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MEDIA RELEASE

Olten, 16 December 2015

Swiss Prime Site acquires Boas Senior Care

Swiss Prime Site AG is acquiring the senior care business activities of Boas-Yakhin Holding SA, Crissier. Boas Senior Care is the leading company in the field of senior housing and geriatric care facilities in French-speaking Switzerland. The acquisition enables Tertianum Group to achieve total geographic coverage of Switzerland in the Assisted Living segment and extend its leading market position.

Swiss Prime Site AG has signed a purchase agreement on 15 December 2015 for the acquisition of 100% of the shares of the senior care activities of Boas-Yakin Holding SA, Crissier. Consummation of the transaction is planned for the first quarter of 2016. In this context, Swiss Prime Investment Foundation is also acquiring eight properties.

Boas Senior Care realised revenues of roughly CHF 70 million in 2014 and manages a total of 15 operating facilities, with 632 geriatric care beds and 176 apartments. Boas Senior Care ideally supplements the geographic coverage of Tertianum Group's Assisted Living segment. Tertianum Group, coupled with SENIOcare acquired in October 2015 as well as the newly acquired Boas Senior Care, will now serve the entire country of Switzerland with its offering in the field of senior housing and geriatric care facilities. The acquisition enables the Assisted Living segment to systematically forge ahead with the execution of its growth strategy and further expands Tertianum Group's leading market position as private provider. In fact, the group will now manage a total of 2 492 geriatric care beds and around 1 600 apartments.

Sustainable growth and expansion of revenue streams

Boas Senior Care will continue to be managed by the existing management team as regional subsidiary of Tertianum Group AG. Nothing will change for guests and employees. Tertianum Group will build on the success story and experience of Boas Senior Care, expanding its presence in French-speaking Switzerland. Furthermore, Tertianum Group will reap benefits from the realisation of synergy potential within the Assisted Living segment.

The acquisition paves the way for Swiss Prime Site to further expand the existing real estate project pipeline for the Assisted Living segment. The return on future new building projects can be actively managed, providing an improvement in net return on the overall property portfolio. The transaction also opens the door to further growth in activities in French-speaking Switzerland, leading to a positive impact on earnings per share.



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Swiss Prime Site

Swiss Prime Site AG is Switzerland's leading listed real estate investment company. The Group's portfolio is valued at CHF 9.9 billion and comprises first-class, value-retaining and high-quality properties with primarily office and retail floor space situated in prime locations. The real estate investments, coupled with the real estate services provided by subsidiary Wincasa AG, make up the Real Estate segment. The Retail segment consists of Jelvoli – The House of Brands department store. The Assisted Living segment comprises the senior residences and geriatric care facilities provided by Tertianum Group.

Swiss Prime Site is distinguished by its experienced management team, considerable earnings continuity and excellent risk/return profile. The Company has been listed on the SIX Swiss Exchange since 2000 and reports market capitalisation of CHF 4.9 billion as at the balance sheet date.

SIX Swiss Exchange / symbol SPSN / securities number 803 838

Tertianum Group AG

Tertianum Group is a subsidiary of Swiss Prime Site, Switzerland's leading real estate investment company. With the brands "Tertianum Residences," "Perlavita Geriatric Care Centres" and "Vitadomo Senior Residences" as well as "SENIOcare Residences and Geriatric Care Centres," Tertianum Group is the leading Swiss private provider in the assisted living segment.

As Switzerland's undisputed market leader, Tertianum Group comprises 53 operating facilities with 1 420 apartments and residences as well as 1 860 geriatric care beds. A staff of roughly 2 800 employees provides services for the care and well-being of 2 950 guests.

Boas-Yakhin Holding SA

Boas-Yakhin Holding SA is a diversified business group active in the realm of senior residences and geriatric care services and hotels as well as wellness & spa. The group was founded in 1989 by the couple Anne Russi and Bernard Russi as operator of geriatric care facilities and senior residences in canton Vaud. Over the years, the group expanded in French-speaking Switzerland, diversifying in the hotel and wellness & spa segments along the way, which will remain in the hands of Boas-Yakhin Holding SA.

Swiss Prime Investment Foundation

Swiss Prime Investment Foundation was founded by Swiss Prime Site in 2015. The Foundation has assigned Swiss Prime Site Group AG the responsibility of management as well as asset management. Swiss Prime Investment Foundation provides support for occupational pension plans for the purpose of investing and managing the pension funds entrusted to it by investors. The Foundation is subject to regulatory authority by the Occupational Pension Supervisory Commission (OPSC). Since the launch of the first investment group, Swiss Prime Investment Foundation is also a member of the Conference of Investment Foundation Board of Directors (KGAST) and is therefore under obligation to comply with high-quality standards and extensive transparency.

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