

# Key figures

in CHF million	1.4.2013 to 30.9.2013	1.4.2012 to 31.3.2013	1.4.2012 to 30.9.2012
<b>Income statement</b>			
Rental income	23	55	29
Change in market value of investment properties	-14	-81	-24
EBITDA	13	35	19
Cash flow related operating earnings	-1.2	0.3	0.6
Earnings	-15.0	-89.4	-22.0
EPRA Return on equity	-4.9%	-26.9%	-5.6%
<b>Balance sheet</b>			
Investment properties	849	1 065	1 078
Equity	262	264	265
Equity Ratio	27.8%	23.1%	26.8%
EPRA Equity	305	332	389
EPRA Equity ratio	32.4%	29.1%	33.0%
Mortgages	541	700	690
Loan to value	63.7%	65.7%	64.0%
<b>Key figures per share in CHF</b>			
Cash flow related operating earnings	0.01	0.08	0.04
Earnings of shareholders	-0.23	-1.38	-0.29
EPRA NAV per share	4.14	4.57	5.51
NAV per share	3.55	3.59	4.48
Share price	2.09	2.37	2.94
Par value reduction	-	-	-
<b>Portfolio</b>			
Annualized adjusted contracted rent <sup>1</sup>	40.4	53.1	55.9
EPRA Net Initial Yield (NIY)	4.4%	5.2%	5.5%
Average interest rate	4.0%	4.4%	4.4%
Vacancy rate monetary <sup>1</sup>	17.1%	10.5%	9.5%

<sup>1</sup> Excluding renovation projects

The above Key figures are either deducted directly from the consolidated income statement or balance sheet, explained in the definition of terms on pages 68 to 70 or calculated in the EPRA Performance Measures on pages 57 to 61.