

SWISS PRIME NEWS

NAV

CHF 261.93 as at 31.12.2000

CHF 249.82 as at 31.12.1999

before deferred taxes

Securitynumber 803 838 · SWX symbol: SPSN



Key financial data as at 31.12.2000

Pages 6 - 7

Exclusive Swisscom real estate package

Page 3

e-real estate

Page 4

Interview: Peter Wullschleger, CFO

Page 5

Financial year 2000

Swiss Prime Site on course

Swiss Prime Site developed successfully in 2000, despite the difficult stock exchange situation, and has now established itself as one of the top property investment companies in the sector. The portfolio has been extended both with first-class real estate in select locations and new construction projects with high potential. Among the projects are the Exhibition Centre tower in Basle, where Swiss Prime Site is going to build the tallest building in Switzerland, and the 'Opus' complex in Zug, where 33,000 m² of new office space is to be created. In 2000, the net asset value per share increased from CHF 249.82 to CHF 261.93 (as at 31.12.2000).



From left to right:
Stefan Mächler,
Chairman of the
Board, Markus
Graf, Managing
Director, and Peter
Wullschleger, CFO,
Swiss Prime Site

In spite of a difficult year on the stock exchange, the investing public has taken to the shares, which have been quoted on the SWX Swiss Exchange

since April 2000. Swiss Prime Site, with its slim-line structures, consistently implemented strategy of property picking and its renowned transparency has established itself as an attractive asset for institutions and other professional investors. The focus on office and retail premises in the most attractive economic areas of the future in Zurich, Geneva, Basle, Bern and the Swiss interior has led to the anticipated increase in value and increasing lease yields.

In the financial year 2000, the quality portfolio of Swiss Prime Site showed an increase from CHF 464 m to CHF



A top-class business park project: the "Cityport" business complex next to Oerlikon station

791 m. On completion of the properties on which work has already started, the portfolio will realise a total value (at today's prices) of around CHF 1 bn. The net asset value has increased from CHF 249.82 to CHF 261.93 (as at 31.12.2000) in the space of one year.

Projects for tomorrow's success

Within the portfolio value of CHF 791 m are 3 projects which will realise CHF 128 m. These are the 'Cityport' retail property in the burgeoning Zurich North district, the 'Opus' complex close to the station in Zug and the Exhibition Centre tower in Basle. These projects are to be constructed in several phases from July 2001 to autumn

2003, and will increase the leasing income of Swiss Prime Site. Even today, office and retail space in prime locations is, for the most part, already leased.

In the year 2000, the Swiss property market "got going" from the point of view of both sellers and buyers. In addition to newly quoted property developers, property development trusts also brought new investment to the

Continued on page 2



Continuation of page 1

capital market and immediately invested the assets in property. As a consequence of the concentration on the main markets of Zurich and Geneva, individual price distortions occurred. However, these had no influence on Swiss Prime Site, as we rate quality higher than quantity and manage our financial resources carefully.

Large parcels of property on the Swiss property market

Various businesses came onto the market in 2000 with large parcels of property. The property offered at auction was however of greatly differing quality. The majority of the properties did not meet our strict selection criteria.

After completion of the "Cityport", more than 20,000 m² of high-quality office space will be available

As a member of a consortium led by Credit Suisse Asset Management Switzerland, Swiss Prime Site was able to test a parcel from Swisscom in a several-month-long Due Diligence case. From this parcel, Swiss Prime Site will acquire 13 top properties (including the properties at Fraumünsterstrasse 16 and Brandschenkestrasse 25 in Zurich). The real estate portfolio of Swiss Prime Site will therefore be enriched with properties that have the



potential for sustained rental incomes and long-term value increases. The 13 properties will increase the property stock of Swiss Prime Site by around CHF 700 m to over CHF 1.5 bn in the spring of 2001.

Preview of the financial year 2001

The clearly increasing demand for office and retail space in regions in which Swiss Prime Site is primarily represented will have a positive effect on the development of profits. Even in these early days of the company (founded in 1999), which has a modern, lean management structure and progressive standards of accountancy and transparency (accountancy to IAS standard, independent DCF evaluation), we are sticking to certain established tenets of the property market. For example, we take into account the invaluable role played by the location

Financial figures as at 31 December 2000

ROE	6.07 %
ROIC	5.55 %
Net Earnings	CHF 36.1 m
Profit per share (weighted)	CHF 13.64
Equity ratio	91.61 %

of a property. Either the location is already attractive, or the property is in a development area with clear potential for future attractiveness. If not, we steer clear of it.

We are confident that the increase in market value of our properties will continue this year as well. The high qual-

ity of our property portfolio, the continuing stock optimisation, the continual maintenance and the professional management all point to such an improvement. New acquisitions, such as the above-mentioned properties from the Swisscom property stock, will increase our portfolio in the current financial year to at least CHF 1.6 bn. Thanks to this expansion, we are confident that an equity capital return of 7–9%, which we are aiming for in the medium-term, will be realised in the financial year 2001.

Swiss Prime Site could also profit from developments in 2001 that are outside our sphere of influence. Among these are, primarily, the continuing strong demand for quality properties in select areas and the increasing trend towards indirect property investments.

Modification

Small but clever

Due to the provision of 24 garage and other parking spaces, the potential of the residential and office building on the Route de Malagnou in Geneva has been considerably increased. The prominent area of Eaux-Vives is an example of how smaller acquisitions can contribute to the long-term profitability of a property portfolio.

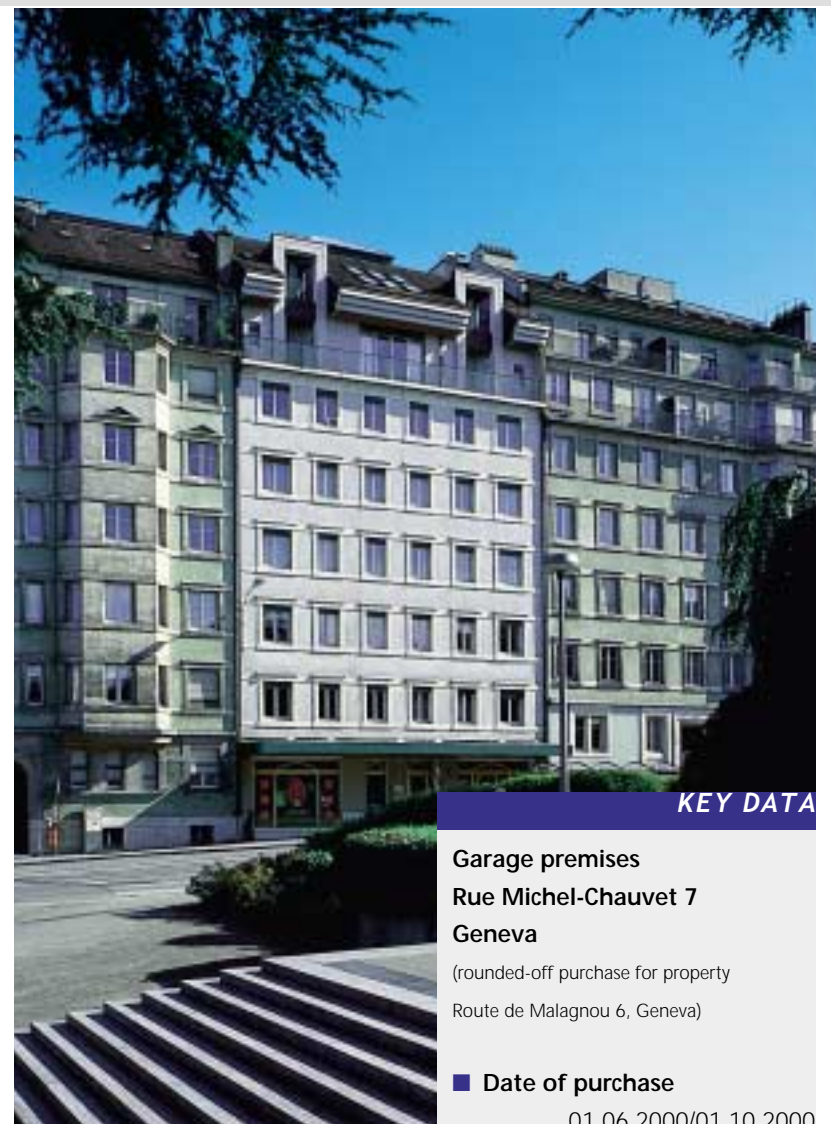


The high-quality property has been in the portfolio of Swiss Prime Site since 1st June 2000 and is situated in a choice location on the edge of the old part of the city centre of Geneva, opposite the Natural History Museum. The building was totally renovated eleven years ago and now meets modern standards in every respect. Among the



tenants are a private bank and a high-class Chinese restaurant.

The lack of car-parking space in this district had a negative effect on the value of the property. That is why those responsible at Swiss Prime Site decided to make it more agreeable at the acquisition stage by developing an inner courtyard. This was completed during the last quarter of 2000. With 14 garages and 10 parking spaces, the property on the Route de Malagnou will generate higher medium-term revenues and market value.



KEY DATA

Garage premises	
Rue Michel-Chauvet 7	
Geneva	
(rounded-off purchase for property)	
Route de Malagnou 6, Geneva)	
Date of purchase	01.06.2000/01.10.2000
Area of plot	1,321 m ²
Year of construction	1969/1960
Purchase price	CHF 12,150,000
Market value	CHF 13,040,000
Net return (DCF)	5.00 %

(figures incl. main property)

Swiss Prime Site buys prime sites

As a member of a bidder consortium led by Credit Suisse Asset Management (CSAM), Swiss Prime Site has recently secured itself 13 exclusive business properties from Swisscom at a price of CHF 700 m. They suit the strategy we are currently pursuing perfectly and increase the market value of Swiss Prime Site property to over CHF 1.5 bn.

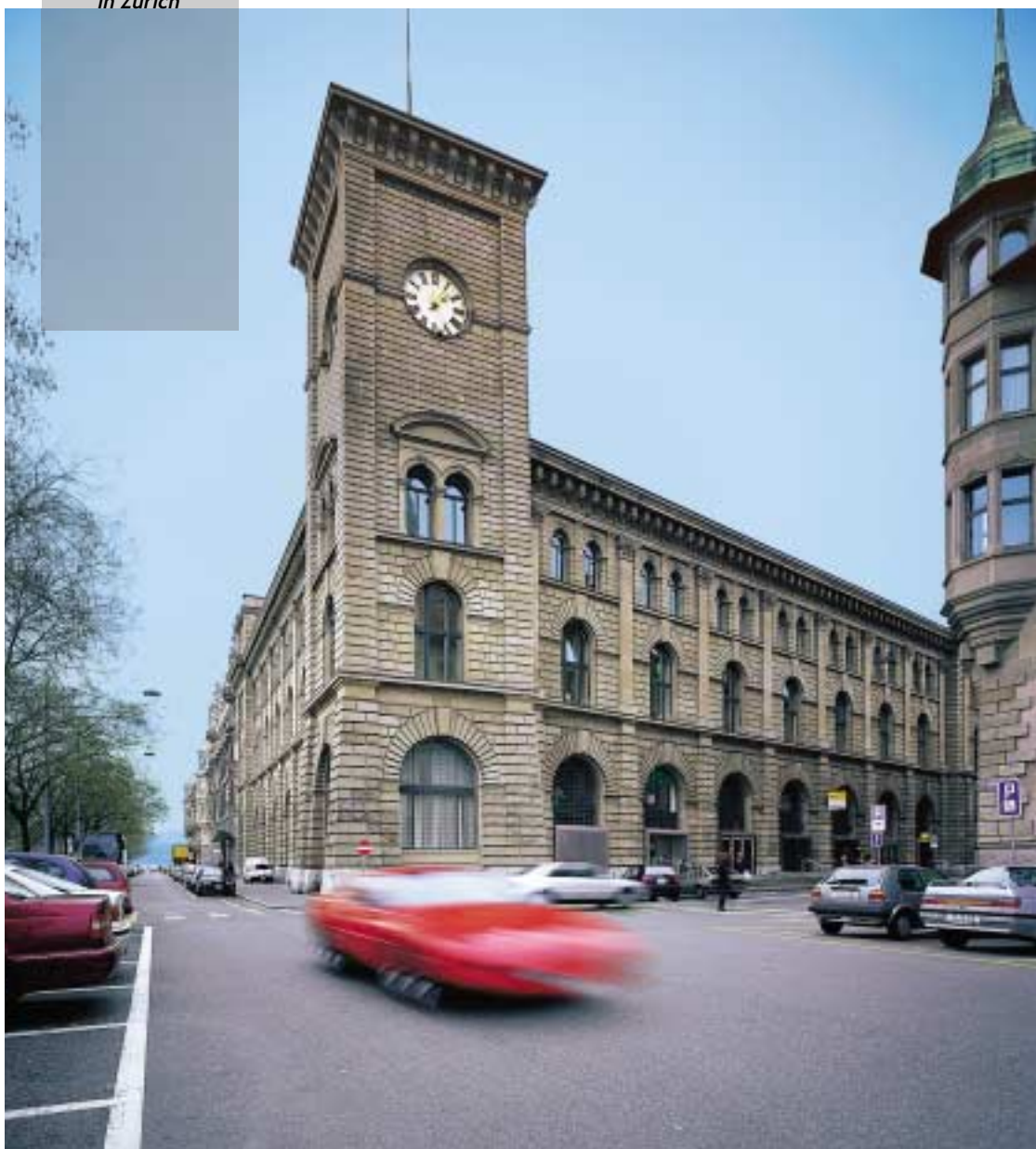
About one year ago, Swisscom AG decided to dispose of a large part of its property assets and to rent the required properties long-term.

interested in the property in the Swisscom stock, it seemed reasonable to create a consortium and to tender a joint bid.

The management of Swiss Prime Site quickly realised that among the properties for sale there were numerous properties that suited the strategic goals of Swiss Prime Site perfectly. Thus, we looked for ways and means to make the most benefit of the auction process. As other investment groups associated with Credit Suisse Asset Management (CSAM) were also

As was recently revealed, the CSAM consortium bid was crowned with success, thus giving Swiss Prime Site a unique chance to take on 13 selected properties from what is referred to as the office package (28 business and office buildings). Among the properties, with investment costs of CHF 700 m, there are some real jewels of the Swiss property scene, most notably

One of the jewels from the Swisscom real estate package: the impressive building on Fraumünsterstrasse in Zurich



Bahnhofquai 20, Olten

the post office buildings in Fraumünsterstrasse and Brandschenkestrasse in Zurich, as well as in Genfergasse in Bern. Further information can be found in the table below.



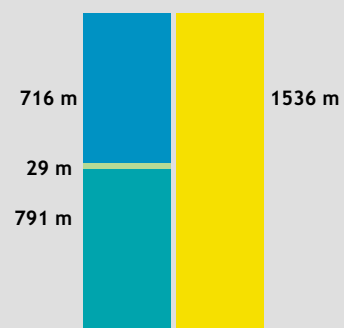
Genfergasse 14, Bern



Weinberglistrasse 4, Lucerne

Swiss Prime Site Portfolio

according to market value in m CHF



Swisscom Portfolio	as at 01.04.2001	CHF 716 m
Office building SARINAPORT	as at 01.03.2001	CHF 29 m
Swiss Prime Site	portfolio as at 31.12.2000	CHF 791 m
Swiss Prime Site	portfolio as at 01.04.2001	CHF 1536 m

The advantages for Swiss Prime Site

- Thanks to the stringent selection criteria (acquisition of 13 individual properties from a shortlist portfolio of 28 properties), Swiss Prime Site will continue its successful strategy of property pickings and risk-optimised overall performance.
- The portfolio has given Swiss Prime Site the critical mass to take its place at the top among Swiss real estate investment companies, both qualitatively and quantitatively.
- In the current interest environment, Swiss Prime Site can raise outside capital at advantageous conditions and thus profit from a leverage effect. The management believes that the equity returns of 7–9% aimed at in the medium term will actually be achieved during the financial year 2001.
- The purchased properties are characterised by favourable management costs.
- Swiss Prime Site is strengthening its presence in central Switzerland with three properties in Lucerne, which (with the exception of Zug) still show a high improvement potential.

The 13 selected properties

Genfergasse 14	3001 Bern
Tiefenastrasse 6; 49/100 Miteigentum	3048 Worblaufen
Peter-Merian-Strasse 80	4002 Basel
Route de Meyrin 49	1211 Geneva
Weinberglistrasse 4	6000 Lucerne
Geissensteinring 45	6000 Lucerne
Tribschenstrasse 56/60	6000 Lucerne
Quartierzentrale Tribschen	6000 Lucerne
Bahnhofquai 20	4600 Olten
Bahnhofquai 18	4600 Olten
Theaterstrasse	8400 Winterthur
Fraumünsterstrasse 16	8000 Zurich
Brandschenkestrasse 25	8000 Zurich

e-real estate – handshake or mouse click



Changes in the real estate sector show how a branch that appears to belong to the Old Economy can gear itself to new technologies with breathtaking speed: the first digital marketplaces are already in operation. But this is only the beginning...

"A handshake is worth more than a thousand clicks". This statement from a leading European banker reflects the prevailing opinion in the real estate industry. Nevertheless, about 200 million PC users log on to the World Wide Web. Moreover, the global network is not going to stop for the real estate industry.

can now compare mortgage applications with a mouse click; you can receive financing deals online and at your desk free of charge; addresses and information from architects and construction companies, as well as prototype contracts and check lists, can be printed out. If the building is already under construction, you can monitor the progress onsite using a webcam. Communication with other partners takes place by e-mail.

Construction projects via the Internet

If this scenario is still a future dream for private contractors here, in the USA and Ireland entire projects, such as the construction of office blocks, are developed entirely via Web platforms, such as www.i-scraper.com or www.BuildOnline.com. Suppliers make their catalogues available on the net; architects and analysts upload their drawings to secure websites that you can view online. This reduces project running times by up to 15%, consequently reducing costs by a quarter.

Surveys show that topics such as e-procurement (purchase, call for tenders, supply of goods and services) and e-commerce have been considered a matter for decision at the top level in almost all large European construction and real estate companies. The risk of losing capital or market share because of a poorly implemented e-business strategy is too high.

New business models with no limitations

With the development of electronic networks, the New Economy necessitates strategic alliances that transcend borders and branches. New business

Later, there are plans to expand to a full-blown European transaction stock market.

Internal processes as the key factor

Over the past few years, large real estate owners have become aware that optimum portfolio management and strategic and operational property management are impossible without management-supported information systems.

In modern "data warehouse" systems, interfaces are connected, quality standards defined and data pools created, which send management, monitoring

From tenant to customer – thanks to e-business

Traditional real estate management, currently suffering from margin erosion and quality defects, is opening up new activity areas and profit-making opportunities through innovative, web-based business strategies. For example, if we succeed in standardising business processes from the supplier through real estate management to the tenant, enormous savings on costs can be made. Another important aspect is customer loyalty. In the future, the tenant must more and more be treated as a customer who, in addition to providing pure rental income, also demands value-added profit.

Real estate companies that can offer such value-added profit through the Internet services will have a distinct advantage in the future. Even here, the key lies in digital market places: process chains can be optimised and automated. Every procurement process step, from reporting a defect to effecting payments, will be managed electronically. Buyers of individual companies or Internet purchasing communities can draw up skeleton agreements and annual contracts or auction off order quantities in so-called "reverse auctions". In such auctions, the customer fixes the maximum price that he is prepared to pay. In this way, one can not only handle goods from carpets to the painting of the building, but also services such as maintenance contracts for complete residential units. The advantages of e-procurement lie in optimised work processes, efficient procurement and more advantageous prices. While e-procurement offers real estate managers enormous cost-saving opportunities, digital market places offer tenants tangible benefits.

models are necessary to help the consumer receive the desired information efficiently and precisely.

Switzerland has already taken the first step in this direction by coordinating and linking of various real estate portals at www.immovista.ch. However, a look at other countries gives you an idea of the real scope of the Internet: at www.estate.net, one of the oldest and most experienced internet real estate suppliers has found new avenues. In addition to their offer of almost 50,000 properties, the company has 14 other platform operators. Their individual offers (purchasing, rental, legal databases, holiday rental homes, etc.) can be found at www.estate.net.

The "Pathway" project has been launched with similar dimensions. During a two-year program with a budget of around CHF 50 million, a Europe-wide electronic platform will be created enabling individuals to search for and offer business properties.

and information data to their recipients quickly and in accordance with their needs. This means property and portfolio prospects and risks can be identified earlier and appropriate measures taken.

The handshake remains important

The Internet certainly cannot replace the handshake for important deals. However, it will lead to permanent changes in decision-making, processes, services and information flows, even in the real estate industry. Combining the Old Economy with the New Economy offers a potential which will allow the real estate industry and its customers to reap long-term benefits.

by
Jan P. Eckert, Real Estate, Arthur Andersen
jan.eckert@ch.arthurandersen.com

Olaf Sprich, eBusiness, Arthur Andersen
olaf.sprich@ch.arthurandersen.com

www.arthurandersen.ch
www.arthurandersen.com

Interesting Internet links to check

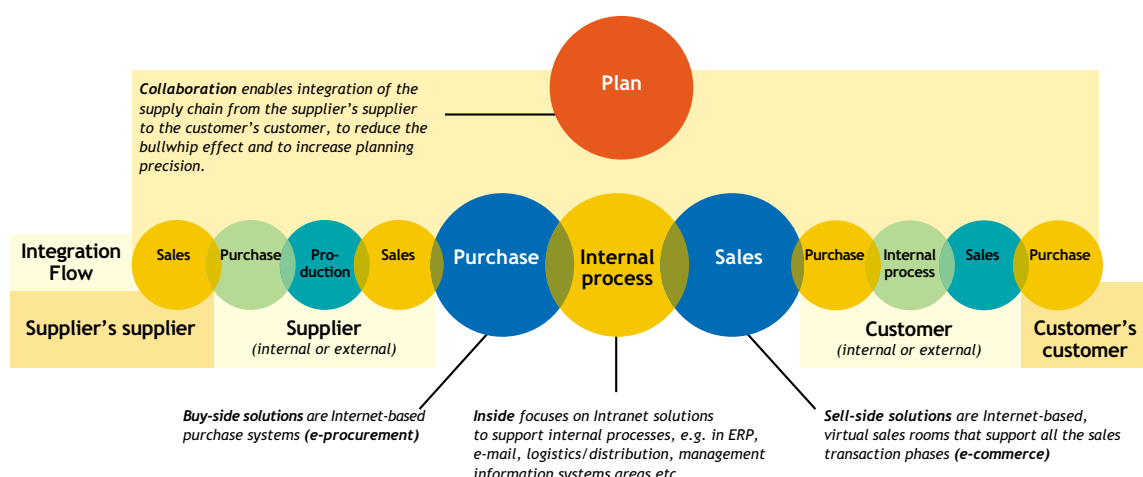
- www.immovista.ch
- www.yourhome.ch
- www.estate.net
- www.LoopNet.com
- www.datscha.com
- www.i-scraper.com

Digital marketplaces open up undreamt-of opportunities

The number of digital marketplaces, whether for e-procurement or e-commerce, is increasing steadily. This is because digital marketplaces create transparency for customers on the one hand and, on the other, increase the range of customers, help to save costs, generate new income and simplify processes for suppliers.

The focus of digital marketplaces lies in integration along the supply chain **Planning–Purchase–Sales**, as shown in figure 1.

With digital marketplaces, this process is much more efficient and quicker: you



“For us, transparency stops where data protection begins”

“We must learn to highlight the advantages in a convincing manner, to address new investor groups and to cultivate investors.”



Mr. Wullschleger, what is the appeal of being the Chief Financial Officer of a company selling inert objects such as real estate?

The challenge lies in “making tracks” with real estate. More and more companies are getting rid of their real estate to ease the strain on their balance sheets. Thus capital can be diverted which is useful to the company's core business. Provided they meet strict selection criteria, Swiss Prime Site can include such properties in its portfolio and breathe fresh life into them. The processes involved are anything but inert.

But you cannot work wonders as Chief Financial Officer and no doubt have to be satisfied with lower capital gains than other listed companies?

I am in the wrong place if I want to work wonders as Financial Officer. Swiss Prime Site cannot be compared to a traditional service or industrial company. We also address investors aiming at medium and long-term investments. They want to combine the advantages of shares with those of bonds. That is exactly what Swiss Prime Site offers. As for performance, our equity is oriented towards stock. With respect to the risk profile, our stock is roughly similar to bonds.

Why do you think investors should choose Swiss Prime Site? There are other real estate investment companies with a more favourable appraisal.

Options for the investor are certainly very good, because he can make comparisons and, within the same segment, he can also favour the company that has made the best impression

on him. Even before the IPO in April 2000, Swiss Prime Site had already presented itself to the public as a pure real estate investment company that functions extremely “leanly” and provides information with maximum transparency. Today we have qualitatively excellent stock, which generates regular and reliable returns. With the “Cityport” in Zurich, “Opus” in Zug and the Exhibition Centre tower in Basle, the company is involved in projects which have considerable potential. I am confident that our strategy will pay off for the investor in the long run and that he will not regret having invested with Swiss Prime Site.



“The most important task of the Financial Officer, together with the company management, lies in identifying potential and in constantly reaping the full benefits.”

Hand on heart: aren't you a little disappointed with the uninteresting development of stock prices of real estate investment companies? Everyone is talking about attractive rents and real estate prices, yet the stock prices are hardly moving. We would naturally want our shareholders to have a more dynamic stock situation. You must not forget that this investment sector is still very young in Switzerland and is still in the development stage. We must learn to highlight the advantages in a convincing manner, to address new investor groups and to cultivate investors. Moreover, Switzerland is still sadly lacking in analysts specialising in listed real estate companies.

The transparency of Swiss Prime Site is exemplary. How does it differ from other real estate investment companies?

From the very outset, we at Swiss Prime Site AG intended to introduce new transparency standards. We have, to a great extent, already achieved this objective. Consequently, we are now able to meet the requirements of the new listing rule for real estate investment companies and provide a great deal of information beyond this framework. For us, transparency stops where data protection begins.

Doesn't this transparency involve a lot of work? What was your experience with the interim reports and first company report?

It would be a lie to claim that transparency is not linked to extensive work. As successful real estate managers have a great need for detailed information and the most recent figures, the data must be made available. It is above all the processing and preparing of the figures that involve extensive work.

Is the effort worthwhile?

Certainly. Transparency enables the investor to assess at any time whether his resources are bringing yields and constitute value.

Will Swiss Prime Site still have a head start over its competitors when all companies meet the specifications of the new SWX listing rule for real estate investment companies?

Yes, as the listing rule leaves companies a lot of freedom in terms of detailed information. I believe a few

companies will only just exceed the minimum requirement. However, we do not want to be complacent about our achievements. Our shareholders must receive all relevant information prepared quickly, carefully and comprehensively.

What are your expectations from the Swiss Real Estate Index (SRX), the new performance index for direct investments? What role will it play in measuring the performance of Swiss Prime Site?

Any endeavour to support the transparency and comparability of the Swiss real estate sector is very welcome. Like any other innovation, even the SRX must first prove its quality and objectivity. We will follow the developments closely.

How has the image of the Financial Officer changed in recent years and what are the new trends?



The administrator and bureaucrat is a thing of the past.

The Financial Officer of the future will spend little time on compiling and preparing figures, because this task can be standardised and hence delegated. Instead, the Financial Officer has to be more intensively involved with investor relations as well as with regulatory and tax conditions and even risk management issues. His most important task however, together with the company management, lies in identifying potential and in constantly reaping the full benefits.

Consolidated income statement for the period under review

in CHF 1,000	Notes	Financial year 01.01.–31.12.2000	Financial year 11.05.–31.12.1999
Rental income from investment properties		40,817	9,010
Other operating income		653	–
Total income		41,470	9,010
Direct operational expenditure		6,808	1,601
Revaluation of investment properties (upward), net		(12,841)	(2,059)
Staff costs		113	46
Other operating expenditure		4,204	1,821
Depreciation on non-real-estate fixed assets		8	9
Start-up costs		8	7,406
Total operating expenditure		(1,700)	8,824
Operating profit (EBIT)		43,170	186
Financial expenditure		3,036	792
Financial income		1,820	301
Profit/loss before tax on earning		41,954	(305)
Current tax on earnings		44	1
Deferred tax on earnings		5,801	7,290
Annual profit/loss		36,109	(7,596)
Annual profit/loss per share	1	13.64	(8.48)

Consolidated balance sheet

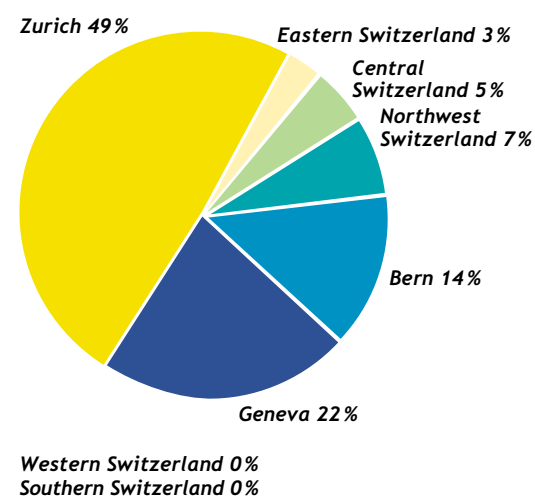
in CHF 1,000	Notes	31.12.2000	31.12.1999
Assets			
Working capital			
Cash and other liquid assets		53,428	97,323
Due from deliveries and services		2,825	1,267
Other claims		731	88
Accrued income and prepaid expenses		937	12
Total working capital		57,921	98,690
Fixed assets			
Non-real-estate fixed assets		17	25
Investment properties		791,215	463,966
Total fixed assets		791,232	463,991
Total assets		849,153	562,681
Liabilities			
Short-term liabilities			
Liabilities from deliveries and services		58	325
Other short-term liabilities		966	1
Advance payments		3,219	839
Accrued expenses and deferred income		6,869	5,822
Total short-term liabilities		11,112	6,987
Long-term liabilities			
Long-term financial liabilities		47,000	136,000
Deferred tax liabilities		13,091	7,290
Total long-term liabilities		60,091	143,290
Total dept capital		71,203	150,277
Shareholders' equity			
Equity capital		603,514	336,000
Capital reserves		145,923	84,000
Retained earnings (accumulated losses)		28,513	(7,596)
Total shareholders' equity		777,950	412,404
Total liabilities		849,153	562,681

Consolidated cash flow statement

in CHF 1,000	Notes	01.01.–31.12.2000	11.05.–31.12.1999
Annual profit/loss		36,109	(7,596)
Adjustments for:			
Revaluation of investment properties (upward), net		(12,841)	(2,059)
Depreciation on non-real-estate fixed assets		8	9
Financial expenditure		3,036	31
Financial income		(1,820)	(301)
Changes in working capital:			
Increase in claims from deliveries and services		(1,558)	(1,267)
Increase in other claims		(643)	(88)
Increase in accrued income and prepaid expenses		(880)	(5)
Decrease/increase in liabilities from deliveries and services		(267)	325
Increase in other short-term liabilities and advance payments		3,345	840
Increase in accrued expenses and deferred income		1,048	5,822
Increase in deferred tax liabilities		5,801	7,290
Interest payments made		(3,036)	(31)
Interest payments received		1,775	294
Payments of tax on earnings		–	–
Net inflow of funds from operational activity		30,077	3,264
Investments in investment properties		(314,409)	(461,907)
Investments in non-real-estate fixed assets		–	(34)
Income from the sale of financial investments		–	–
Dividend payments received		–	–
Net outflow of funds from investment activity		(314,409)	(461,941)
Acceptance of short-term financial liability		–	–
Repayment/acceptance of long-term financial liability		(89,000)	136,000
Capital increase including premium (minus IPO costs)		330,082	210,000
Purchase of own shares		(645)	–
Payment of profit distribution		–	–
Net inflow of funds from financing activity		240,437	346,000
Net reduction of liquid assets		(43,895)	(112,677)
Liquid assets at the start of the business year (foundation 11.5.1999)		97,323	210,000
Liquid assets at the end of year		53,428	97,323

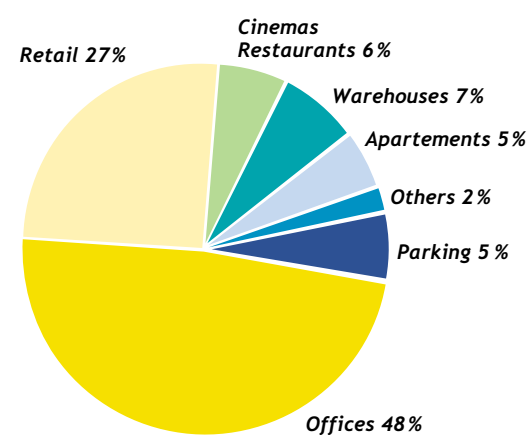
Portfolio by regions

Based on market value as of 31.12.2000



Portfolio by usage type

Based on market value as of 31.12.2000



Major shareholders (subject to reporting requirements)

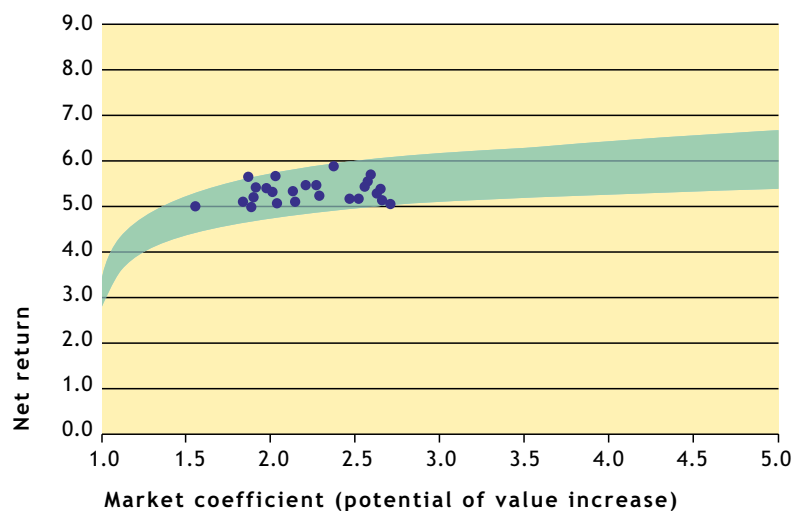
Winterthur Life*	23.26%
PF Credit Suisse Group*	23.26%
PF Siemens CH*	2.45%
PF of the Federal Government	6.36%

*founding shareholders

Quality of properties

Market coefficient vs net return

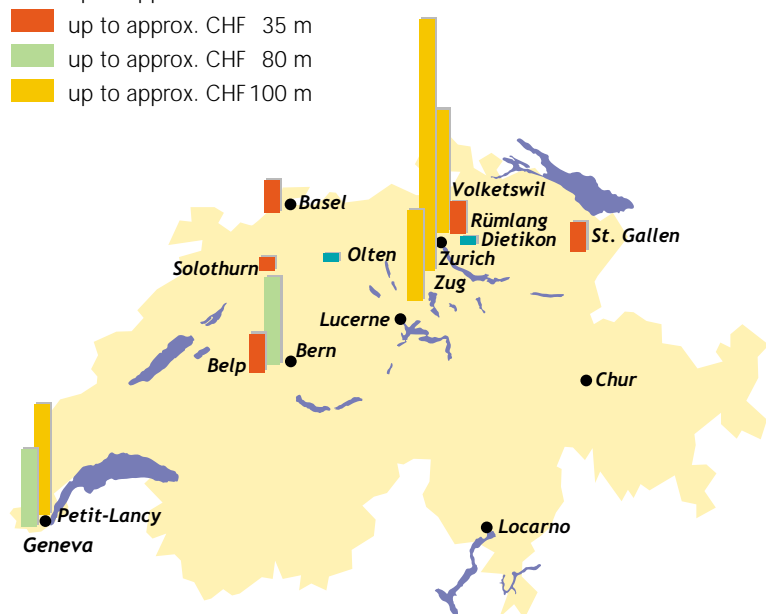
(Source: W&P)



Empirically measured confidence interval (95%) for the correlation between appreciation potential and return

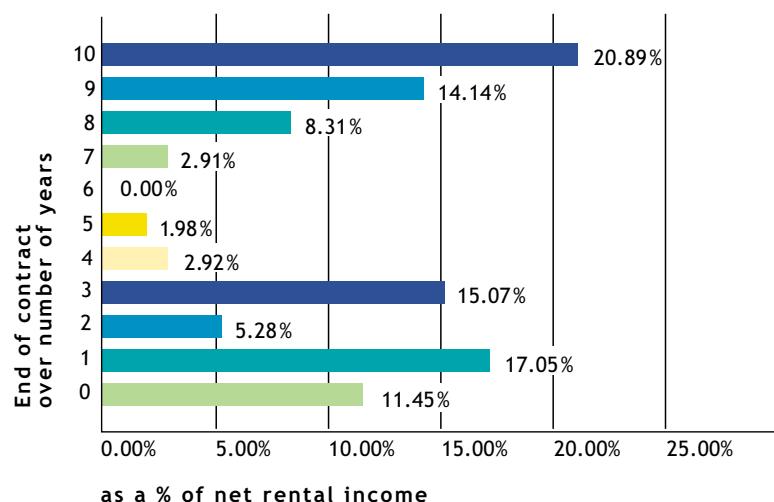
Swiss Prime Site properties

■ up to approx. CHF 10 m
■ up to approx. CHF 35 m
■ up to approx. CHF 80 m
■ up to approx. CHF 100 m



Portfolio by contractual end of rental relationships

Based on net rental income as of 31.12.2000



Consolidated equity note

in CHF 1,000	Notes	Share capital	Capital reserves (premium)	Retained earnings	Total equity
Stock as at 11th May 1999 (foundation)					
		168,000	42,000		210,000
	Annual loss			(7,596)	(7,596)
	Profit distribution			-	-
	Capital increase as at 15.12.1999 (incl. premium)	168,000	42,000		210,000
Stock as at 1st January 2000					
		336,000	84,000	(7,596)	412,404
	Annual profit			36,109	36,109
	Profit distribution			-	-
	Capital increase as at 10.04.2000 (incl. premium, less IPO costs)	268,000	62,082		330,082
	Purchase of own shares	(486)	(159)		(645)
	Stock as at 31st December 2000	603,514	145,923	28,513	777,950

Notes to the consolidated disclosure

1 Profit/loss per share

The profit (loss) brought to bear when ascertaining the profit (loss) per share / diluted profit (loss) per share is the annual profit or loss shown by the Swiss Prime Site Group. The average number of shares is:

in CHF 1,000	01.01.–31.12.2000	11.05.–31.12.1999
Shares issued 11.05.–15.12.1999 (215 days)	-	840,000
Shares issued 16.12.–31.12.1999 (15 days)	-	1,680,000
Average weighted number of shares, 1999	-	896,000
Shares issued 01.01.–10.04.2000 (100 days)	1,680,000	-
Shares issued 11.04.–31.12.2000 (260 days)	3,020,000	-
Average stock of personal shares (360 days)	358	-
Average weighted number of shares, 2000	2,647,420	-

The average weighted profit/loss per share in CHF is:

Annual profit/loss per share	13.64	(8.48)
-------------------------------------	--------------	---------------

In the financial year 2000, no dilution effect was experienced. A diluted profit per share is therefore not shown.

Selected company data

	Figures in	As at 31.12.2000	As at 31.12.1999*	Change in percentage
Total real estate at market value	m CHF	791.2	464.0	70.52
Income from rental (net rental income)	m CHF	40.8	9.0	353.33
EBITDA	m CHF	43.2	7.6	468.42
EBIT	m CHF	43.2	0.2	21,500.00
Profit (+) / loss (-)	m CHF	36.1	-7.6	-575.00
Equity capital	m CHF	778.0	412.4	88.65
Equity ratio	%	91.61	73.29	25.00
Outside capital	m CHF	71.2	150.3	-52.63
Outside capital ratio	%	8.39	26.71	-68.59
ROE (weighted)	%	6.07	-	-
ROIC (weighted)	%	5.55	-	-

*Figures from the 1st financial year (11.05.1999–31.12.1999). Therefore, a comparison with figures as at 31.12.2000 is quite difficult.

Details of real estate portfolio, as at 31st December 2000

	31.12.2000	31.12.1999
Number of properties	25	18
- of which under construction	3	1
Market value of total portfolio	market value CHF 791.2 m	CHF 464.0 m
- of which under construction	purchase costs CHF 127.8 m	CHF 50.0 m
Average size of property	market value (excl. projects) CHF 30.2 m	CHF 24.4 m
Average net income from property	as per DCF (excl. projects) 5.35%	5.49%
Average vacant rate	2.02%	3.50%

Renovation

A new lick of paint for Josef

Eight minutes' walk from the central station are the offices at Josefstrasse 53/59, which are currently undergoing extensive renovation and modernisation. This will be another building in Swiss Prime's portfolio that will profit from the increasing demand for office space in the city of Zurich.



sanitation. The building will also be given a new look inside and out. Use of the fully-leased building will be guaranteed throughout the conversion/renovation phase.

The renovation will increase the attractive nature of the building for current and future tenants and will ensure its long-term marketability. The renovation also means higher rents.

Share data

Share price

(01.10.2000–31.12.2000)
 as at 31.12.2000 CHF 268.00
 highest CHF 275.00
 lowest CHF 250.00

Market capitalisation

as at 31.12.2000 CHF 809.4 m

NAV (before deferred taxes)

as at 31.12.1999 CHF 249.82
 as at 31.12.2000 CHF 261.93
 change 4.85%

NAV (after deferred taxes)

as at 31.12.1999 CHF 245.48
 as at 31.12.2000 CHF 257.60
 change 4.94%

Profit (+) / loss (-)

per share (weighted)
 as at 31.12.1999 CHF -8.48
 as at 31.12.2000 CHF 13.64

Share statistics

Total registered shares 3,020,000
 Securities number 803 838
 ISIN no. CH 000 803 838 9
 SWX symbol SPSN
 First day of trading 05.04.2000

The office building at Josefstrasse 53/59 will be shining in a new light from November 2001

The building is on the eastern side of Josefstrasse, in district 5, next to the Swisscom service centre. Today, Josefstrasse 53/59 houses doctors' practices, training centres, the Café Gloria and important service-sector companies such as Ernst & Young.

The site is attractive for a number of reasons:

- it is a mere eight minutes' walk to the central station
- the burgeoning district of Zurich West is "on the doorstep"

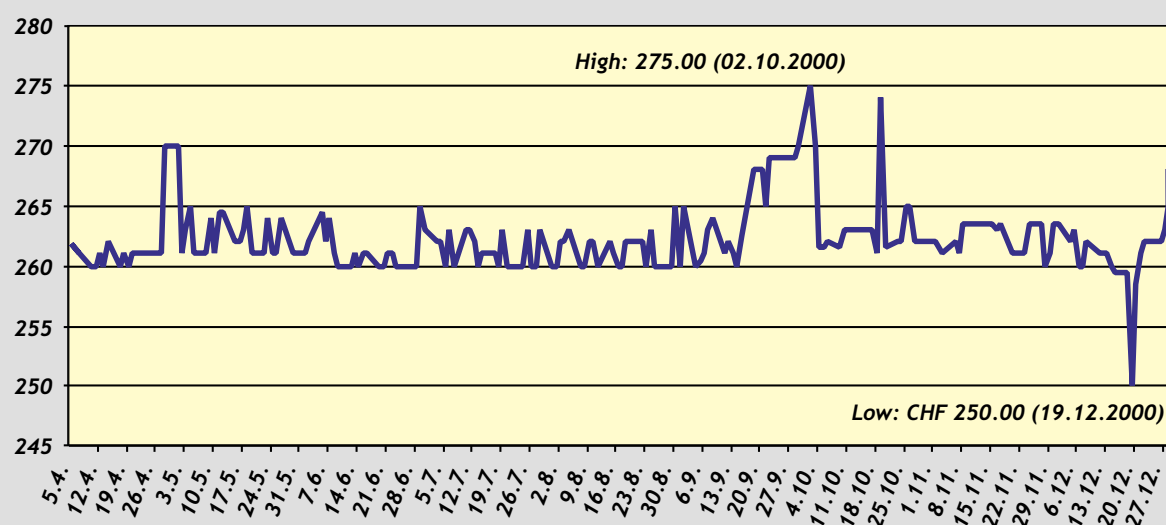
- you are only a short tram-ride from the city centre
- the Basle/Bern motorway and Zurich-Kloten airport are only a few minutes' drive from Josefstrasse.

Renovation began in spring 2000 and will be completed in two phases by November 2001. The converted roof terrace will be ready in August 2001. The renovation includes the facade, roof, and all installations such as heating, air-conditioning, electrics and

KEY DATA

■ Construction Josefstrasse 53	1962
■ Construction Josefstrasse 59	1972
■ Surface area of plot	2,931 m ²
■ Total usable area	12,829 m ²
■ Parking places/ Visitor's parking places	76 spaces
■ Investment	CHF 10.55 m

Share price performance from 5.04.2000 to 31.12.2000



Impressum

Published by

Swiss Prime Site AG, Froburgstrasse 15, 4601 Olten
 Phone 062 213 06 06, Fax 062 213 06 09

Concept and production

ibl und partner ag, solothurn

Contacts

Company

Swiss Prime Site AG
 Froburgstrasse 15
 4601 Olten / Switzerland
 Phone 062 213 06 06
 Fax 062 213 06 09
 www.swiss-prime-site.ch

Chairman of the Board of Directors

Stefan Mächler
 stefan.machler@swiss-prime-site.ch

CEO

Markus Graf
 markus.graf@swiss-prime-site.ch

CFO

Peter Wullschleger
 peter.wullschleger@swiss-prime-site.ch

Media enquiries

Susanne Richner
 info@swiss-prime-site.ch

Agenda

06 March 2001

Annual report, 31st December 2000

11 April 2001

General assembly 2000

Postponed according to press release dated 26.02.2001

Mid-May 2001

Quarterly report, 31st March 2001

Mid-August 2001

Half-yearly report, 30th June 2001