

Segment information

Property key figures

per country and Investment category	31.3.2012					31.3.2011				
	Switzerland	France	Germany	Netherlands	Total	Switzerland	France	Germany	Netherlands	Total
in CHF thousand										
Annual rental income										
Office	16 484	12 318	10 719	6 722	46 243	15 937	29 473	11 266	9 131	65 807
Retail	0	0	10 459	0	10 459	0	0	11 646	0	11 646
Trade/logistics	0	0	2 351	4 494	6 845	0	0	2 539	6 632	9 171
Total annual rental income	16 484	12 318	23 529	11 216	63 547	15 937	29 473	25 451	15 763	86 624
Investment properties										
Office	370 360	382 730	160 291	76 655	990 036	337 560	405 067	168 403	106 576	1 017 606
Retail	0	0	139 345	0	139 345	0	0	159 674	0	159 674
Trade/logistics	0	0	31 196	45 566	76 762	0	0	32 416	72 334	104 750
Total investment properties	370 360	382 730	330 832	122 221	1 206 143	337 560	405 067	360 493	178 910	1 282 030
Usable area in m²										
Office	68 440	50 265	89 864	62 164	270 733	67 582	76 374	93 709	76 711	314 376
Retail	0	0	86 483	0	86 483	0	0	98 794	0	98 794
Trade/logistics	0	0	22 740	173 046	195 786	0	0	22 740	251 108	273 848
Total usable area in m²	68 440	50 265	199 087	235 210	553 002	67 582	76 374	215 243	327 819	687 018
Vacancy in m²										
Office	7 359	6 677	16 730	16 819	47 585	12 222	4 633	18 549	25 674	61 078
Retail	0	0	17 557	0	17 557	0	0	25 532	0	25 532
Trade/logistics	0	0	0	0	0	0	0	0	0	0
Total vacancy in m²	7 359	6 677	34 287	16 819	65 142	12 222	4 633	44 081	25 674	86 610

The investment properties are, based on the main use, fully allocated to the corresponding investment category and can be compared with pages 23 to 45.
See definition of terms on pages 177 to 179.

Segment information

Overview of the expiry of rental contracts

	31.3.2012					31.3.2011					
	Switzerland	France	Germany	Netherlands	Total	Switzerland	France	Germany	Netherlands	Total	
unlimited	11%	0%	7%	0%	5%	unlimited	9%	0%	9%	1%	5%
1 to 12 months	3%	3%	12%	18%	9%	1 to 12 months	14%	35%	12%	6%	18%
1 to 2 years	9%	1%	18%	7%	10%	1 to 2 years	6%	2%	12%	21%	10%
2 to 3 years	4%	5%	10%	25%	10%	2 to 3 years	7%	1%	18%	10%	9%
3 to 4 years	25%	30%	13%	4%	18%	3 to 4 years	3%	9%	7%	19%	9%
4 to 5 years	8%	14%	14%	6%	11%	4 to 5 years	25%	17%	9%	3%	13%
5 to 6 years	2%	38%	6%	9%	12%	5 to 6 years	7%	9%	11%	4%	8%
6 to 7 years	0%	1%	6%	6%	3%	6 to 7 years	1%	23%	5%	3%	9%
7 to 8 years	0%	3%	0%	3%	2%	7 to 8 years	0%	2%	5%	4%	3%
more than 8 years	38%	5%	14%	22%	20%	more than 8 years	28%	2%	12%	29%	16%
Total	100%	100%	100%	100%	100%	Total	100%	100%	100%	100%	100%
EPRA Gross Initial Yield (GIY) (unaudited)	4.8%	6.1%	6.8%	8.7%	6.3%		4.9%	6.9%	7.0%	8.3%	6.6%
EPRA Net Initial Yield (NIY) (unaudited)	4.4%	5.8%	5.6%	6.3%	5.5%		4.5%	6.6%	6.0%	6.4%	5.9%

See definition of terms on pages 177 to 179.