at the same time maximally reduce waste, which emerges all along a property's entire life cycle, in the planning, constructing and operating phases. Applying methods and principles of lean construction over the entire development process of a property is new in Switzerland. Therefore, the «Siemens Site» development project constitutes a pilot project for Swiss Prime Site with regard to realisation process, which could serve as an exemplary model for future projects. The legally effective permit for the project was obtained in mid-2017. The construction site has commenced operations smoothly. Moreover, the project is subject to innovation and optimisation even during the construction phase, by means of methods such as target value design and last planner system.
Occupancy rate ¹	In view of the project's high level of innovative content, absolute confidentiality has been imposed until the building permit legally goes into effect. Accordingly, communication and active marketing will not commence until starting from the third quarter of 2017. Discussions with interested parties from the Swiss Prime Site network regarding roughly 40% of the rentable floor space are already underway, however.
Completion	The property will be ready for occupancy in the first quarter of 2019.

Zurich, Brandschenkestrasse 25 (Motel One)

Project description	The office property located at Brandschenkestrasse 25 is being modified as a 394-room hotel. The investment volume amounts to around CHF 77.5 million to convert the courtyard-rimmed complex into a hotel. Modification of the four buildings situated on a total area of 3 900 square metres will be carried out under strict compliance with their diverse and, to some extent, landmark-protected architecture. The excellent urban location near the Bahnhofstrasse as well as the property's floor space offering are superbly appropriate for a hotel according to the operating and design concept of Motel One Group.
Project status	The execution order was issued to the total contractor at the beginning of 2015. The green light for construction was issued in September 2015. The hotel opened its doors by the end of July 2017.
Occupancy rate ¹	The entire building is leased to Motel One Group as at summer 2017.
Completion	July 2017

Zurich, Etzelstrasse 14 (Tertianum residential and care centre Etzelgut)

Project description	Swiss Prime Site is constructing a new replacement building for Tertianum AG situated in a prime location in Zurich's urban district for a geriatric care facility, with a total of 51 geriatric care beds and an integrated dementia department with six rooms, providing space for ten dementia patients. The basic configuration includes modern-equipped kitchens, a patient-care bath and contemporary therapy rooms, in addition to various service rooms. Thanks to its proximity to the Morgental tram and bus station, the geriatric care facility benefits from the neighbouring local infrastructure with Migros, Swiss Post and additional services and is therefore ideally integrated into the community. Easy accessibility to public transportation offers the advantage that the geriatric care facility is well connected to Zurich's city centre, making it simple for family members to visit patients.
Project status	Concrete has been laid for the upper floors and the building shell has been completed.
Occupancy rate ¹	The building will be 100% utilised directly by the Tertianum Group.
Completion	1 November 2017

¹ occupancy rate and sales status as at 30.06.2017

12 Financial liabilities

in CHF 1000	31.12.2016	30.06.2017
Mortgage-backed loans	677 200	550 800
Other loans	936	1 329
Total current financial liabilities	678 136	552 129
Mortgage-backed loans	2 353 951	2 465 290
Convertible bonds	243 241	243 760
Bonds	1 191 474	1 440 983
Non-current loans	13 307	13 940
Other non-current financial liabilities	3 536	2 881
Total non-current financial liabilities	3 805 509	4 166 854
Total financial liabilities	4 483 645	4 718 983

Non-current financial liabilities of CHF 4 166.854 million [CHF 3 805.509 million] were recognised in the balance sheet at amortised cost, which generally corresponded to the nominal value. There were no unusual debt covenants for loans secured by real estate or for bonds. The contractual limits are continually monitored and were complied with by the Company.

Swiss Prime Site AG issued a bond as at 11 May 2017, amounting to CHF 250.000 million with a term to maturity of nine years and interest rate of 0.825%.

To secure the financial liabilities, various credit line agreements were concluded under market conditions (at arm's length). Within the scope of the general credit lines, the maximum credit available is determined and adjusted by the banks on the basis of the valuation of the land mortgage rights transferred to them as security. Increasing credit lines or individual loans, redemption of existing loans and refinancing are carried out continuously on the basis of the liquidity plan.

As at the balance sheet date, the loan-to-value ratio of the real estate portfolio amounted to 46.0% [44.4% as at 31 December 2016].

Bonds	in	CHF 115 m 2018	CHF 200 m 2019	CHF 230 m 2020	CHF 300 m 2021
Issuing volume, nominal	CHF m	115.000	200.000	230.000	300.000
Book value as at 30.06.2017	CHF m	114.896	199.400	229.559	298.766
Book value as at 31.12.2016	CHF m	114.847	199.278	229.493	298.605
Interest rate	%	1.125	1.0	2.0	1.75
Term to maturity	years	5	5	7	7
Maturity	date	11.07.2018	10.12.2019	21.10.2020	16.04.2021
Securities number		21 564 566 (SPS13)	25 704 216 (SPS141)	21 565 073 (SPS131)	23 427 449 (SPS14)
Fair value as at 30.06.2017	CHF m	116.369	205.700	242.650	314.550
Fair value as at 31.12.2016	CHF m	117.070	204.700	244.950	317.550

Bonds	in	CHF 100 m 2024	CHF 250 m 2025	CHF 250 m 2026
Issuing volume, nominal	CHF m	100.000	250.000	250.000
Book value as at 30.06.2017	CHF m	99.380	249.918	249.064
Book value as at 31.12.2016	CHF m	99.338	249.913	0.000
Interest rate	%	2.0	0.5	0.825
Term to maturity	years	10	9	9
Maturity	date	10.12.2024	03.11.2025	11.05.2026
		25 704 217	33 764 553	36 067 729
Securities number		(SPS142)	(SPS161)	(SPS17)
Fair value as at 30.06.2017	CHF m	109.100	248.000	250.750
Fair value as at 31.12.2016	CHF m	110.000	247.125	0.000

The bonds are redeemed at their nominal value.

Convertible bond	in	CHF 250 m 2023
Issuing volume, nominal	CHF m	250.000
Nominal value as at 30.06.2017	CHF m	250.000
Book value as at 30.06.2017	CHF m	243.760
Book value as at 31.12.2016	CHF m	243.241
Conversion price	CHF	105.38
Interest rate	%	0.25
Term to maturity	years	7
Maturity	date	16.06.2023
		32 811 156
Securities number		(SPS16)
Fair value as at 30.06.2017	CHF m	249.250
Fair value as at 31.12.2016	CHF m	248.250

No conversions took place in the reporting period. Conversions took place in the previous year with a volume amounting to nominal CHF 149.650 million, resulting in an increase in share capital of CHF 27.959 million or 1827383 registered shares and an addition to capital reserves of CHF 119.752 million. The residual amount of the CHF 190.35 million convertible bond of CHF 40.700 million was redeemed on 21 June 2016.

Each individual bond with a nominal value of CHF 0.005 million can be converted into registered shares of the Company at any time until 7 June 2023. The new shares to be issued are secured by conditional capital.

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

Conversion price and number of possible shares given 100% conversion

Convertible bond	31.12.2016 Conversion price in CHF	31.12.2016 Number of possible shares	30.06.2017 Conversion price in CHF	30.06.2017 Number of possible shares
0.25%-convertible bond 16.06.2016–16.06.2023, CHF 250.000 million	105.38	2 372 367	105.38	2 372 367
Total number of possible shares		2 372 367		2 372 367

Overview of future contractual cash outflows (including interest) from all financial liabilities

in CHF 1000	30.06.2017 Book value	Contra- tual cash flows	< 6 months		6 to 12 months		1 to 2 years		2 to 5 years		> 5 years	
			Interest	Amorti- sation	Interest	Amorti- sation	Interest	Amorti- sation	Interest	Amorti- sation	Interest	Amorti- sation
Accounts payable	14 361	14 361	–	14 361	–	–	–	–	–	–	–	–
Current financial liabilities	552 129	555 618	2 969	474 929	520	77 200	–	–	–	–	–	–
Other current liabilities	131 899	131 899	–	131 899	–	–	–	–	–	–	–	–
Non-current financial liabilities (without derivatives)	4 163 973	4 486 124	33 663	–	33 663	–	64 196	353 076	116 846	2 008 160	63 531	1 812 989
Total non-derivative financial liabilities	4 862 362	5 188 002	36 632	621 189	34 183	77 200	64 196	353 076	116 846	2 008 160	63 531	1 812 989
Derivatives with negative fair value	2 881	3 127	–	491	–	402	–	810	–	1 424	–	–
Total derivative financial liabilities	2 881	3 127	–	491	–	402	–	810	–	1 424	–	–
Total financial liabilities	4 865 243	5 191 129	36 632	621 680	34 183	77 602	64 196	353 886	116 846	2 009 584	63 531	1 812 989

in CHF 1000	31.12.2016 Book value	Contra- tual cash flows	< 6 months		6 to 12 months		1 to 2 years		2 to 5 years		> 5 years	
			Interest	Amorti- sation	Interest	Amorti- sation	Interest	Amorti- sation	Interest	Amorti- sation	Interest	Amorti- sation
Accounts payable	15 088	15 088	–	15 088	–	–	–	–	–	–	–	–
Current financial liabilities	678 136	685 291	5 114	347 665	2 041	330 471	–	–	–	–	–	–
Other current liabilities	126 975	126 975	–	126 975	–	–	–	–	–	–	–	–
Non-current financial liabilities (without derivatives)	3 801 973	4 116 886	32 708	–	32 465	–	63 378	280 422	124 893	2 130 017	51 335	1 401 668
Total non-derivative financial liabilities	4 622 172	4 944 240	37 822	489 728	34 506	330 471	63 378	280 422	124 893	2 130 017	51 335	1 401 668
Derivatives with negative fair value	3 536	3 309	–	522	–	490	–	730	–	1 567	–	–
Total derivative financial liabilities	3 536	3 309	–	522	–	490	–	730	–	1 567	–	–
Total financial liabilities	4 625 708	4 947 549	37 822	490 250	34 506	330 961	63 378	281 152	124 893	2 131 584	51 335	1 401 668

The weighted average residual term to maturity of all interest-bearing financial liabilities was 4.7 years [4.5 years as at 31 December 2016] due to the contractual maturities.

Current and non-current financial liabilities categorised by interest rate

in CHF 1000	31.12.2016 Total nominal value	30.06.2017 Total nominal value
Financial liabilities up to 1.00%	875 800	1 176 274
Financial liabilities up to 1.50%	666 000	741 000
Financial liabilities up to 2.00%	876 600	884 885
Financial liabilities up to 2.50%	1 194 400	1 164 400
Financial liabilities up to 3.00%	673 092	602 842
Financial liabilities up to 3.50%	–	–
Financial liabilities up to 4.00%	192 282	144 074
Financial liabilities up to 4.50%	10 813	10 707
Financial liabilities up to 5.00%	1 256	2 172
Total financial liabilities	4 490 243	4 726 354

The weighted average interest rate for all interest-bearing financial liabilities amounted to 1.7% [1.8% as at 31 December 2016]. The loans were mainly obtained at fixed interest rates.

13 Goodwill

Goodwill resulting from acquisitions is set off against shareholders' equity as at the time of acquisition. Theoretical recognition of goodwill would have the following effects on the consolidated financial statements, taking into account a useful life of five years:

Theoretical statement of changes in goodwill

in CHF 1000	31.12.2016	30.06.2017
Cost as at 01.01.	372 577	441 302
Additions	68 725	4 344
Cost as at reporting date	441 302	445 646
Cumulative amortisation as at 01.01.	174 541	250 466
Additions	75 925	38 318
Cumulative amortisation as at reporting date	250 466	288 784
Theoretical net book value as at reporting date	190 836	156 862

Theoretical effect on shareholders' equity

in CHF 1000	31.12.2016	30.06.2017
Shareholders' equity according to balance sheet	4 746 280	4 618 742
Theoretical recognition of net book value of goodwill in the balance sheet	190 836	156 862
Theoretical shareholders' equity including net book value of goodwill	4 937 116	4 775 604

Theoretical effect on profit

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Profit according to income statement	145 896	140 961
Theoretical amortisation of goodwill	–37 606	–38 318
Theoretical profit including amortisation of goodwill	108 290	102 643

14 Key figures per share

The profit used to calculate earnings per share or diluted earnings per share was the reported profit attributable to shareholders of Swiss Prime Site AG.

Basis for calculation of diluted earnings per share

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Profit attributable to shareholders of Swiss Prime Site AG	146 590	140 952
Interests on convertible bonds, amortisation of proportional costs and tax effects	-779	830
Relevant profit for calculation of diluted earnings per share	145 811	141 782

Weighted average number of shares

	01.01.– 30.06.2016	01.01.– 30.06.2017
Shares issued as at 01.01.	69 651 534	71 478 917
Weighted number of shares issued on conversions	436 205	-
Average number of treasury shares (180 days)	-2 488	-1 956
Total weighted average number of shares 01.01.–30.06. (180 days)	70 085 251	71 476 961
Weighted number of shares issued on conversions	-436 205	-
Effective number of converted shares	1 827 383	-
Highest possible number of shares that can be issued on conversions	2 372 367	2 372 367
Basis for calculation of diluted earnings per share	73 848 796	73 849 328

Earnings and net asset value (NAV) per share

in CHF	01.01.– 30.06.2016	01.01.– 30.06.2017
Earnings per share (EPS)	2.09	1.97
Diluted earnings per share	1.97	1.92
Shareholders' equity per share (NAV) before deferred taxes ¹	78.97	79.94
Shareholders' equity per share (NAV) after deferred taxes ¹	64.20	64.63

¹ non-controlling interests recognised in shareholders' equity were not included in the calculation of the NAV. Services segment (real estate-related business fields) included at book values only

15 Future obligations and contingent liabilities

in CHF 1000	31.12.2016	30.06.2017
2017	131 333	112 313
2018	99 983	101 518
2019	55 932	55 932
Total future obligations based on total contractor agreements	287 248	269 763

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

Properties	Planned completion	31.12.2016 Outstanding payments in CHF 1000	30.06.2017 Outstanding payments in CHF 1000
Basel, Freie Strasse 68/Motel One	2017	350	350
Basel, Hochbergerstrasse 60a	2018	–	12 095
Berne, Viktoriastrasse 21, 21a, 21b/Schönburg	2019	100 833	95 231
Meyrin, Chemin de Riantbosson/Avenue de Mategnin	2018	23 327	15 454
Meyrin, Route de Pré-Bois 14	2018	7 696	5 195
Plans-les-Ouates, Chemin des Aulx	2019	133 800	133 800
Zurich, Brandschenkestrasse 25/Motel One	2017	13 792	3 898
Zurich, Etzelstrasse 14	2017	7 450	3 740
Total outstanding payments/future obligations		287 248	269 763

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

16 Pledged assets

in CHF 1000	31.12.2016	30.06.2017
Fair value of affected investment properties	8 585 721	8 875 482
Nominal value of pledged mortgage notes	4 566 686	4 685 151
Current claim (nominal)	3 031 000	3 007 800

17 Group companies and associates

Swiss Prime Site AG holds the following investments in group companies and associates:

Fully consolidated investments in group companies (direct or indirect)

		31.12.2016		30.06.2017	
	Field of activity	Capital in CHF 1000	Shareholding in %	Capital in CHF 1000	Shareholding in %
Clos Bercher SA, Bercher	Assisted living	100	100.0	100	100.0
Home Médicalisé Vert-Bois SA, Val-de-Ruz	Assisted living	100	100.0	100	100.0
Hôtel Résidence Bristol SA, Montreux	Assisted living	100	100.0	100	100.0
immoveris ag, Berne	Real estate services	200	100.0	200	100.0
Jelmoli AG, Zurich	Retail	6 600	100.0	6 600	100.0
La Fontaine SA, Court	Assisted living	100	100.0	100	100.0
La Résidence des Marronniers SA, Martigny	Assisted living	100	100.0	100	100.0
Le Manoir AG, Gampelen	Assisted living	100	100.0	100	100.0
Leora S.à.r.l., Villeneuve	Assisted living	140	100.0	140	100.0
Les Tourelles S.à.r.l., Martigny	Assisted living	20	100.0	20	100.0
Perlavita AG, Zurich ¹	Assisted living	100	100.0	n/a	n/a
Perlavita Rosenau AG, Kirchberg	Assisted living	300	100.0	300	100.0
Quality Inside SA, Crissier	Assisted living	150	100.0	150	100.0
Résidence Bel-Horizon Sàrl, Ecublens	Assisted living	20	100.0	20	100.0
Résidence de la Jardinerie SA, Delémont	Assisted living	100	100.0	100	100.0
Résidence du Bourg SA, Aigle	Assisted living	50	100.0	50	100.0
Résidence Gottaz Senior S.A., Morges ²	Assisted living	–	–	450	100.0
Résidence Joli Automne SA, Ecublens	Assisted living	100	100.0	100	100.0
Résidence le Pacific SA, Etoy	Assisted living	150	100.0	150	100.0
Résidence l'Eaudine SA, Montreux	Assisted living	100	100.0	100	100.0
Résidence les Sources Saxon SA, Saxon	Assisted living	100	100.0	100	100.0
SENIOfcare AG, Wattwil	Assisted living	2 400	100.0	2 400	100.0
SPS Beteiligungen Alpha AG, Olten ³	Investments	450 000	100.0	450 000	100.0
SPS Beteiligungen Gamma AG, Olten ³	Investments	300 000	100.0	n/a	n/a
Swiss Prime Site Fund Advisory AG II, Olten	Collective investments	100	100.0	100	100.0
Swiss Prime Site Immobilien AG, Olten ⁴	Real estate	50 000	100.0	50 000	100.0
Swiss Prime Site Management AG, Olten ⁵	Services	100	100.0	100	100.0
Swiss Prime Site Solutions AG, Zurich ⁶	Asset management	–	–	1 500	100.0
Tertianum AG, Zurich ¹	Assisted living	9 562	100.0	9 562	100.0
Tertianum Gruppe AG, Zurich	Investments	50 000	100.0	50 000	100.0
Tertianum Management AG, Zurich	Services	500	100.0	500	100.0
Tertianum Romandie Management SA, Crissier	Services	100	100.0	100	100.0
Vitadomo AG, Zurich ¹	Assisted living	100	100.0	n/a	n/a
Wincasa AG, Winterthur	Real estate services	1 500	100.0	1 500	100.0
Wohn- und Pflegezentrum Salmenpark AG, Rheinfelden	Assisted living	1 000	51.0	1 000	51.0

¹ merger of Perlavita AG and Vitadomo AG in Tertianum AG as at 01.01.2017

² acquisition as at 30.06.2017

³ merger of SPS Beteiligungen Gamma AG in SPS Beteiligungen Alpha AG as at 01.01.2017

⁴ rebranded from SPS Immobilien AG to Swiss Prime Site Immobilien AG as at 18.01.2017

⁵ rebranded from Swiss Prime Site Group AG to Swiss Prime Site Management AG as at 27.01.2017

⁶ founded as at 24.02.2017

Investments in associates valued according to the equity method

		31.12.2016	Shareholding	30.06.2017	Shareholding
	Field of activity	Capital	in %	Capital	in %
		in CHF 1000		in CHF 1000	
Parkgest Holding SA, Geneva	Parking	4 750	38.8	4 750	38.8
Parking Riponne S.A., Lausanne	Parking	5 160	27.1	5 160	27.1

18 Major shareholders

	31.12.2016	30.06.2017
Major shareholders (shareholding interest >3%)	Shareholding	Shareholding
	interest	interest
	in %	in %
BlackRock Inc., New York	>3.0	>3.0
State Street Corporation, Boston	3.7	4.1
Credit Suisse Funds AG, Zurich	3.2	3.0

19 Events after the balance sheet date

The consolidated financial statements were approved for publication by the Board of Directors on 17 August 2017.

There were no events occurring between 30 June 2017 and the date of publication of these consolidated financial statements that would result in adjustment of the book values of the group's assets and liabilities as at 30 June 2017, or which would need to be disclosed at this point.



Review Report

To the Board of Directors of Swiss Prime Site AG, Olten

We have been engaged to review the consolidated interim financial statements (consolidated balance sheet, consolidated income statement, consolidated statement of changes in equity, consolidated cash flow statement and selected explanatory notes on pages 18 to 43) of Swiss Prime Site AG for the six-month period ended 30 June 2017.

These consolidated interim financial statements are the responsibility of the Board of Directors. Our responsibility is to issue a report on these consolidated interim financial statements based on our review.

We conducted our review in accordance with the Swiss Auditing Standard 910 „Engagements to Review Financial Statements“. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the consolidated interim financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

Based on our review, nothing has come to our attention that causes us to believe that the consolidated interim financial statements do not give a true and fair view of the financial position as of 30 June 2017, and the results of operations and cash flows for the six-month period then ended in accordance with Swiss GAAP FER 31 paragraphs 9 - 12 Interim Financial Reporting.

KPMG AG

Jürg Meisterhans
Licensed Audit Expert

Anna Pohle
Licensed Audit Expert

Zurich, 17 August 2017

KPMG AG, Badenerstrasse 172, PO Box, CH-8036 Zurich

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EPRA KEY FIGURES

EPRA KEY FIGURES – EUROPEAN PUBLIC REAL ESTATE ASSOCIATION

EPRA earnings and EPRA earnings per share

in CHF 1000	01.01.– 30.06.2016	01.01.– 30.06.2017
Earnings per consolidated income statement	145 896	140 961
Excluding:		
Revaluations of investment properties	–36 713	–37 412
Result from investment property sales	–10 114	–257
Tax on profits on disposals, gross	2 194	56
Changes in fair value of financial instruments	–843	–765
Transaction costs on acquisitions of group companies and associated companies	2 324	48
Deferred taxes in respect of EPRA adjustments	8 601	8 686
Adjustments in respect of associated companies	n/a	n/a
Adjustments in respect of non-controlling interests	n/a	n/a
EPRA earnings	111 345	111 317
Average number of outstanding shares	70 085 251	71 476 961
EPRA earnings per share in CHF	1.59	1.56

EPRA Net Asset Value (NAV)

in CHF 1000	31.12.2016	30.06.2017
NAV as per consolidated balance sheet	4 747 000	4 619 453
Dilution effects from exercise of options, convertibles and other equity instruments	243 241	243 760
Diluted NAV, after the exercise of options, convertibles and other equity instruments	4 990 241	4 863 213
Including:		
Revaluation of investment properties ¹	n/a	n/a
Revaluation of properties under construction ¹	n/a	n/a
Revaluation of other non-current investments	n/a	n/a
Revaluation of tenant leases held as finance leases	n/a	n/a
Excluding:		
Fair value of derivative financial instruments	3 536	2 881
Deferred taxes	1 053 735	1 082 727
Goodwill as a result of deferred taxes	n/a	n/a
Adjustments in respect of associated companies	n/a	n/a
EPRA NAV	6 047 512	5 948 821
Number of outstanding shares (diluted)	73 849 948	73 851 284
EPRA NAV per share in CHF	81.89	80.55

¹ if FER 18 cost option is used

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement).

EPRA triple Net Asset Value (NNNAV)

in CHF 1000	31.12.2016	30.06.2017
EPRA NAV	6 047 512	5 948 821
Excluding:		
Fair value of derivative financial instruments	-3 536	-2 881
Revaluation of financial debts	-158 497	-138 230
Deferred taxes	-1 042 640	-1 073 051
EPRA NNNAV	4 842 839	4 734 659
Number of outstanding shares (diluted)	73 849 948	73 851 284
EPRA NNNAV per share in CHF	65.58	64.11

EPRA net yield on rental income (NIY)

in CHF 1000	31.12.2016	30.06.2017
Investment properties – wholly owned	10 092 100	10 263 719
Investment properties – share of joint ventures/funds	n/a	n/a
Less properties under construction and development sites, undeveloped properties and trading properties	-343 229	-458 164
Value of completed property portfolio	9 748 871	9 805 555
Allowance for estimated purchasers' costs	n/a	n/a
Gross up value of completed property portfolio	A 9 748 871	9 805 555
Annualised rental income	428 055	426 393
Property outgoing	-61 059	-56 674
Annualised net rental income	B 366 996	369 719
Add: notional rent expiration of rent-free periods or other lease incentives	7 940	7 342
Topped-up net annualised rental income	C 374 936	377 061
EPRA NIY	B/A 3.8%	3.8%
EPRA topped-up NIY	C/A 3.8%	3.8%

EPRA vacancy rate

in CHF 1000	31.12.2016	30.06.2017
Estimated rental value of vacant space	24 285	23 541
Estimated rental value of the whole portfolio	454 617	452 071
EPRA vacancy rate	5.3%	5.2%

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement).

FIVE-YEAR SUMMARY OF KEY FIGURES

FIVE-YEAR SUMMARY OF KEY FIGURES

	in	IFRS			Swiss GAAP FER	
		30.06.2013	30.06.2014	30.06.2015	30.06.2016	30.06.2017
Investment properties at fair value ¹	CHF m	8 876.4	9 558.0	9 904.9	9 886.4	10 263.7
Rental income from properties	CHF m	199.5	217.3	225.2	225.5	231.1
Vacancy rate	%	6.1	6.8	7.4	6.4	5.5
Net property yield	%	4.3	4.1	4.0	3.9	3.7
Income from sale of trading properties	CHF m	–	–	74.4	–	–
Income from real estate services ²	CHF m	45.6	48.4	52.5	54.8	57.8
Income from retail	CHF m	74.2	71.0	65.7	60.2	60.8
Income from assisted living ³	CHF m	–	77.3	77.4	151.9	175.9
Income from asset management	CHF m	–	–	–	2.6	2.2
Total operating income	CHF m	321.3	415.9	497.9	497.4	530.5
Operating result before depreciation and amortisation (EBITDA)	CHF m	349.7	236.0	315.9	235.2	223.3
Operating result (EBIT)	CHF m	339.4	221.1	300.2	225.0	215.8
Profit	CHF m	222.3	137.2	191.0	145.9	141.0
Shareholders' equity	CHF m	3 964.7	4 026.0	4 776.8	4 588.1	4 618.7
Equity ratio	%	42.0	39.2	44.4	44.3	43.1
Borrowed capital	CHF m	5 475.0	6 237.0	5 975.9	5 777.4	6 096.5
Borrowed capital ratio	%	58.0	60.8	55.6	55.7	56.9
Total shareholders' equity and borrowed capital	CHF m	9 439.7	10 263.0	10 752.7	10 365.5	10 715.2
Interest-bearing financial liabilities	CHF m	4 277.3	4 937.4	4 487.8	4 469.3	4 716.1
Interest-bearing financial liabilities in % of balance sheet total	%	45.3	48.1	41.7	43.1	44.0
Loan-to-value ratio of property portfolio (LTV)	%	48.0	51.6	45.3	45.2	46.0
Weighted average interest rate on financial liabilities	%	2.4	2.2	2.2	1.9	1.7
Weighted average residual term to maturity of interest-bearing financial liabilities	years	4.2	4.6	4.7	4.2	4.7
Return on equity (ROE)	%	11.9	6.8	8.9	6.4	6.0
Return on invested capital (ROIC)	%	5.9	3.6	4.5	3.7	3.4
Cash flow from operating activities	CHF m	109.5	497.8	154.8	85.3	152.2
Cash flow from investing activities	CHF m	–96.6	–141.8	–33.0	–210.0	–94.0
Cash flow from financing activities	CHF m	–98.7	–404.9	–149.9	50.6	–78.6
Key financial figures excluding revaluation effects⁴						
Operating result (EBIT)	CHF m	169.7	167.5	200.5	188.3	178.4
Profit	CHF m	110.4	107.0	133.4	134.4	131.0
Return on equity (ROE)	%	6.1	5.4	6.3	5.9	5.6
Return on invested capital (ROIC)	%	3.5	3.0	3.4	3.5	3.2

¹ includes all properties, irrespective of their recognition in the balance sheet

² acquisition of immoveris ag and immoveris properties ag as at 27.05.2016

³ acquisition of Résidence les Sources BOAS SA as at 01.07.2016 and BOAS Senior Care as at 29.02.2016

⁴ revaluations and deferred taxes

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement). The years 2013 to 2015 are presented according to IFRS.

		IFRS			Swiss GAAP FER	
	in	30.06.2013	30.06.2014	30.06.2015	30.06.2016	30.06.2017
Key figures per share						
Share price at end of period	CHF	69.45	73.50	70.95	88.20	87.10
Share price, highest	CHF	78.45	76.00	87.80	88.20	91.00
Share price, lowest	CHF	68.35	68.95	70.95	74.95	82.25
Earnings per share (EPS)	CHF	3.69	2.25	2.96	2.09	1.97
Earnings per share (EPS) excluding revaluation effects ¹	CHF	1.83	1.77	2.06	1.93	1.83
NAV before deferred taxes ²	CHF	79.80	81.65	82.92	78.97	79.94
NAV after deferred taxes ²	CHF	65.53	66.52	68.56	64.20	64.63
Distribution from capital contribution reserves	CHF	3.60	3.60	3.70	3.70	3.70
Cash yield on closing price of the previous year	%	4.7	5.2	5.1	4.7	4.4
Share performance (TR) p. a. in the last 12 months	%	-6.8	11.0	2.1	29.8	9.0
Share performance (TR) p. a. in the last 3 years	%	9.5	6.0	1.9	13.7	10.9
Share performance (TR) p. a. in the last 5 years	%	9.0	13.6	8.2	9.5	7.2
Market capitalisation	CHF m	4 201.9	4 447.0	4 941.8	6 304.4	6 225.8
Employees						
Number of employees	people	1 451	3 034	3 183	5 346	5 696
Full-time equivalents	FTE	1 181	2 334	2 444	3 976	4 589
Share statistics						
Shares issued	number	60 503 081	60 503 081	69 651 534	71 478 917	71 478 917
Average treasury shares held	number	-4 828	-9 765	-10 274	-2 488	-1 956
Average outstanding shares	number	60 241 807	60 493 316	64 606 788	70 085 251	71 476 961
Treasury shares held	number	-4 828	-2 767	-2 721	-1 744	-
Outstanding shares	number	60 498 253	60 500 314	69 648 813	71 477 173	71 478 917

¹ revaluations and deferred taxes

² non-controlling interests recognised in shareholders' equity were not included in the calculation of the NAV. Services segment (real estate-related business fields) included at book values only

Preparation of the consolidated financial statements has been carried out in accordance with Swiss GAAP FER since the beginning of 2017. The previous year's figures were adjusted accordingly (restatement). The years 2013 to 2015 are presented according to IFRS.

PROPERTY DETAILS

City/address	Fair value TCHF	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m ²	Overview of type of use							
								Total m ² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Cinemas and restaurants %	Assisted living %	Storage facilities %	Other %	
Commercial properties without significant residential space															
Aarau, Bahnhofstrasse 23	16 160	378	–	sole ownership	1946	1986	685	2 069	60.8	12.3	–	–	26.9	–	
Amriswil, Weinfelderstrasse 74	7 002	228	4.7	sole ownership	2004		3 672	3 084	41.7	0.7	41.7	–	5.1	10.8	
Baar, Grabenstrasse 17, 19	31 520	604	–	sole ownership	2015		2 084	3 685	–	95.8	–	–	4.2	–	
Baar, Zugerstrasse 57, 63	63 830	1 207	–	sole ownership	2009		6 029	8 999	–	89.8	–	–	6.7	3.5	
Baden, Bahnhofstrasse 2	10 060	202	–	sole ownership	1927	1975	212	979	93.4	–	–	–	6.6	–	
Baden, Weite Gasse 34, 36	9 274	220	–	sole ownership	1953	1975	366	1 565	37.7	40.4	–	–	10.8	11.1	
Basel, Aeschenvorstadt 2–4	47 110	1 030	0.1	sole ownership	1960	2005	1 362	6 219	17.3	63.6	–	–	18.6	0.5	
Basel, Barfüsserplatz 3	40 190	854	–	sole ownership	1874	1993	751	3 864	46.8	33.2	–	–	19.9	0.1	
Basel, Centralbahnplatz 9/10	21 860	417	–	sole ownership	2005	2005	403	1 445	8.5	37.9	21.0	–	11.8	20.8	
Basel, Elisabethenstrasse 15	29 310	669	5.9	sole ownership	1933	1993	953	4 265	20.8	72.5	–	–	6.7	–	
Basel, Freie Strasse 26/ Falknerstrasse 3	41 040	703	7.4	sole ownership	1854	1980	471	2 870	43.6	50.3	–	–	6.1	–	
Basel, Freie Strasse 36	45 620	844	–	sole ownership	1894	2003	517	2 429	59.3	13.6	–	–	11.5	15.6	
Basel, Freie Strasse 68	68 690	1 334	–	sole ownership	1930	2016	1 461	8 200	19.5	1.2	62.9	–	15.9	0.5	
Basel, Henric Petri-Strasse 9/ Elisabethenstrasse 19	31 210	752	0.4	sole ownership	1949	1985	2 387	6 696	4.3	74.6	–	–	21.1	–	
Basel, Hochbergerstrasse 40/ parking	4 764	306	47.3	sole ownership land lease	1976		4 209	–	–	–	–	–	–	–	
Basel, Hochbergerstrasse 60/ building 805	4 010	150	–	sole ownership	1958	2006	5 420	4 782	–	23.4	–	–	10.5	66.1	
Basel, Hochbergerstrasse 60/ building 860	2 406	81	35.6	sole ownership	1990		980	897	–	82.2	–	–	14.1	3.7	
Basel, Hochbergerstrasse 60/ Stücki Business Park 60A–E	118 700	3 040	20.1	sole ownership	2008		8 343	37 437	–	85.8	0.6	–	4.8	8.8	
Basel, Hochbergerstrasse 62	9 309	212	–	sole ownership	2005		2 680	–	–	–	–	–	–	–	
Basel, Hochbergerstrasse 70/ Stücki shopping centre	195 750	6 945	20.1	sole ownership	2009		46 416	54 338	60.3	8.0	18.0	–	12.1	1.6	
Basel, Messeplatz 12/ Messeturm	214 530	4 669	–	sole ownership partial land lease	2003		2 137	24 093	0.7	54.2	41.7	–	3.2	0.2	
Basel, Peter Merian-Strasse 80	52 950	1 298	0.8	freehold property	1999		19 214	9 109	–	85.3	–	–	14.7	–	
Basel, Rebgasse 20	39 100	1 296	0.1	sole ownership	1973	1998	3 713	9 061	46.5	11.3	13.9	–	26.6	1.7	
Belp, Aemmenmattstrasse 43	14 360	804	50.9	sole ownership	1991		5 863	9 353	–	74.8	5.3	–	17.8	2.1	
Berlingen, Seestrasse 110	1 462	77	31.7	sole ownership	1992		1 293	1 882	–	100.0	–	–	–	–	
Berlingen, Seestrasse 83, 88, 101, 154	37 380	985	–	sole ownership	1948– 1998		10 321	8 650	–	–	–	100.0	–	–	
Berne, Bahnhofplatz 9	15 700	320	–	sole ownership	1930	1985	275	1 616	67.5	–	–	–	32.5	–	
Berne, Genfergasse 14	112 450	2 131	–	sole ownership	1905	1998	4 602	15 801	4.1	85.0	–	–	0.7	10.2	
Berne, Laupenstrasse 6	12 270	297	–	sole ownership	1911	1998	503	2 067	41.4	49.8	–	–	0.3	8.5	
Berne, Mingerstrasse 12–18/ PostFinance Arena	114 850	3 296	–	sole ownership land lease	1969/ 2009	2009	29 098	46 348	0.2	17.8	–	–	0.1	81.9	
Berne, Schwarztorstrasse 48	52 180	1 398	–	sole ownership	1981	2011	1 959	8 148	–	75.7	–	–	23.0	1.3	
Berne, Wankdorfallee 4/ EspacePost	169 920	4 075	–	sole ownership land lease	2014		5 244	33 647	–	94.2	–	–	4.9	0.9	
Berne, Weltpoststrasse 5	72 080	2 760	13.6	sole ownership land lease	1975/ 1985	2013	19 374	25 394	–	68.4	4.6	–	19.6	7.4	
Biel, Solothurnstrasse 122	8 491	255	0.2	sole ownership land lease	1961	1993	3 885	3 319	74.9	2.7	–	–	15.3	7.1	

Property details as at 30.06.2017

Overview of type of use

City/address	Fair value TCHF	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m ²	Overview of type of use						
								Total m ² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Cinemas and restaurants %	Assisted living %	Storage facilities %	Other %
Commercial properties without significant residential space														
Brugg, Hauptstrasse 2	15 610	530	8.5	sole ownership	1958	2000	3 364	4 210	60.5	4.1	3.5	-	30.4	1.5
Buchs, St. Gallerstrasse 5	6 393	212	6.0	sole ownership	1995		2 192	1 784	13.2	60.1	-	-	18.3	8.4
Burgdorf, Emmentalstrasse 14	7 379	275	69.5	sole ownership	1972	1998	1 845	2 061	46.2	43.5	-	-	8.6	1.7
Burgdorf, Industrie Buchmatt	13 600	389	-	partial land lease	1973		15 141	11 967	2.9	5.4	-	-	89.3	2.4
Carouge, Avenue														
Cardinal-Mermillod 36-44	155 630	4 531	2.7	sole ownership	1956	2002	14 372	35 074	23.7	56.9	3.5	-	14.8	1.1
Cham, Dorfplatz 2	5 072	132	0.2	sole ownership	1992		523	1 067	11.4	61.5	-	-	27.1	-
Conthey, Route Cantonale 2	6 290	188	-	sole ownership	1989		3 057	2 481	71.6	4.6	-	-	19.8	4.0
Conthey, Route Cantonale 4	16 490	615	11.5	sole ownership land lease	2009		7 444	4 979	86.1	-	3.0	-	6.1	4.8
Conthey, Route Cantonale 11	27 570	909	2.2	sole ownership land lease	2002		10 537	7 323	79.9	1.3	0.7	-	14.3	3.8
Dietikon, Bahnhofplatz 11/ Neumattstrasse 24	10 200	253	0.1	sole ownership	1989		1 004	1 783	19.5	56.1	-	-	24.4	-
Dietikon, Kirchstrasse 20	12 640	296	0.4	sole ownership	1988		1 087	1 894	23.5	65.0	-	-	11.5	-
Dietikon, Zentralstrasse 12	6 900	244	8.4	sole ownership	1965		1 215	3 268	40.9	6.2	-	-	46.5	6.4
Dübendorf, Bahnhofstrasse 1	6 217	220	-	sole ownership land lease	1988		1 308	1 671	17.7	59.3	-	-	23.0	-
Eyholz, Kantonsstrasse 79	2 816	142	-	sole ownership land lease	1991		2 719	1 319	92.3	5.6	-	-	-	2.1
Frauenfeld, St. Gallerstrasse 30-30c	36 080	855	-	sole ownership	1991		8 842	9 528	-	-	-	100.0	-	-
Frauenfeld, Zürcherstrasse 305	9 076	288	36.6	sole ownership	1982	2006	3 866	4 285	54.2	20.6	-	-	21.0	4.2
Frick, Hauptstrasse 132/ Fricktal Centre A3	22 330	569	-	sole ownership	2007		13 365	4 983	64.6	-	3.2	-	15.6	16.6
Geneva, Centre Rhône-Fusterie	110 940	1 530	-	freehold property	1990		2 530	11 186	76.2	0.3	-	-	23.5	-
Geneva, Place du Molard 2-4	265 290	4 239	4.4	sole ownership	1690	2002	1 718	7 198	39.1	56.2	-	-	3.9	0.8
Geneva, Route de Meyrin 49	67 190	2 060	6.8	sole ownership	1987		9 890	10 147	-	85.5	-	-	13.0	1.5
Geneva, Rue Céard 14/ Croix-d'Or 11	30 010	629	-	sole ownership	1974/1985	1981	285	1 677	66.0	-	-	-	34.0	-
Geneva, Rue du Rhône 48-50	547 900	8 961	4.6	sole ownership	1921	2002	5 166	33 418	44.3	33.3	7.2	-	9.1	6.1
Gossau, Wilerstrasse 82	19 750	557	-	sole ownership	2007		13 064	4 688	78.1	2.1	-	-	10.7	9.1
Grand-Lancy, Route des Jeunes 10/ CCL La Praille	264 160	8 136	0.3	sole ownership land lease	2002		20 597	36 095	52.0	0.9	28.5	-	16.5	2.1
Grand-Lancy, Route des Jeunes 12	52 920	1 580	1.0	sole ownership land lease	2003		5 344	12 759	3.3	38.0	43.0	-	13.6	2.1
Heimberg, Gurnigelstrasse 38	8 840	302	-	sole ownership land lease	2000		7 484	1 544	83.6	2.8	-	-	7.0	6.6
Horgen, Zugerstrasse 22, 24	11 650	310	-	sole ownership	1990		868	2 408	11.0	75.5	-	-	13.5	-
La Chaux-de-Fonds, Boulevard des Eplatures 44	6 648	216	-	sole ownership	1972		3 021	2 506	94.7	1.7	-	-	3.0	0.6
Lachen, Seidenstrasse 2	6 447	173	-	sole ownership	1993		708	1 532	13.9	67.6	-	-	18.5	-
Lausanne, Rue de Sébeillon 9/ Sébeillon Centre	12 830	484	0.9	sole ownership	1930	2001	2 923	10 123	8.4	56.4	-	-	24.7	10.5
Lausanne, Rue du Pont 5	141 990	3 067	0.4	sole ownership	1910	2004	3 884	20 805	50.5	23.3	9.2	-	10.1	6.9
Locarno, Parking Centro	-	70		sold 31.01.2017										
Lutry, Route de l'Ancienne Ciberie 2	29 040	802	3.5	freehold property	2006		13 150	3 233	72.5	2.8	4.6	-	14.8	5.3
Lucerne, Kreuzbuchstrasse 33/35	21 880	941	-	sole ownership land lease	2010		14 402	10 533	-	-	-	100.0	-	-

City/address	Fair value TCHF	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m ²	Total m ² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Cinemas and restaurants %	Assisted living %	Storage facilities %	Other %	
Commercial properties without significant residential space															
Lucerne, Langensandstrasse 23/ Schönbühl	52 240	1 325	2.7	sole ownership	1969	2007	20 150	10 406	63.4	8.4	1.7	–	15.8	10.7	
Lucerne, Pilatusstrasse 4/Flora	69 790	1 296	–	freehold property	1979	2008	4 376	9 891	69.4	12.2	–	–	9.6	8.8	
Lucerne, Schwanenplatz 3	16 250	308	–	sole ownership	1958	2004	250	1 512	10.8	62.6	–	–	18.7	7.9	
Lucerne, Schweizerhofquai 6/ Gotthard Building	78 100	1 044	–	sole ownership	1889	2002	2 479	7 261	6.8	87.9	–	–	5.3	–	
Lucerne, Weggisgasse 20, 22	18 810	331	–	sole ownership	1982		228	1 285	76.8	–	–	–	23.2	–	
Meilen, Seestrasse 545	6 955	255	–	sole ownership land lease	2008		1 645	2 458	–	–	–	100.0	–	–	
Meyrin, Route de Meyrin 210	2 345	124	–	sole ownership partial land lease	1979	1999	3 860	1 116	65.7	4.3	–	–	15.7	14.3	
Morges, Les Vergers-de-la-Gottaz 1	23 820	–	–	sole ownership bought 30.06.2017	1795/ 2003	1995	11 537	3 698	–	–	–	100.0	–	–	
Neuchâtel, Avenue J.-J. Rousseau 7	7 019	257	12.1	sole ownership	1991	1992	1 020	3 127	–	70.0	–	–	22.5	7.5	
Neuchâtel, Rue de l'Ecluse 19/parking	633	20	–	sole ownership	1960	1997	715	–	–	–	–	–	–	–	
Neuchâtel, Rue du Temple-Neuf 11	5 167	139	–	sole ownership	1953	1993	262	1 155	18.3	57.5	–	–	13.9	10.3	
Neuchâtel, Rue du Temple-Neuf 14	42 810	1 081	4.7	sole ownership	1902/ 2014		1 928	6 896	45.5	17.9	–	–	11.0	25.6	
Niederwangen b. Bern, Riedmoosstrasse 10	41 430	1 175	0.4	sole ownership	1985	2006	12 709	12 926	33.2	13.1	–	–	45.7	8.0	
Oberbüren, Buchental 2	13 060	376	–	sole ownership	1980	2007	6 401	6 486	34.3	1.8	–	–	62.4	1.5	
Oberbüren, Buchental 3	3 350	156	2.6	sole ownership	1964		4 651	2 342	20.7	32.6	–	–	31.5	15.2	
Oberbüren, Buchental 3a	3 264	117	–	sole ownership	1964		3 613	2 464	–	–	–	–	100.0	–	
Oberbüren, Buchental 4	26 730	738	–	sole ownership	1990		4 963	9 547	38.5	20.3	–	–	41.2	–	
Oberbüren, Buchental 5	961	33	–	sole ownership	1920		3 456	1 649	–	12.1	–	–	–	87.9	
Oberwil, Mühlemattstrasse 23	2 944	155	–	freehold property land lease	1986		6 200	1 652	75.9	4.2	–	–	16.3	3.6	
Oftringen, Spitalweidstrasse 1/ shopping centre a1	81 770	2 646	16.3	sole ownership	2006		42 031	19 968	78.9	3.2	1.4	–	13.8	2.7	
Olten, Bahnhofquai 18	28 540	789	0.7	sole ownership	1996		2 553	5 134	–	93.6	–	–	6.4	–	
Olten, Bahnhofquai 20	40 700	1 010	–	sole ownership	1999		1 916	7 366	–	85.4	–	–	14.6	–	
Olten, Frohburgstrasse 1	6 868	55	9.8	sole ownership	1899	2009	379	1 196	–	78.3	–	–	21.7	–	
Olten, Frohburgstrasse 15	11 670	295	8.0	sole ownership	1961	1998	596	1 882	–	75.4	–	–	12.0	12.6	
Olten, Solothurnerstrasse 201	6 854	167	–	sole ownership	2006		5 156	1 592	62.3	–	–	–	31.5	6.2	
Olten, Solothurnerstrasse 231–235/ Usego	25 250	696	50.9	sole ownership	1907	2011	12 922	11 617	4.9	58.1	–	–	9.9	27.1	
Opfikon, Müllackerstrasse 2, 4/ Bubenholz	46 050	750	–	sole ownership	2015		6 169	10 802	–	–	–	100.0	–	–	
Ostermundigen, Mitteldorfstrasse 16	34 540	798	–	sole ownership	2009		7 503	10 925	–	–	–	100.0	–	–	
Otelfingen, Industriestrasse 19/21	100 580	3 642	15.8	sole ownership	1965	2000	101 933	80 440	–	16.6	–	–	78.1	5.3	
Otelfingen, Industriestrasse 31	20 750	731	14.6	sole ownership	1986	1993	12 135	11 561	–	34.6	0.4	–	57.3	7.7	
Payerne, Route de Bussy 2	24 710	604	–	sole ownership	2006		12 400	6 017	84.0	4.4	–	–	7.1	4.5	

Property details as at 30.06.2017

Overview of type of use

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Commercial properties without significant residential space														
Petit-Lancy, Route de Chancy 59	127 290	3 664	19.1	sole ownership	1990		13 052	22 736	1.9	67.3	6.4	–	21.0	3.4
Pfäffikon SZ, Huobstrasse 5	62 700	1 400	–	sole ownership	2004		7 005	11 660	–	–	–	100.0	–	–
Rapperswil-Jona, Rathausstrasse 8	19 130	477	0.5	sole ownership	1992	2008	1 648	3 143	23.6	50.6	–	–	25.6	0.2
Romanel, Chemin du Marais 8	19 670	610	–	sole ownership	1973	1995	7 264	6 791	88.3	0.2	–	–	10.4	1.1
Schwyz, Oberer Steisteg 18, 20	8 805	272	–	sole ownership	1988	2004	1 039	2 669	8.7	58.3	–	–	33.0	–
Solothurn, Amthausplatz 1	13 240	426	0.4	sole ownership	1955	1988	1 614	3 353	17.8	57.9	–	–	24.3	–
Spreitenbach, Industriestrasse/Tivoli	11 080	249	–	freehold property	1974	2010	25 780	980	87.2	–	–	–	12.8	–
Spreitenbach, Müslistrasse 44	4 396	111	–	sole ownership	2002		2 856	516	–	6.9	30.3	–	4.0	58.8
Spreitenbach, Pfadackerstrasse 6/Limmatpark	74 950	3 256	14.4	sole ownership	1972	2003	10 318	27 371	56.7	28.1	–	–	14.5	0.7
St. Gallen, Spisergasse 12	11 530	245	–	sole ownership	1900	1998	208	1 070	82.7	–	–	–	–	17.3
St. Gallen, Zürcherstrasse 462–464/ Shopping Arena	303 330	8 120	0.8	sole ownership parking 73/100 co-ownership	2008		33 106	39 489	58.3	9.5	11.3	–	19.5	1.4
Stadel b. Niederglatt, Buechenstrasse 80 ¹	16 000	–	–	financial lease	2008		3 947	2 674	–	–	–	100.0	–	–
Sursee, Moosgasse 20	11 210	322	3.1	sole ownership	1998		4 171	2 409	77.3	–	6.8	–	15.9	–
Thalwil, Gotthardstrasse 40	5 924	139	–	sole ownership	1958	2004	541	986	9.1	57.8	13.2	–	19.9	–
Thun, Bälliz 67	17 690	411	–	sole ownership	1953	2001	875	3 173	32.4	51.2	2.0	–	10.7	3.7
Thun, Göttibachweg 2–2e, 4, 6, 8	41 370	1 111	–	sole ownership land lease	2003		14 520	11 556	–	–	–	100.0	–	–
Uster, Poststrasse 10	8 175	186	–	sole ownership	1972	2012	701	1 431	17.1	61.3	–	–	21.6	–
Uster, Poststrasse 14/20	12 080	360	0.6	sole ownership	1854	2000	2 449	3 194	63.3	11.7	3.8	–	19.5	1.7
Vernier, Chemin de l'Etang 72/ Patio Plaza	95 560	2 522	20.4	sole ownership	2007		10 170	13 681	–	82.2	–	–	17.1	0.7
Vevey, Rue de la Clergère 1	12 590	349	–	sole ownership	1927	1994	717	3 055	15.7	73.1	–	–	11.2	–
Wabern, Nesslerenweg 30	18 380	504	–	sole ownership	1990		4 397	6 288	–	–	–	100.0	–	–
Wattwil, Ebnaterstrasse 45 ¹	1 141	–	–	freehold property (88/1000)	1986		539	335	–	100.0	–	–	–	–
Wil, Obere Bahnhofstrasse 40	18 430	431	–	sole ownership	1958	2008	1 105	2 877	80.4	8.6	–	–	7.2	3.8
Winterthur, Theaterstrasse 17	59 510	1 512	67.4	sole ownership	1999		7 535	14 532	–	74.8	1.3	–	5.8	18.1
Winterthur, Untertor 24	10 020	155	–	sole ownership	1960	2006	290	1 364	69.9	–	–	–	30.1	–
Worblaufen, Alte Tiefenaustrasse 6	78 230	2 360	–	49/100 co-ownership	1999		21 596	18 213	–	87.4	–	–	12.0	0.6
Zollikon, Bergstrasse 17, 19	11 610	323	15.1	sole ownership	1989	2004	1 768	2 126	26.1	44.1	–	–	29.8	–
Zollikon, Forchstrasse 452–456	16 980	367	–	sole ownership	1998		2 626	2 251	–	68.4	–	–	31.6	–
Zuchwil, Dorfackerstrasse 45/ Birchi Centre	28 470	1 191	32.6	sole ownership land lease	1997		9 563	13 271	76.0	1.6	–	–	13.3	9.1
Zug, Zählerweg 4, 6/ Dammstrasse 19/ Landis + Gyr-Strasse 3/Opus 1	131 320	2 470	0.1	sole ownership	2002		7 400	15 805	–	90.3	–	–	9.7	–
Zug, Zählerweg 8, 10/ Dammstrasse 21, 23/Opus 2	165 790	3 673	–	sole ownership	2003		8 981	19 903	–	91.1	–	–	8.9	–
Zurich, Affolternstrasse 52/ MFO building	13 380	288	–	sole ownership	1889	2012	1 367	2 776	–	53.1	25.8	–	21.1	–

¹ property included in Services segment

Property details as at 30.06.2017

Overview of type of use

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Commercial properties without significant residential space														
Zurich, Affolternstrasse 54, 56/ Cityport	181 310	4 221	3.0	sole ownership	2001		9 830	23 486	–	91.9	–	–	7.8	0.3
Zurich, Albisriederstrasse 203, 207, 243 ²	40 490	1 164	12.8	sole ownership	1942–2003		13 631	12 686	–	64.2	20.8	–	10.9	4.1
Zurich, Bahnhofstrasse 42	125 370	934	–	sole ownership	1968	1990	482	2 003	42.7	44.6	–	–	12.7	–
Zurich, Bahnhofstrasse 69	58 030	795	24.3	sole ownership	1898	2007	230	1 120	10.8	77.8	–	–	11.1	0.3
Zurich, Bahnhofstrasse 106	51 090	602	–	sole ownership	1958		200	1 196	11.8	53.1	–	–	32.1	3.0
Zurich, Carl-Spitteler-Strasse 68/70	97 720	2 024	–	sole ownership	1993		11 732	19 343	–	–	–	100.0	–	–
Zurich, Flurstrasse 55/ Medienpark	145 700	1 332	38.0	sole ownership	1979	2013–2015	8 270	24 244	1.7	70.3	4.1	–	22.0	1.9
Zurich, Flurstrasse 89	7 707	235	–	sole ownership	1949	2003	2 330	3 331	–	12.0	–	–	11.3	76.7
Zurich, Fraumünsterstrasse 16	143 400	1 993	16.7	sole ownership	1901	1990	2 475	7 896	16.7	73.3	–	–	10.0	–
Zurich, Hagenholzstrasse 60/ SkyKey	301 510	5 575	–	sole ownership	2014		9 573	41 251	0.3	85.7	9.8	–	4.2	–
Zurich, Hardstrasse 201/ Prime Tower	600 880	10 097	–	sole ownership	2011		10 416	48 138	0.7	87.3	5.5	–	6.4	0.1
Zurich, Hardstrasse 219/ Eventblock Maag	15 430	554	7.0	sole ownership	1929–1978		8 002	7 183	–	21.7	–	–	19.1	59.2
Zurich, Josefstrasse 53, 59	83 340	1 861	6.8	sole ownership	1962/1972	2001	2 931	12 114	8.9	75.0	1.4	–	14.7	–
Zurich, Jupiterstrasse 15/ Böcklinstrasse 19	23 630	465	–	sole ownership	1900/1995	1996	1 630	1 829	–	–	–	100.0	–	–
Zurich, Kappenbühlweg 9, 11/ Holbrigstrasse 10/ Regensdorferstrasse 18a	69 230	1 496	–	sole ownership	1991		9 557	14 790	–	–	–	100.0	–	–
Zurich, Maagplatz 1/Platform	179 030	3 533	–	sole ownership	2011		5 942	20 319	2.1	91.1	0.5	–	4.9	1.4
Zurich, Manessestrasse 85	53 740	1 313	26.9	sole ownership	1985	2012	3 284	8 270	4.5	66.7	–	–	24.9	3.9
Zurich, Ohmstrasse 11, 11a	33 990	1 119	–	sole ownership	1927	2007	1 970	6 010	54.9	23.5	2.2	–	14.4	5.0
Zurich, Restelbergstrasse 108	9 838	176	–	sole ownership	1936	1997	1 469	672	–	–	–	100.0	–	–
Zurich, Schaffhauserstrasse 339	8 626	231	15.7	sole ownership	1957	1997	307	1 726	12.7	69.3	–	–	18.0	–
Zurich, Seidengasse 1/ Jelmoli – The House of Brands	815 100	14 492	–	sole ownership	1898	2010	6 514	36 777	64.6	3.7	13.3	–	12.8	5.6
Zurich, Siewerdstrasse 8	20 200	582	–	sole ownership	1981		1 114	3 687	–	91.1	–	–	8.9	–
Zurich, Sihlcity	195 582	5 479	1.0	242/1000 co-ownership	2007		10 162	23 634	42.3	24.7	18.9	–	7.7	6.4
Zurich, Sihlstrasse 24/ St. Annagasse 16	40 640	907	0.2	sole ownership	1885	2007	1 155	2 858	3.9	71.2	13.6	–	6.5	4.8
Zurich, Stadelhoferstrasse 18	28 410	550	–	sole ownership	1983	2004	1 046	1 914	19.5	49.0	11.9	–	19.0	0.6
Zurich, Stadelhoferstrasse 22	36 330	789	5.2	sole ownership partial land lease	1983	2004	1 024	3 067	11.6	50.9	4.6	–	30.7	2.2
Zurich, Steinmühleplatz 1/ St. Annagasse 18/ Sihlstrasse 20	102 690	1 920	3.3	sole ownership	1957	1999	1 534	6 201	10.9	64.3	2.1	–	19.7	3.0
Zurich, Steinmühleplatz/ Jelmoli parking	40 730	1 639	0.1	sole ownership with concession	1972	2009	1 970	84	86.6	13.4	–	–	–	–
Zurich, Talacker 21, 23	78 650	1 469	–	sole ownership	1965	2008	1 720	4 904	9.6	64.2	–	–	26.2	–
Total I	9 535 650	2 147 066	5.3				1 029 581	14 786 622	21.8	41.1	5.5	8.5	16.6	6.5

² land split and reclassification from investment properties to properties under construction due to new construction

Property details as at 30.06.2017

Overview of type of use

City/address	Fair value TCHF	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m ²	Total m ² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Cinemas and restaurants %	Assisted living %	Storage facilities %	Other %
Mixed properties														
Geneva, Route de Malagnou 6/ Rue Michel-Chauvet 7	15 900	379	8.3	sole ownership	1960/ 1969	1989	1 321	1 617	–	47.7	11.6	–	3.8	36.9
Geneva, Rue de la Croix-d'Or 7/Rue Neuve-du-Molard 4–6	62 520	1 155	14.9	sole ownership	1974/ 1985	1994	591	3 472	38.4	24.3	–	–	3.6	33.7
Geneva, Rue des Alpes 5	27 030	434	5.6	sole ownership	1860		515	2 682	10.8	45.2	–	–	0.6	43.4
St. Gallen, Spisergasse 12	5 750	111	–	sole ownership	1423	1984	165	617	31.6	17.7	–	–	24.1	26.6
Thônex, Rue de Genève 104–108	92 470	2 413	0.1	sole ownership	2008		9 224	11 680	56.0	0.4	3.5	–	8.2	31.9
Zurich, Nansenstrasse 5/7	48 340	1 268	1.3	sole ownership	1985		1 740	5 864	39.1	27.0	–	–	6.1	27.8
Zurich, Querstrasse 6	4 325	89	–	sole ownership	1927	1990	280	563	13.3	–	–	–	–	86.7
Zurich, Schulstrasse 34, 36	13 570	274	–	sole ownership	1915	1995	697	1 721	–	36.1	–	–	7.8	56.1
Total II	269 905	6 123	4.0				14 533	28 216	38.0	18.4	2.1	–	6.4	35.1
Undeveloped properties														
Basel, Hochbergerstrasse 60/ parking	3 300	121	0.6	sole ownership			5 440	–	–	–	–	–	–	–
Berne, Weltpoststrasse 1–3/ Weltpostpark	7 316	–	–	sole ownership land lease			11 700	–	–	–	–	–	–	–
Dietikon, Bodacher	–	8	–	sole ownership			13 615	–	–	–	–	–	–	–
Dietikon, Bodacher/ Im Maienweg	2 044	–	–	sole ownership			4 249	–	–	–	–	–	–	–
Dietikon, Bodacher/ Ziegelärgerten	1 840	5	–	sole ownership			3 825	–	–	–	–	–	–	–
Meyrin, Route de Pré-Bois	12 350	12	–	sole ownership			9 118	–	–	–	–	–	–	–
Niederwangen b. Bern, Riedmoosstrasse 10	3 617	–	–	sole ownership			5 895	–	–	–	–	–	–	–
Oberbüren, Buchental/parking	744	14	–	sole ownership			1 825	–	–	–	–	–	–	–
Spreitenbach, Joosacker 7	–	27	–	sole ownership			16 405	–	–	–	–	–	–	–
Wangen b. Olten, Rickenbacherfeld	4 693	–	–	sole ownership			11 197	–	–	–	–	–	–	–
Total III	35 904	187	0.4				83 269	–	–	–	–	–	–	–

Property details as at 30.06.2017
Overview of type of use

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Properties under construction and development sites															
Berne, Viktoriastrasse 21, 21a, 21b	73 960	–	–	sole ownership	1970		14 036	–	–	–	–	–	–	–	
Meyrin, Route de Pré-Bois 14	11 750	–	–	sole ownership land lease	2003		2 156	–	–	–	–	–	–	–	
Meyrin, Chemin de Riantbosson, Avenue de Mategnin	27 710	–	–	sole ownership			4 414	–	–	–	–	–	–	–	
Paradiso, Riva Paradiso 3 & 20	17 000	10	–	sole ownership partial land lease bought 01.03.2017			3 086	–	–	–	–	–	–	–	
Plan-les-Ouates, Chemin des Aulx/ Espace Tourbillon ³	29 790	17	–	sole ownership			28 429	–	–	–	–	–	–	–	
Richterswil, Gartenstrasse 7–15	10 820	14	–	sole ownership bought 01.03.2017			5 154	–	–	–	–	–	–	–	
Schlieren, Zürcherstrasse 39	36 570	221	–	sole ownership	1992/ 2003		26 684	–	–	–	–	–	–	–	
Zurich, Albisriederstrasse/ Rütliweg ²	35 420	–	–	sole ownership			9 114	–	–	–	–	–	–	–	
Zurich, Brandschenkestrasse 25	160 770	43	–	sole ownership	1910	–2017	3 902	–	–	–	–	–	–	–	
Zurich, Etzelstrasse 14	18 470	–	–	sole ownership	1967		1 809	–	–	–	–	–	–	–	
Total IV	422 260	305	–				98 784	–	–	–	–	–	–	–	

Overall total	10 263 719	221 321					1 226 167	1 506 838	22.1	40.7	5.4	8.3	16.4	7.1
Rent losses from vacancies		– 11 645												
Consolidated subtotal segment, excluding leased properties		209 676	5.3											
Intercompany eliminations		– 27 128												
Rental income from third parties, Services segment		19 120												
Consolidated subtotal, excluding leased properties		201 668	5.5											
Rental income from leased properties, Services segment		29 420												
Consolidated overall total, including leased properties		231 088												

² land split and reclassification from investment properties to properties under construction due to new construction

³ part of the project is held for sale

ADDENDUM

Imprint

The original of this Semi-Annual Report is written in German.
The German original is therefore the effective official version.

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