

Key figures	_____	3
Facts	_____	5
Significant shareholders	_____	6

# Concentration and focus Building for the future.

# Key figures

in CHF million	1.4.2016 to 30.9.2016	1.4.2015 to 31.3.2016	1.4.2015 to 30.9.2015
<b>Income statement</b>			
from continuing operations			
Rental income	9.5	18.7	9.3
Change in market value of investment properties	6.3	7.8	4.4
EBITDA	6.0	10.6	5.4
Earnings	8.7	-18.9	-23.6
- from continuing operations	8.7	7.7	3.0
- from discontinuing operations	-	-26.6	-26.6
EPRA Return on equity	6.5%	-15.1%	-42.2%
<b>Balance sheet</b>			
Investment properties	338	331	330
Equity	98	90	19
Equity Ratio	26.8%	25.1%	5.5%
EPRA Equity	135	126	56
EPRA Equity ratio	37.0%	35.3%	16.3%
Mortgages	208	210	215
Loan to value	61.5%	63.4%	65.2%

Züblin Group  
Semi-annual Report 16\_17

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

The above Key figures are either deduced directly from the consolidated income statement or balance sheet, explained in the definition of terms on pages 57 to 59 or calculated in the EPRA Performance Measures on pages 48 to 51.

in CHF million	1.4.2016 to 30.9.2016	1.4.2015 to 31.3.2016	1.4.2015 to 30.9.2015
<b>Key figures per share in CHF</b>			
Earnings of shareholders <sup>1</sup>	2.63	-5.70	-7.96
- from continuing operations	2.63	2.68	1.15
- from discontinuing operations	-	-8.38	-9.11
NAV per share <sup>2</sup>	29.39	26.98	7.16
EPRA NAV per share <sup>2</sup>	40.56	37.93	21.07
Share price <sup>2</sup>	18.50	18.50	9.90
<b>Portfolio</b>			
Annual rental income	18.9	19.1	18.9
EPRA Net Initial Yield (NIY)	5.0%	4.9%	4.9%
Average interest rate	2.2%	2.2%	1.8%
Vacancy rate monetary	9.9%	9.0%	13.0%

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<sup>1</sup> prior year figures as of 30.9.2015 adjusted based on recalculated average number of shares in order to consider share split and reverse split

<sup>2</sup> prior year figures as of 30.9.2015 adjusted by factor 22.5 to consider share split and reverse split



## Facts

### Strategy

Financial and **operational restructuring successfully** completed – **cautious growth assumption** due to competitive market environment

### Management

Dr. Iosif Bakaleynik is going **to end his double mandate** and will **focus** on the role as **Chairman** however, remains in charge until successor is found – Roland Friederich **new CFO** as of 1 December 2016

### Portfolio

**Market value** of the portfolio up by **2.1% or CHF 6.3 million**, thereof CHF 3.5 million for the Swiss and CHF 2.8 million for the German properties – **Vacancy rate** remains **below 10%**.

### Financials

Profit of CHF 8.7 million and **return to profitability** for the first time since March 2012 – **Net Asset Value (NAV) per share at CHF 29.39** and equity ratio at 26.8%.

# Significant shareholders

Züblin Immobilien Holding AG is aware of the following shareholders with holdings exceeding a disclosure threshold:

Number of shares registered in the Commercial Register as of 30 September 2016: 3 318 027

	30.9.2016
Lamesa Holding SA, Panama <sup>1</sup>	39.79%
Ketom AG, Wollerau	5.55%

Züblin Group  
Semi-annual Report 16\_17

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Portfolio  
Financial Report

<sup>1</sup> The Company is represented in the Board of Directors by Dr. Iosif Bakaleynik (Chairman), Vladislav Osipov and Iakov Tesis.