

Portfolio Germany as of 30.9.2015

Prop. No.	City, address	Property certifi- cates	Züblin EMS	Date of acquisition	Year of construc- tion/ renovation	Annual rental income CHF 1000	Vacancy (CHF) %	Capitalisa- tion rate in %	Discount rate (real) %	Ownership	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																			
6	Hamburg, A.-Einstein-Ring 17-21		Ⓜ	1.1.1999	1992	1841	4.8	7.00	7.50	☐	7 538	13 590	–	–	340	13 930	648	4.7	246
7	Hamburg, Nagelsweg 37, 39		Ⓜ	1.1.1999	1986	1 353	2.5	6.25	6.75	☐	4 616	8 873	–	–	490	9 363	–	0.0	191
8	Hamburg, Wandsbeker Zollstr. 11-19		Ⓜ	1.1.1999	1970 2002	903	9.8	6.50	7.25	☐	2 901	6 531	–	–	782	7 313	694	9.5	100
Total region of Hamburg						4 097	5.2				15 055	28 994	–	–	1 612	30 606	1 342	4.4	537
9	Dusseldorf, Rosstrasse 96		Ⓜ	1.11.2001	1984 2009	1 027	5.6	7.00	8.25	☐	1 315	6 393	–	–	46	6 439	281	4.4	75
10	Dortmund, Hansastrasse 30	DGNB	Ⓜ	1.7.2004	1986 2011	613	0.0	6.00	7.00	☐	627	3 015	544	–	286	3 845	–	0.0	0
11	Witten, Marktstrasse 2			1.7.2004	2002	362	15.6	7.50	9.00	☐	687	1 780	1 110	–	620	3 510	1 026	29.2	0
Total region of Dusseldorf						2 002	6.0				2 629	11 188	1 654	–	952	13 794	1 307	9.5	75
12	Stuttgart, Vor dem Lauch 14			1.1.2000	1982	966	8.5	8.50	9.00	☐	6 880	7 788	–	547	333	8 668	1 023	11.8	180
13	Stuttgart, Mittlerer Pfad 2-4			1.12.2000	1991	1 834	12.1	7.50	8.25	☐	8 521	15 816	–	–	710	16 526	2 319	14.0	414
14	Stuttgart, Mittlerer Pfad 9			1.6.2000	1991	911	7.1	7.50	8.50	☐	3 620	7 348	–	375	123	7 845	582	7.4	121
Total region of Stuttgart						3 711	10.0				19 021	30 952	–	922	1 166	33 039	3 924	11.9	715
15	Wiesbaden, Kreuzberger Ring 24			1.8.2001	2001	358	14.6	7.50	8.00	☐	2 372	3 631	–	–	77	3 708	1 067	28.8	98
16	Munich-Germering, Streiflacher Strasse 7			1.3.2002	1999	416	0.0	6.25	7.50	☐	2 512	2 954	–	–	449	3 403	180	5.3	70
Total others regions						774	7.3				4 884	6 585	–	–	526	7 111	1 247	17.5	168
Total office						10 584	7.2				41 589	77 719	1 654	922	4 256	84 550	7 820	9.2	1 495

☐ Ownership of 100%

Ⓜ 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

Züblin Group
Semi-annual Report 15_16

The Half-Year in Review
Letter to Shareholders
Portfolio
Financial Report

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Retail																			
17	Marl, Marler Stern 1-80			1.7.2004	1974	380	10.3	10.00	12.50	○	2222	-	2563	-	-	2563	407	15.9	0
Total region of Stuttgart																			
18	Jettingen, Heilbergstrasse 5			1.7.2004	1971	-	100.0	8.50	10.00	□	18875	-	5815	-	-	5815	5815	100.0	201
19	Neumünster, Haart 190			1.7.2004	1998	26	94.1	7.50	10.00	□	20459	368	6337	-	1080	7785	7417	95.3	207
Total retail (non-strategic)						406	67.2				41 556	368	14 715	-	1 080	16 163	13 639	84.4	408
Total German portfolio						10990	13.1				83 145	78 087	16 369	922	5 336	100 713	21 459	21.3	1 903

- Ownership of 100%
○ Condominium ownership