

Portfolio France

Portfolio development

As it has been planned since 2009, the renovation of the “Newtime” (Jatte 1) and “Imagine” (Jatte 3) buildings is now underway and will continue until 2014. During this period the annual rental income of the French portfolio will be halved to EUR 10 million. Like the investments already carried out in the Swiss portfolio (Holbeinstrasse in Zurich, Carl Vogt in Geneva), these “green” renovations, which are costing around EUR 70 million, are designed to promote optimum re-letting of these assets while also contributing to a substantial increase in their market value.

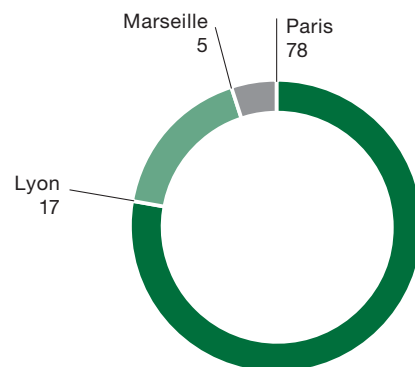
A large tenant in Lyon went bankrupt at the end of 2011. This was the reason for the increase in the vacancy rate of the French portfolio to 13.5% as of 31 March 2012. Since then a number of large French companies have already shown an interest in the vacant space.

Market development

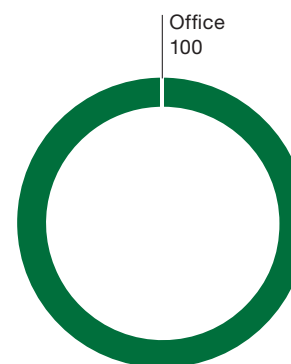
The French economy was also hit by the euro-zone debt crisis in 2011. It is likely that this sluggish economic environment will continue during the coming year. As a result, tenants remain cautious and rent levels remain low.

Despite this challenging environment, the French real estate market remained active in 2011. The net take up was 2.2 million m² in the Paris region, a 7% increase on 2010. Moreover, investment volumes reached over EUR 17 billion, an increase of 30% on the previous year. As in recent years investors are focusing on core type properties, while tenants are looking for brand new or renovated office buildings and are paying more and more attention to their energy efficiency.

Portfolio by regions in %



Portfolio by investment category in %



Portfolio overview

| CHF/EUR in million | 31.3.2012 | 31.3.2011 |
|-------------------------------|--------------|-------------|
| Market value in CHF | 382.7 | 405.1 |
| Market value in EUR | 317.8 | 311.5 |
| Annual rental income in CHF * | 12.3 | 29.5 |
| Annual rental income in EUR * | 10.2 | 22.7 |
| Vacancy rate | 13.5% | 6.2% |

* without renovation projects

Major tenants

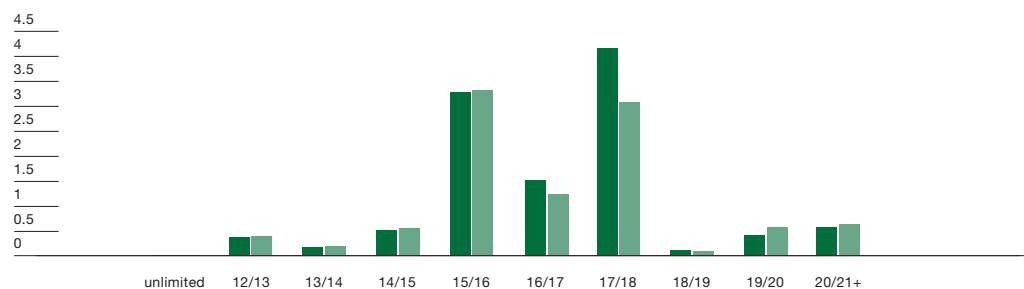
| Tenant | Sector | Portfolio France | % share of annual rental income Total |
|---------------------------------------|------------------------|------------------|--|
| Faurecia, Paris | Automotive industry | 33.5% | 6.5% |
| Europ Assistance, Paris-Gennevilliers | Insurance | 18.6% | 3.6% |
| Ville de Marseille, Marseille | Government/city office | 14.0% | 2.7% |
| Lexmark, Suresnes | Printing industry | 8.9% | 1.7% |
| National Instruments, Nanterre | Automotive industry | 4.0% | 0.8% |
| Total | | 79.0% | 15.3% |

Züblin Group
Annual Report 11_12

The Year in Review
Letter to Shareholders

Newtime
Portfolio
Energy efficiency
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Financial Report

Lease contract analysis
EUR in million



■ Actual rent: based on effective rental income from expiring leases.
■ Market rent: based on the assumption that expiring leases will be extended or renewed at current market rents.

| Prop. No. | City, address | Property certificates | Züblin EMS | Date of acquisition | Year of construction/renovation | Annual rental income CHF 1000 | Vacancy (CHF) % | Ownership | Discount rate % | Plot size m ² | Office m ² | Retail m ² | Trade/logistics m ² | Other space m ² | Total usable space m ² | Vacancy m ² | Vacancy (m ²) % | No. of parking spaces | |
|-------------------------------|---|-------------------------|------------|---------------------|---------------------------------|-------------------------------|-----------------|-----------|-----------------|--------------------------|-----------------------|-----------------------|--------------------------------|----------------------------|-----------------------------------|------------------------|-----------------------------|-----------------------|--|
| 10 | Suresnes, Paris, 12–18 rue Gustave Flourens | | Ⓜ | 28.3.2007 | 2006 | 1 100 | 0.0 | □ | 6.75 | 1 173 | 2 522 | – | – | 19 | 2 541 | – | 0.0 | 68 | |
| 11 | Gennevilliers, Paris, 1 pr. de la Bonnette | | Ⓜ | 4.8.2006 | 1991 | 2 289 | 0.0 | □ | 6.50 | 1 885 | 8 093 | – | – | – | 8 093 | – | 0.0 | 190 | |
| 12 | Nanterres, Paris, 6–16 Rue Hennape | | Ⓜ | 5.10.2007 | 2001 | 4 628 | 5.3 | □ | 6.25 | 7 892 | 11 162 | – | – | – | 11 162 | 754 | 6.8 | 296 | |
| Total region of Paris | | | | | | 8 017 | 3.1 | | | 10 950 | 21 777 | – | – | 19 | 21 796 | 754 | 3.5 | 554 | |
| Region of Lyon | | | | | | | | | | | | | | | | | | | |
| 13 | Lyon, 17–23 av. Pompidou | | Ⓜ | 14.1.2008 | 1993 | 2 572 | 39.3 | □ | 6.40 | 6 143 | 15 533 | – | – | 56 | 15 589 | 5 923 | 38.0 | 435 | |
| Region of Marseille | | | | | | | | | | | | | | | | | | | |
| 14 | Marseille, 36–40 rue Roger Salengro | | Ⓜ | 30.1.2008 | 2007 | 1 729 | 0.0 | □ | 6.75 | 2 087 | 4 735 | – | – | 1 100 | 5 835 | – | 0.0 | 67 | |
| Total French portfolio | | | | | | 12 318 | 13.5 | | | 19 180 | 42 045 | – | – | 1 175 | 43 220 | 6 677 | 15.4 | 1 056 | |
| Renovation projects | | | | | | | | | | | | | | | | | | | |
| 15 | Neuilly-sur-Seine, Paris, 52 Boulevard du Parc "Newtime" (Jatte 1) | BREEAM, HQE IN PLANNING | Ⓜ | 1.7.2002 | 1971 | – | 100.0 | □ | – | 5 800 | 12 480 | – | – | 4 844 | 17 324 | 17 324 | 100.0 | 408 | |
| 16 | Neuilly-sur-Seine, Paris, 20–26 Boulevard du Parc "Imagine" (Jatte 3) | BREEAM, HQE IN PLANNING | Ⓜ | 19.3.2007 | 1978 | 913 | 78.6 | □ | 6.50 | 4 546 | 7 897 | – | – | 888 | 8 785 | 5 976 | 68.0 | 240 | |
| 17 | Neuilly-sur-Seine, Paris, 28–34 Boulevard du Parc (Jatte 2) | | Ⓜ | 1.7.2002 | 1976 | – | 100.0 | □ | 6.50 | 3 223 | 6 345 | – | – | 700 | 7 045 | 7 045 | 100.0 | 149 | |

□ Ownership of 100%
○ Condominium ownership
△ Leasehold

Ⓜ Minergie
DGNB Deutsche Gesellschaft für Nachhaltiges Bauen
HQE Haute qualité environnementale
BREEAM BRE environmental assessment method

Ⓜ Energie-Monitoring-Systems (EMS) existing
Ⓜ Energie-Monitoring-Systems (EMS) in planning