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MEDIA RELEASE

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Maag site, Zurich West

Prime Tower: topping-out ceremony for Switzerland's highest building

Zurich, 7 July 2010 – The 126-metre Prime Tower and the adjoining Platform office complex have reached the topping-out stage. At the ceremony held to mark this event, the main players in the project expressed their confidence that the two buildings will be completed on schedule by May 2011. 68% of the rental area has already been let.

Zurich has a new addition to its skyline: The Prime Tower – Switzerland's highest building at 126 metres. A topping-out ceremony has been held both for this high-rise and for the Platform office building also being erected on the Maag site. Along with the project partners, the event was attended by representatives from the authorities, the media and business. The responsible managers expressed their satisfaction with the project so far.

Markus Graf, CEO of Swiss Prime Site AG, is pleased about demand for the new office space as well as the progress of the building work: "Not only have we already let 68% of floorspace, but we can point to a mix of tenants that is an ideal fit for Zurich West, for the Maag site and for Swiss Prime Site." Graf thanked the project coordinators for their exemplary commitment and admirable flexibility at one of the currently most demanding structural engineering sites in any city in Switzerland. Swiss Prime Site, the leading Swiss real estate investment company, is investing CHF 355 million in Prime Tower and the Platform office complex along with the adjoining buildings Cubus and Diagonal.

Prime Tower sets new standards in Switzerland in terms of eco-efficiency. The building will be certified according to greenproperty, a new Swiss sustainability rating, and certification to the international LEED standard is planned. Prime Tower is thus helping to spearhead environmental responsibility, meeting tenants' future sustainability requirements.

Councillor Dr André Odermatt, who heads the City of Zurich's public buildings department, calls Prime Tower "a good ambassador for the sensitive development of high-rise buildings in Zurich". In his view, the building epitomizes – in the public eye as well – the changes that are going on in the city. "Prime Tower does not stand *in* the way, rather stands *on* the way Zurich West is going in. And," continued Odermatt, "this is the way that the district should be going in, not least of all, with the people who live here".

Architect Mike Guyer of the Zurich-based firm of architects Gigon/Guyer: "Now that the Tower has reached its full 126 metres, the building's high visibility has become quite evident. But its true quality emanates from its sophisticated massing and its unmistakable green glass

envelope. This sculptural effect will only unfold fully when the building is finished. I'm looking forward to that."

Jacky Gillmann, Chairman of the Board of Directors of Losinger Construction AG, which is building the Prime Tower and the two adjoining structures in a consortium together with Karl Steiner Ltd, talked about the specific structural challenges and the tight construction schedule, which only allowed about 18 months for completion of the 36-storey building. "Prime Tower is the first time in Switzerland that self-driven hydraulic formwork has been used for an office block. And the innovative ceiling-boarding system has also proven its worth. Thanks to these technologies, we have greatly shortened construction times compared to traditional methods," explained Gillmann.

Henri Muhr, CEO of Karl Steiner Ltd, referred to another major benefit of the new technologies – the hugely reduced resource consumption: "This has taken a lot of pressure off the scarce storage areas around the site, thus also reducing the amount of traffic generated." But Muhr went on to stress that "despite the need for speed, we have never compromised on safety." The foundations in this respect were laid by a highly detailed safety concept drawn up at the outset with SUVA (Swiss National Accident Insurance Fund), the building insurance institution and the construction regulations enforcement office.

Martin Kull, CEO and joint owner of HRS Real Estate Ltd., the total contractor responsible for the Platform complex, used the topping-out ceremony as an opportunity to point out the particular sensitivity of the site in terms of its proximity to major SBB rail lines: "From the point of view of building logistics and safety – and I am thinking especially of the need to avoid disruption to rail services – construction of Platform was a particular challenge."

Prime Tower and the Platform complex will be completed in May 2011. The first units will be occupied by tenants as of summer 2011, with an opening ceremony to follow in the autumn of the same year.

Tenant structure of the new Maag site buildings

Occupancy: 68% (as at 30 June 2010)

Prime Tower

- Homburger Ltd (law firm)
- Citibank (Switzerland) Ltd
- Zürcher Kantonalbank
- Swiss & Global Asset Management Ltd
- corporate consultants
- Raumzürich05 (café-bar)
- Conference Center

Platform

- Ernst & Young Ltd (auditors and consultants)
- Coop Da Giovanni (restaurant)
- Speich Copy Shop

Diagonal

- Galerie Eva Presenhuber Ltd.
- Suan Long AG (Asian restaurants)

Cubus

- Coop Pronto

Key data for Prime Tower and Platform

	Prime Tower	Platform
Storeys	36	7
Height	126 m	25 m
Site area	9,800 m ²	6,600 m ²
Rentable area	40,000m ²	20,900 m ²
Rentable area per storey	1,275 m ²	2,800 m ²
No. of parking spaces	182	82

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Swiss Prime Site AG

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