

Portfolio Germany as of 30.9.2016

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 (nominal) %	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
Investment category Office																			
6	Hamburg, A.-Einstein-Ring 17-21		Ⓜ	1.1.1999	1992	1470	22.9	7.50	8.50	□	7 538	13 590	–	–	340	13 930	3 199	23.0	246
7	Hamburg, Nagelsweg 37, 39		Ⓜ	1.1.1999	1986	1 275	8.1	6.25	7.00	□	4 616	8 873	–	–	490	9 363	590	6.3	191
8	Hamburg, Wandsbeker Zollstr. 11-19		Ⓜ	1.1.1999	1970 2002	968	4.3	6.00	7.25	□	2 901	6 531	–	–	782	7 313	286	3.9	100
Total region of Hamburg						3 713	13.8				15 055	28 994	–	–	1 612	30 606	4 075	13.3	537
9	Dusseldorf, Rosstrasse 96		Ⓜ	1.11.2001	1984 2009	1 080	0.8	7.00	8.25	□	1 315	6 393	–	–	46	6 439	39	0.6	75
10	Dortmund, Hansastrasse 30	DGNB	Ⓜ	1.7.2004	1986 2011	476	15.4	6.00	7.00	□	627	3 015	544	–	286	3 845	620	16.1	0
11	Witten, Marktstrasse 2			1.7.2004	2002	418	6.0	7.00	8.50	□	687	1 780	1 110	–	620	3 510	640	18.2	0
Total region of Dusseldorf						1 974	5.8				2 629	11 188	1 654	–	952	13 794	1 299	9.4	75
12	Stuttgart, Vor dem Lauch 14			1.1.2000	1982	1 012	8.1	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	2 062	2.8	7.00	8.00	□	8 521	15 816	–	–	710	16 526	475	2.9	414
14	Stuttgart, Mittlerer Pfad 9			1.6.2000	1991	908	7.2	7.00	8.75	□	3 620	7 348	–	375	123	7 845	582	7.4	121
Total region of Stuttgart						3 982	5.2				19 021	30 952	–	922	1 166	33 039	2 080	6.3	715
15	Wiesbaden, Kreuzberger Ring 24			1.8.2001	2001	486	4.6	7.50	8.00	□	2 372	3 631	–	–	77	3 708	228	6.1	98
16	Munich-Germering, Streiflacher Strasse 7			1.3.2002	1999	363	0.0	6.00	7.25	□	2 512	2 954	–	–	449	3 403	180	5.3	70
Total others regions						849	2.7				4 884	6 585	–	–	526	7 111	408	5.7	168
Total office						10 517	8.3				41 589	77 719	1 654	922	4 256	84 550	7 862	9.3	1 495

□ Ownership of 100%

DGNB Deutsche Gesellschaft für Nachhaltiges Bauen

Ⓜ Energie-Monitoring-Systems (EMS) existing

Ⓜ Energie-Monitoring-Systems (EMS) in planning

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Investment category Retail																			
17	Marl, Marler Stern 1-80			1.7.2004	1974	324	15.8	10.00	12.50	○	2222	-	2563	-	-	2563	487	19.0	0
Total retail (non-strategic)						324	15.8				2222	-	2563	-	-	2563	487	19.0	-
Total German portfolio						10841	8.6				43811	77719	4217	922	4256	87113	8349	9.6	1495

- Ownership of 100%
 Condominium ownership