

Portfolio Germany as of 30.9.2013

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 (real) %	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
Office																		
12	Hamburg, A.-Einstein-Ring 17-21		⊕	1.1.1999	1992	1 702	16.2	□	6.00	7 538	13 590	–	–	340	13 930	2 138	15.3	246
13	Hamburg, Nagelsweg 37, 39		⊕	1.1.1999	1986	1 500	2.8	□	5.50	4 616	8 873	–	–	490	9 363	–	0.0	191
14	Hamburg, Wandsbeker Zollstr. 11-19		⊕	1.1.1999	1970 2002	1 122	2.5	□	5.60	2 901	6 531	–	–	782	7 313	235	3.2	100
Total region of Hamburg						4 324	8.5			15 055	28 994	–	–	1 612	30 606	2 373	7.8	537
15	Dusseldorf, Rosstrasse 96		⊕	1.11.2001	1984 2009	1 186	6.5	□	5.20	1 315	6 393	–	–	46	6 439	315	4.9	75
16	Dortmund, Hansastrasse 30	DGNB	⊕	1.7.2004	1986 2011	663	2.2	□	5.10	627	3 015	544	–	286	3 845	100	2.6	–
17	Witten, Marktstrasse 2			1.7.2004	2002	316	42.6	□	6.30	687	1 780	1 110	–	620	3 510	1 324	37.7	–
Total region of Dusseldorf						2 165	13.3			2 629	11 188	1 654	–	952	13 794	1 739	12.6	75
18	Stuttgart, Vor dem Lauch 14			1.1.2000	1982	857	32.3	□	6.60	6 880	7 788	–	547	333	8 668	3 109	35.9	180
19	Stuttgart, Mittlerer Pfad 2-4			1.12.2000	1991	1 671	38.9	□	7.10	8 521	19 090	–	–	2 625	21 715	9 756	44.9	299
20	Stuttgart, Mittlerer Pfad 9			1.6.2000	1991	1 100	0.2	□	6.40	3 620	7 348	–	375	123	7 845	–	0.0	121
Total region of Stuttgart						3 628	28.9			19 021	34 226	–	922	3 081	38 228	12 865	33.7	600
21	Wiesbaden, Kreuzberger Ring 24			1.8.2001	2001	374	25.5	□	5.60	2 372	3 631	–	–	77	3 708	1 066	28.7	98
22	Munich-Germering, Streifacher Strasse 7			1.3.2002	1999	469	3.7	□	6.00	2 512	2 954	–	–	449	3 403	180	5.3	70
Total others regions						842	14.8			4 884	6 585	–	–	526	7 111	1 246	17.5	168
Total office						10 959	17.7			41 589	80 993	1 654	922	6 171	89 739	18 223	20.3	1 380

□ Ownership of 100%
○ Condominium ownership
△ Leasehold

M 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

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Retail																			
23	Arnsberg, Zum Schützenhof 1			1.7.2004	1979	716	29.6	□	6.10	6872	375	7984	–	687	9046	2593	28.7	276	
24	Dortmund-Aplerbeck, Eggensteinerstr. 7			1.7.2004	1980	448	0.0	□	6.60	11865	–	4450	–	–	4450	–	0.0	97	
25	Marl, Marler Stern 1-80			1.7.2004	1974	520	9.3	○	7.00	2222	–	2563	–	–	2563	327	12.8	–	
26	Neuwied-Niederbieber, Neuer Weg 53			1.7.2004	1981	176	0.0	□	6.40	4933	–	1600	–	–	1600	–	0.0	59	
Total region of Düsseldorf						1861	16.0			25892	375	16597	–	687	17659	2920	16.5	432	
Total region of Stuttgart																			
27	Jettingen, Heilbergstrasse 5			1.7.2004	1971	689	0.0	□	7.50	18875	–	5815	–	–	5815	–	0.0	201	
28	Wilhelmshaven, Mühlenweg 146			1.7.2004	2001	566	4.9	□	6.40	10004	739	4161	–	–	4900	297	6.1	161	
29	Wiesbaden, Hagenauer Str. 23, 23 a-c			1.7.2004	1998	498	0.0	□	6.60	6909	–	2393	–	205	2598	–	0.0	98	
30	Neumünster, Haart 190			1.7.2004	1998	1047	0.0	□	7.30	20459	368	6337	–	1080	7785	–	0.0	207	
31	Lübeck, Schwartauer Allee 92			1.7.2004	2001	689	2.9	□	6.30	5602	3168	1548	–	69	4785	170	3.6	86	
32	Halle, Am Treff 5			1.7.2004	1970	1119	0.0	□	6.70	12899	–	6850	–	776	7626	–	0.0	42	
Total others regions						3918	1.3			55873	4275	21289	–	2130	27694	467	1.7	594	
Total retail (non-strategic)						6468	5.9			100640	4650	43701	–	2817	51168	3387	6.6	1227	
Total German portfolio						17427	13.7			142229	85643	45355	922	8987	140907	21610	15.3	2607	

□ Ownership of 100%
○ Condominium ownership
△ Leasehold