



### Statement of comprehensive income (in CHF m)

	31.03.2012	31.03.2011	Change	31.12.2011
Rental income	103.0	100.8	2.2%	410.8
EBIT	85.2	94.0	(9.4%)	592.1
Comprehensive income incl. RE*	47.4	59.1	(19.8%)	365.1
excl. RE*	50.6	54.2	(6.6%)	250.8

### Balance sheet (in CHF m)

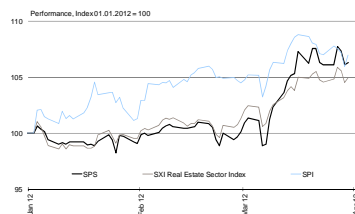
	31.03.2012	31.03.2011	Change	31.12.2011
Investment properties	8 179.7	8 075.5	1.3%	8 165.1
Shareholders' equity	3 491.1	3 326.2	5.0%	3 443.7
Equity ratio	40.9%	39.6%	3.3%	40.0%

### Key figures

	31.03.2012	31.03.2011	Change	31.12.2011
ROE (weighted)	5.3%	7.0%	(24.3%)	10.6%
Earnings per share (weighted) in CHF	0.85	1.06	(19.8%)	6.53

\* revaluation effects

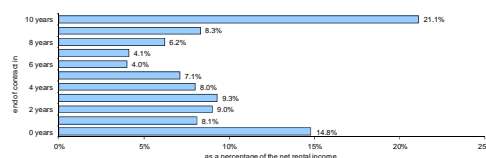
### Development of the (reinvested) Swiss Prime Site share, total return 01.01.–31.03.2012



Stock performance

### Lease expiry profile

Based on the net rental income as at 31.03.2012



Cycle-resistant based on long index-linked rental agreements

# factsheet

NAV per share after deferred tax 31.03.2012 **CHF 64.22**

Share price 31.03.2012 **CHF 75.00**

Distribution<sup>1)</sup> 27.04.2012 **CHF 3.60**

Cash yield based on year-end closing price **5.1%**

Stock market capitalisation 31.03.2012 **CHF m 4 077.7**

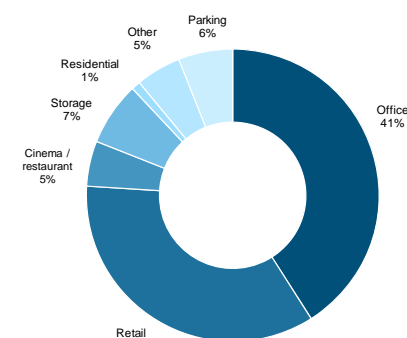
Securities number **803 838**

SIX symbol **SPSN**

1) Distribution from capital contribution reserves

### Portfolio split by type of use

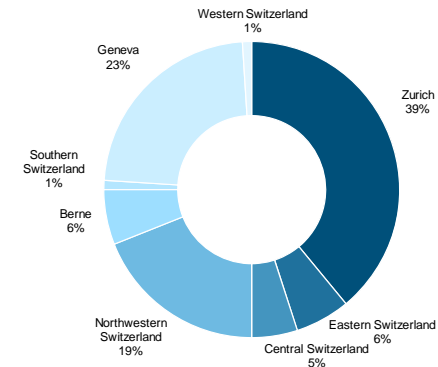
Based on net rental income as at 31.03.2012



Investment focus on retail and commercial properties in prime locations

### Portfolio split by region

Based on fair value as at 31.03.2012



Switzerland's most homogeneous portfolio based on qualitative growth at top sites in Swiss economic centres

### Core competence: real estate investment

Swiss Prime Site is the leading company for real estate investments in Switzerland. The firm has been listed on the SIX Swiss Exchange since April 2000. Its portfolio comprises primarily retail and commercial properties situated in prime locations in Swiss economic centres.

### High transparency / stringent valuation principles

Disclosure down to the level of each individual property, half-yearly valuation by independent valuation experts (Wüest & Partner AG)

### Tax optimisation

Tax-optimised property investment company – withholding tax exempt distributions in the form of nominal value reductions or distributions from capital contribution reserves

### Track record

Competent management with proven performance over many years

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