

Consolidated balance sheet

Assets

in CHF thousand	Notes	31.3.2012	31.3.2011
Non-current assets			
Investment properties	8	1 072 892	1 261 807
Furnishing	9	551	453
Deferred tax assets	10	3 608	4 849
Derivative financial instruments	18	561	1 520
Other receivables		7 227	4 552
Total non-current assets		1 084 839	1 273 181
Current assets			
Investment properties held for sale	8	133 251	20 223
Trade accounts receivable	11	5 854	6 610
Receivable from income taxes		3 659	8 698
Other current assets		19 565	16 676
Cash and cash equivalents	12	39 555	51 399
Total current assets		201 884	103 606
Total assets		1 286 723	1 376 787

Information contained in the notes to the consolidated annual financial statements is an integral part of the consolidated annual financial statements.

Equity and liabilities

in CHF thousand	Notes	31.3.2012	31.3.2011
Equity			
Share capital	13	59 724	59 724
Capital reserves		37 036	37 036
Special reserve from capital decrease		367 306	367 306
Retained earnings		-82 978	-85 868
Treasury shares	13	-2 632	-1 787
Reserve for cash flow hedges	18	-40 579	-22 964
Currency translation adjustments		-55 890	-40 961
Equity of the shareholders of Züblin Immobilien Holding AG		281 987	312 486
Non-controlling interests		56 440	64 194
Total equity		338 427	376 680
Liabilities			
Non-current mortgages	19	556 597	793 088
Bond	20	59 102	0
Mandatory Convertible Securities	21	3 719	5 714
Other non-current liabilities	22	771	600
Deferred tax liabilities	10	20 820	20 228
Derivative financial instruments	18	53 192	31 138
Non-current liabilities		694 201	850 768
Current mortgages	19	130 544	70 192
Mortgages held for sale	19	86 789	18 922
Derivative financial instruments	18	896	1 211
Income tax liabilities		198	293
Trade accounts payable		3 161	1 991
Current loans		0	18 207
Other current liabilities		32 507	38 523
Current liabilities		254 095	149 339
Total liabilities		948 296	1 000 107
Total equity and liabilities		1 286 723	1 376 787

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