

Information on the real estate portfolio

Residential real estate as at 31 December 2018

Location	Address	Ownership status ¹	Year acquired	Year of construction	Renovation ²	Site area in m ²	Register of suspected contaminated sites	Minergie
City of Zurich								
Zurich	Hardturmstrasse 5	CO ⁶	2004	2014		2 651	no	yes
Zurich	Heerenwiesen 23-41	CoO ⁵	2003	1996		6 970	no	no
Zurich	Josefstrasse 137	SO	1999	1984		903	no	no
Zurich	Neunbrunnenstrasse 47-53	SO	1993	2013		4 291	yes	yes
Zurich	Schiffbaustrasse 7	SO	2010	2016		1 610	no	yes
Zurich	Zollikerstrasse 185-187	SO	2008	1984	2017 PR	1 445	no	no
Total city of Zurich						17 870		
Rest of Canton Zurich								
Adliswil	Moosstrasse 1-13/ Grütstrasse 33-39	SO	2005	2011		13 901	no	yes
Bülach	Hohfurstrasse 7-11/ Unterweg 55-59/Im Stuppen 2	SO	1999	1979	2013 TR	8 412	no	no
Bülach	Fangletenstrasse 4-18 ⁷	SO	2018	2018			no	yes
Fällanden	Unterdorfstrasse 2/4/ Unterdorfwäg 2-22	SO	2003	2008		23 691	no	no
Glattbrugg	Hohenstieglens- strasse 1-23, 2-16	SO	1999	1990	2017 PR	29 639	no	no
Kloten	Schaffhauserstrasse 117/119	SO	2001	1992		3 643	no	no
Oberglatt	Chlirietstrasse 6/8/10	SO	2003	1974	2006/2007 PR	2 028	no	no
Schlieren	Limmataustrasse 2-8/ Limmatstrasse 9-11/ Engstringermatte	SO	1999	1984	2018 TR	8 907	no	no
Schlieren	Schulstrasse 71-77/ Flöhrebenstrasse 6	CO ⁶	2002	1988		2 543	no	no
Volketswil	Sunnebüelstrasse 1-17/ Ifangstrasse 12-20/ Neufund 1/3	SO	1999	1968	2002/2003 TR	20 110	no	no
Wallisellen	Escherweg 2-6/Favreweg 1-5/ Richtiarkade 13-15/ Richtiring 14-16 (Richti site)	SO	2002	2014		8 242	no	yes
Total rest of Canton Zurich						132 134		
Other regions								
Allschwil	Kurzelängeweg 26-38+32a	SO	1999	1989	2010 PR	6 260	no	no
Basel	Achilles Bischoff-Strasse 2-10	SO	2006	1969	2009 TR	2 420	no	no
Basel	Grosspeterstrasse 45/ St.-Jakobs-Strasse 108	SO	2006	1995		2 067	no	no
Gland	Chemin du Molard 10/ Allée Leotherius 2/ Allée Louis Cristin 1	SO	2011	2014		1 173	no	yes
Total other regions						11 920		
Total residential real estate						161 924		

¹ SO = sole ownership; CoO = coownership; CO = condominium ownership

² TR = total renovation; PR = partial renovation

³ Cumulative vacancy rate as a percentage of target rental income for 2019

⁴ As per 31.12.2019 valuation (nominal rates)

⁵ 60% co-ownership Allreal

⁶ Condominium property owned 100% by Allreal

⁷ Rental income from 01.10.2018

Habitable area in m ²	1-1½-room apartments	2-2½-room apartments	3-3½-room apartments	4-4½-room apartments	≥5-room apartments	Total apartments	Other uses in m ²	Target rental income in CHF million for 2019	Vacancy rate in % ³	Discount/capitalisation rate in % ⁴
6 087	0	17	27	6	1	51	0	2.6	2.1	3.30/2.80
4 670	5	7	15	17	4	48	1 799	1.5	2.0	3.70/3.20
2 747	4	36	0	0	0	40	212	0.9	0.1	3.40/2.90
4 640	0	0	14	21	5	40	0	1.5	1.0	3.20/2.70
2 333	0	3	16	3	1	23	1 002	1.3	0.0	3.30/2.80
1 637	2	2	4	4	2	14	165	0.6	0.7	3.20/2.70
22 114	11	65	76	51	13	216	3 178	8.4	1.2	
13 299	0	27	62	38	10	137	350	3.7	0.8	3.50/3.00
3 850	0	9	16	18	6	49	50	1.0	2.4	3.70/3.20
7 253	0	14	25	31	6	76	0	2.0	34.1	3.70/3.20
14 903	0	20	41	56	22	139	2 392	4.1	1.9	3.80/3.30
14 654	18	30	71	41	0	160	659	3.1	2.7	3.70/3.20
2 090	0	4	0	10	4	18	200	0.5	0.4	3.60/3.10
2 479	0	17	17	0	0	34	9	0.5	0.6	3.70/3.20
5 100	0	18	24	12	0	54	286	1.0	8.1	3.60/3.10
3 332	0	0	24	16	0	40	354	0.8	8.9	3.60/3.10
12 236	0	0	48	60	40	148	110	2.4	0.9	3.70/3.20
13 856	1	18	75	22	2	118	1 208	3.9	1.6	3.60/3.10
93 052	19	157	403	304	90	973	5 618	22.9	4.9	
4 015	0	7	20	20	0	47	490	1.0	4.6	3.90/3.40
5 954	28	24	28	24	0	104	1 040	1.6	1.1	3.50/3.00
3 022	5	19	11	8	0	43	47	0.9	8.4	3.70/3.20
4 981	1	21	29	9	5	65	0	1.6	0.0	3.70/3.20
17 972	34	71	88	61	5	259	1 577	5.1	1.4	
133 138	64	293	567	416	108	1 448	10 373	36.4	3.8	

Commercial real estate as at 30 June 2019

Location	Address	Ownership status ¹	Year acquired	Year of construction	Renovations ²	Area of property in m ²
City of Zurich						
Zurich	Bändliweg 21	SO	2005	1995	2019 PR	9 254
Zurich	Bellerivestrasse 30	SO	2004	1986	2017 TR	2 316
Zurich	Bellerivestrasse 36	SO	2004	1974	2009/2010 PR	10 494
Zurich	Binzmühlestrasse 95-99/Therese Giehse-Strasse 1	SO	2005	2001	2019 PR	11 712
Zurich	Birmensdorferstrasse 108/Weststrasse 75	SO	2000	1983	2007/2008 TR	1 254
Zurich	Brandschenkestrasse 38/40	SO	2001	1992	2013 PR	1 402
Zurich	Förrlibuckstrasse 109 (Toni site)	SO	2007	1977/2014		24 477
Zurich	Grüngasse 27-31/Badenerstrasse 119-133 (Grünhof site) ⁵	SO	2002	1925	2006/2007 PR	7 870
Zurich	Hardstrasse 319 (Escher-Wyss site) ⁶	SO	2002	1945/2010		40 350
Zurich	Herostrasse 12	SO	2010	2014		4 027
Zurich	Hohlstrasse 600	SO	2001	1986	2006/2012 TR	2 894
Zurich	Kalchbühlstrasse 22/24	SO	2000	1976	2014/2015 TR	3 101
Zurich	Kreuzstrasse 5	LO	2004	2006		3 333
Zurich	Renggerstrasse 3	SO	1999	1966	2001 PR	1 389
Zurich	Schiffbaustrasse 2 (Schiffbauplatz)	SO	2002	2017		9 338
Zurich	Vulkanstrasse 106	SO	2002	2005		12 295
Zurich	Weststrasse 74	SO	1996	1995		1 482
Zurich	Zollikerstrasse 183	SO	2008	1984	2007 PR	3 371
Zurich	Zollstrasse/Josefstrasse 23-29/Klingenstrasse 4	SO	1993/2006	1997	2017 PR	4 201
Total city of Zurich						154 560

¹ SO = sole ownership; LO = leasehold owned 100% by Allreal

² TR = total renovation; PR = partial renovation

³ Cumulative vacancy rate as a percentage of target rental income for the first half-year 2019

⁴ As per 30.06.2019 valuation (nominal rates)

⁵ The new-build in the inner courtyard and the replacement new-build at Badenerstrasse 131 are reported as investment real estate under construction

⁶ The new-build at Hardstrasse 301 is reported as investment real estate under construction

Register of suspected contaminated sites	Minergie	Floor space in m ²	Percentage of office space	Percentage of retail space	Percentage of residential space	Percentage of other uses	Target rental income in CHF million for 2019	Vacancy rate in % ³	Discount/capitalisation rate in % ⁴
no	no	18 642	90.8	0.0	0.0	9.2	7.0	0.0	3.90/3.40
no	no	3 078	94.7	0.0	0.0	5.3	1.6	0.0	4.00/3.50
no	no	11 950	73.6	0.0	0.0	26.4	5.6	0.3	3.90/3.40
no	no	26 139	7.8	54.6	32.7	4.9	6.9	0.3	3.80/3.30
no	no	4 743	74.5	3.0	10.5	12.0	1.4	1.6	4.10/3.60
no	no	4 856	33.8	0.0	19.3	46.9	1.9	2.1	4.10/3.60
no	yes	87 004	87.2	0.0	12.8	0.0	21.0	0.3	4.10/3.70
yes	no	12 847	16.5	7.6	32.8	43.1	1.1	9.3	3.80/3.30
yes	no	50 432	32.3	0.0	0.0	67.7	10.0	0.0	-/-
no	yes	11 256	95.8	0.0	0.0	4.2	3.6	0.0	4.30/3.80
no	no	10 190	91.0	0.0	0.0	9.0	4.1	0.3	4.20/3.70
no	no	6 244	45.8	0.0	6.0	48.2	1.6	0.2	4.50/4.00
no	no	1 628	95.7	0.0	0.0	4.3	1.0	0.0	3.90/3.40
no	no	1 729	77.1	0.0	0.0	22.9	0.5	6.2	4.30/3.80
yes	yes	13 141	81.5	5.7	0.0	12.8	4.8	0.0	3.70/3.20
no	yes	36 311	95.1	0.0	0.0	4.9	11.8	0.0	4.30/3.80
no	no	3 277	33.5	0.0	55.3	11.2	0.8	1.2	3.90/3.40
no	no	2 777	81.7	0.0	0.0	18.3	1.2	0.0	4.30/3.80
no	no	10 703	56.9	3.3	29.8	9.9	4.2	0.9	3.60/3.10
		316 947	66.9	5.2	9.3	18.6	89.8	0.4	

Commercial real estate as of 30 June 2019

Location	Address	Ownership status ¹	Year acquired	Year of construction	Renovations ²	Area of property in m ²
Rest of Canton Zurich						
Adliswil	Soodmattenstrasse 2/4/6/8/10 ⁸	SO	2017	1989/90	2016 PR	24 834
Dübendorf	Sonnentalstrasse 8	SO	2015	1974	2006 PR	16 621
Glattbrugg	Thurgauerstrasse 111	SO	1997	1969	1995 PR	4 086
Kloten	Schaffhauserstrasse 115/121	SO	2001	1992		4 000
Opfikon	Boulevard Lilienthal 2-8	SO	2007	2014		5 167
Opfikon	Lindbergh-Allee 1 ⁵	SO	1987	2007		5 241
Schlieren	Bernstrasse 55	SO	2003	2003		7 089
Schlieren	Zürcherstrasse 104	SO	2002	1988	2012 PR	4 724
Urdorf	In der Luberzen 29	SO	2000	1993		4 667
Wallisellen	Allianz office building ⁶	SO	2002	2013		13 078
Wallisellen	UPC office building ⁷	SO	2002	2014		16 875
Winterthur	Schützenstrasse 2 / Zürcherstrasse 12+14 ⁸	SO	2002	1928/53/86	2016/2017 PR	18 386
Total rest of Canton Zurich						124 768
Other regions						
Baar	Baarermatte	SO	2002	1981		17 960
Basel	Missionsstrasse 60-62a	SO	1999	1972	2014 TR	1 811
Basel	Missionsstrasse 64-64a	SO	2007	1972	2014 TR	1 658
Basel	Steinenvorstadt 36	SO	1999	1982	2012/2013 PR	718
Basel	Viaduktstrasse 40-44 / Binningerstrasse 35	SO	2009	1998		5 454
Bern	Freiburgstrasse 130	LO	2018	1999		7 323
Le Grand-Saconnex	Route François-Peyrot 10-14	SO	2011	2004		8 442
Nyon	Avenue Perdtemps 239	SO	2017	2006		6 451
Petit-Lancy	Chemin des Olliquettes 4 / Chemin du Gué 99	SO	2008	2010		1 417
Total other regions						51 234
Total commercial real estate						330 562

¹ SO = sole ownership; LO = leasehold owned 100% by Allreal

² TR = total renovation; PR = partial renovation

³ Cumulative vacancy rate as a percentage of target rental income for the first half-year 2019

⁴ As per 30.06.2019 valuation (nominal rates)

⁵ Lightcube office building and co-ownership rights to the TMC Galleria car park

⁶ Allianz office building with retail space in Konradhof and Escherhof

⁷ UPC Switzerland office building with retail space and peripheral plots

⁸ Three properties

Register of suspected contaminated sites	Minergie	Floor space in m ²	Percentage of office space	Percentage of retail space	Percentage of residential space	Percentage of other uses	Target rental income in CHF million for 2019	Vacancy rate in % ³	Discount/capitalisation rate in % ⁴
no	no	38 933	77.4	5.6	1.6	15.3	8.0	0.0	4.00/3.50
no	no	26 006	25.9	1.5	0.5	72.1	2.5	0.0	4.90/4.40
no	no	7 417	9.0	74.7	0.0	16.3	1.6	15.5	5.20/4.70
no	no	4 343	97.5	0.0	0.0	2.5	1.0	9.4	4.80/4.30
no	yes	13 414	93.2	0.0	0.0	6.8	3.9	0.1	4.70/4.20
no	yes	13 314	90.8	0.0	0.0	9.2	4.3	0.0	4.72/4.22
no	no	10 193	88.2	0.0	0.0	11.8	2.1	0.9	4.70/4.20
no	no	2 705	35.5	43.1	0.0	21.4	0.9	0.0	5.10/4.60
yes	no	9 456	74.1	0.0	0.0	25.9	1.5	6.2	5.70/5.20
no	yes	50 819	74.7	12.9	0.0	12.4	13.0	0.6	4.50/4.00
no	yes	25 525	77.8	16.2	0.0	6.0	9.5	3.8	4.50/4.00
no	no	24 319	82.1	0.0	0.0	17.9	5.3	1.8	4.58/4.08
		226 444	71.0	8.9	0.4	19.7	53.6	1.8	
no	no	10 112	76.4	0.0	0.0	23.6	2.6	21.9	4.50/4.00
no	no	3 985	81.8	0.0	8.0	10.2	1.2	0.8	4.50/4.00
no	no	2 829	71.9	0.0	3.4	24.7	0.6	0.4	4.50/4.00
no	no	4 292	37.5	27.8	30.3	4.4	1.4	9.7	4.30/3.80
no	no	20 213	61.8	20.2	0.0	18.0	5.2	2.0	4.20/3.70
no	no	22 540	85.7	1.8	0.0	12.6	9.6	0	4.40/3.90
no	no	5 498	92.8	0.0	0.0	7.2	3.1	11.1	4.50/4.00
no	no	15 172	77.6	10.1	0.0	12.3	4.5	0.0	4.10/3.60
yes	yes	5 516	91.8	0.0	0.0	8.2	2.3	0.0	4.30/3.80
		90 157	75.8	8.0	1.9	14.3	30.5	3.8	
		633 548	69.6	6.9	5.1	18.4	174.0	1.5	