

Information on the real estate portfolio

Residential properties as at 30 June 2022

Location	Address	Ownership status ¹	Year acquired	Year of construction	Renovation ²	Area of property in m ²	Register of suspected contaminated sites	Minergie
City of Zurich								
Zurich	Grünhof-Areal ³	SO	2002	1925	2019/2020 PR	7 870	yes	no
Zurich	Hardturmstrasse 5	CO ⁴	2004	2014	2019–2021 TR	2 651	no	yes
Zurich	Heerenwiesen 23-41, Winterthurerstrasse 563, Schürgstrasse 18 / 20	SO	2003	1996		11 616	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						30 386		
Rest of Canton Zurich								
Adliswil	Moosstrasse 1–13 / Grütstrasse 33–39	SO	2005	2011		13 901	no	yes
Bülach	Hohfuristrasse 7–11 / Unterweg 55–59 / Im Stumpfen 2	SO	1999	1979	2013 TR	8 412	no	no
Bülach	Fangletenstrasse 4–18	SO	2018	2018		11 018	no	yes
Fällanden	Unterdorfstrasse 2/4 / Unterdorfwäg 2–22	SO	2003	2008	2019/2020/ 2021 PR	23 691	no	no
Glattbrugg	Hohenstieglenstrasse 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 ⁵	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-Areal)	SO	2002	2014		8 242	no	yes
Total rest of Canton Zurich						132 134		

1 SO = sole ownership; CO = condominium ownership

2 TR = total renovation; PR = partial renovation

3 Cumulative vacancy rate as a percentage of target rental income for 2022

4 As per valuation on 30 June 2022 (nominal rates)

5 The Grünhof site includes Ankerstrasse 23, Ankerstrasse 27, Badenerstrasse 119–125, Badenerstrasse 131, Feldgüetliweg 2, Grüngasse 31, Grüngasse 33–43, Köchlistrasse 14 and Köchlistrasse 20

6 Condominium property owned 100% by Allreal

Allreal Half-year Report 2022

Management report

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Additional information

Area of property 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 2022	Vacancy rate in % ³	Discount/capitalisation rate in % ⁴
11 555	2	39	53	36	3	133	2 662	5.6	1.2	2.99/2.49
6 087	-	17	27	6	1	51	-	2.6	0.1	3.05/2.55
7 782	8	12	25	29	6	80	2 836	2.4	0.4	3.15/2.65
2 747	4	36	-	-	-	40	212	0.9	0.3	2.90/2.40
4 640	-	-	14	21	5	40	-	1.5	0.3	2.90/2.40
2 333	-	3	16	3	1	23	1 002	1.3	0.0	3.05/2.55
1 637	2	2	4	4	2	14	165	0.6	0.1	2.90/2.40
36 781	16	109	139	99	18	381	6 877	14.9	0.6	
13 299	-	27	62	38	10	137	350	3.7	0.4	3.15/2.65
3 850	-	9	16	18	6	49	50	1.0	0.3	3.30/2.80
7 253	-	14	25	31	6	76	-	1.9	1.6	3.30/2.80
14 903	-	20	41	56	22	139	2 392	4.1	0.1	3.35/2.85
14 654	18	30	71	41	-	160	659	3.1	0.7	3.20/2.70
2 090	-	4	-	10	4	18	200	0.5	1.3	3.20/2.70
2 479	-	17	17	-	-	34	9	0.5	2.8	3.25/2.75
5 100	-	18	24	12	-	54	286	1.1	3.5	3.00/2.55
3 332	-	-	24	16	-	40	354	0.8	2.0	3.10/2.60
12 236	-	-	48	60	40	148	110	2.4	0.9	3.35/2.85
13 856	1	18	75	22	2	118	1 208	3.9	0.1	3.25/2.75
93 052	19	157	403	304	90	973	5 618	23.0	0.7	

Residential properties as at 30 June 2022

Location	Address	Ownership status ¹	Year acquired	Year of construction	Renovation ²	Area of property in m ²	Register of suspected contaminated sites	Minergie
Western Switzerland								
Bernex GE	Rue de Bernex 315-327	SO	2021	1964	2019 PR	5 713	no	no
Carouge GE	Avenue Industrielle 18	SO	2021	1915	2020 PR	462	no	no
Carouge GE	Rue Daniel-Gevril 10 / Rue Saint-Nicolas-le-Vieux 9-11	SO	2021	1965	2013 PR	1 364	yes	no
Geneva	Rue Jean-Jaquet 3	SO	2021	1936	2015 PR	252	no	no
Geneva	Rue de Zurich 1	SO	2021	1936	2018 TR	203	no	no
Geneva	Rue de Zurich 3	SO	2021	1910	2021 PR	282	no	no
Geneva	Rue de Zurich 3A/5/7	SO	2021	1952	2020 PR	1 154	no	no
Geneva	Rue du Grand-Pré 57	SO	2021	1960	2020 PR	457	no	no
Geneva	Rue de Vermont 32-40	SO	2021	1960	2020 PR	3 526	no	no
Geneva	Rue Gustave-Muller-Brun 3	SO	2021	1937	2014 TR	375	no	no
Geneva	Route de Frontenex 51	SO	2021	1970	2022 PR	639	no	no
Gland VD	Chemin du Molard 10 / Allée Leotherius 2 / Allée Louis Cristin 1	SO	2011	2014		1 173	no	yes
Grand-Lancy GE	Chemin des Semailles 19	SO	2021	2021		225	no	yes
Meyrin GE	Chemin De-Joinville 32	SO	2021	2021		2 191	no	no
Meyrin GE	Chemin De-Joinville 34	SO	2021	2021			no	no
Onex GE	Chemin de la Traille 21	SO	2021	1961	2021 PR	249	no	no
Onex GE	Chemin de la Traille 25	SO	2021	1961	2021 PR	343	no	no
Onex GE	Chemin de la Traille 35	SO	2021	1962		250	no	no
Onex GE	Route de Loëx 51	SO	2021	1961	2015 TR	367	no	no
Petit-Lancy GE	Chemin des Pâquerettes 20	SO	2021	2017		446	no	yes
Total western Switzerland						19 671		
Other regions								
Allschwil BL	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
Basel	Efringerstrasse 15	SO	2021	1905		222	no	no
Total other regions						10 969		
Total residential real estate						193 160		

1 SO = sole ownership; CO = condominium ownership

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3 Cumulative vacancy rate as a percentage of target rental income for 2022

4 As per valuation on 30 June 2022 (nominal rates)

Allreal Half-year Report 2022

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Area of property 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 2022	Vacancy rate in % ¹	Discount/capitalisation rate in % ⁴
2 101	-	4	12	11	5	32	958	1.0	0.2	3.35/2.85
1 005	-	20	1	2	1	24	-	0.4	1.0	2.70/2.20
3 252	3	2	14	24	10	53	750	1.3	0.4	2.70/2.20
635	1	8	2	3	-	14	151	0.3	0.5	2.70/2.20
849	1	6	11	-	-	18	147	0.3	0.0	2.65/2.15
858	-	7	7	3	-	17	-	0.3	0.0	2.60/2.10
2 586	2	23	23	1	7	56	-	1.2	3.5	2.60/2.10
1 167	-	-	19	-	-	19	98	0.3	0.5	2.75/2.25
5 387	-	31	43	16	5	95	51	1.4	0.3	2.70/2.20
1 888	-	7	12	5	2	26	236	0.8	3.1	2.70/2.20
2 143	7	-	14	-	12	33	667	0.8	6.3	2.60/2.10
4 981	1	21	29	9	5	65	-	0.8	0.0	3.25/2.75
518	-	-	1	9	-	10	-	0.2	0.0	2.90/2.40
1 205	-	-	5	5	7	17	96	0.4	6.2	3.00/2.50
1 199	-	-	6	6	6	18	234	0.5	8.7	3.00/2.50
607	-	2	2	2	3	9	-	0.2	0.0	3.00/2.50
801	-	-	-	3	6	9	-	0.2	0.0	3.00/2.50
695	-	2	1	3	3	9	-	0.2	3.5	3.00/2.50
1 068	-	5	-	8	3	16	-	0.3	0.0	3.00/2.50
1 203	-	-	6	1	8	15	-	0.3	0.0	2.90/2.40
34 148	15	138	208	111	83	555	3 388	11.3	1.8	
4 015	-	7	20	20	-	47	490	1.0	2.5	3.45/2.95
5 954	28	24	28	24	-	104	1 040	1.6	0.9	3.05/2.55
3 022	5	19	11	8	-	43	47	0.8	1.1	3.25/2.75
533	2	10	-	-	-	12	-	0.1	9.8	2.70/2.20
13 524	35	60	59	52	0	206	1 577	3.5	1.5	
177 505	85	464	809	566	191	2 115	17 460	52.7	1.2	

Commercial properties as at 30 June 2022

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	Binzmühlestrasse 95-99, Therese-Giese-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-Areal)	SO	2007	1977-2014		24 477
Zurich	Hardstrasse 299/301	SO	2002	2020		1 988
Zurich	Hardstrasse 319 (Escher-Wyss-Areal)	SO	2002	1945-2010	2019 PR	38 362
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	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	2017/2021 PR	4 201
Total city of Zurich						136 196

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 2022

4 As per valuation on 30 June 2022 (nominal rates)

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 2022	Vacancy rate in % ³	Discount/capitalisation rate in % ⁴
no	no	18 642	90.8	0.0	0.0	9.2	5.6	0.0	3.65/3.15
no	no	3 078	95.0	0.0	0.0	5.0	1.5	0.0	3.55/3.05
no	no	26 139	8.0	55.0	33.0	5.0	6.9	0.4	3.45/2.95
no	no	4 743	75.0	3.0	11.0	12.0	1.4	0.1	3.55/3.05
no	no	4 856	34.0	0.0	19.0	47.0	1.9	0.9	3.55/3.05
no	yes	87 004	87.2	0.0	12.8	0.0	20.9	0.1	3.85/3.45
no	yes	5 960	88.0	5.2	0.0	6.8	2.3	0.0	3.45/2.95
yes	no	50 432	32.3	0.0	0.0	67.7	10.3	0.0	4.73/4.23
no	yes	11 256	95.8	0.0	0.0	4.2	3.7	0.4	3.85/3.35
no	no	10 190	91.0	0.0	0.0	9.0	4.1	1.7	3.75/3.25
no	no	6 244	45.8	0.0	6.0	48.2	1.6	0.0	4.05/3.55
no	no	1 628	95.7	0.0	0.0	4.3	1.0	0.0	3.55/3.05
no	no	1 729	77.1	0.0	0.0	22.9	0.3	1.6	3.05/2.55
yes	yes	13 141	81.5	5.7	0.0	12.8	4.8	0.0	3.45/2.95
no	yes	36 311	95.1	0.0	0.0	4.9	11.3	2.2	3.85/3.35
no	no	3 277	33.5	0.0	55.3	11.2	0.8	0.5	3.25/2.75
no	no	2 777	81.7	0.0	0.0	18.3	1.1	0.0	3.95/3.45
no	no	10 703	56.9	3.4	29.8	9.9	4.3	0.4	3.45/2.95
		298 110	69.2	5.3	8.5	17.0	83.8	0.5	

Commercial properties as at 30 June 2022

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
Kloten	Schaffhauserstrasse 115/121	SO	2001	1992	2021 PR	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 TR	4 724
Urdorf	In der Luberzen 29	SO	2000	1993		4 667
Wallisellen	Bürogebäude Allianz ⁴	SO	2002	2013		13 078
Wallisellen	Bürogebäude Richtiring ⁷	SO	2002	2014		16 875
Wetzikon	Binzstrasse 32	SO	2020	2009		10 368
Winterthur	Schützenstrasse 2 / Zürcherstrasse 12 + 14 ⁸	SO	2002	1928/53/86		18 386
Total rest of Canton Zurich						131 050
Western Switzerland						
Aire GE	Chemin de la Verseuse 3	SO	2021	1986	2019 PR	4 442
Le Grand-Saconnex GE	Route François-Peyrot 10–14	SO	2011	2004		8 442
Nyon VD	Avenue Perdtemps 23	SO	2017	2006		6 451
Petit-Lancy GE	Chemin des Olliquettes 4/Chemin du Gué 99	SO	2008	2010		1 417
Plan-les-Ouates GE	Route de Saint Julien 198 (Pré-Fleuri 15)	SO	2021	2018	2022 PR	11 271
Total western Switzerland						27 581
Other regions						
Baar ZG	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	2021 PR	5 454
Bern	Freiburgstrasse 130	LO	2018	1999		7 323
Total other regions						34 924
Total commercial real estate						329 751

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 2022

4 As per valuation on 30 June 2022 (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 Richtiring 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 2022	Vacancy rate in % ³	Discount/capitalisation rate in % ⁴
no	no	38 933	77.5	5.6	1.6	15.3	8.2	0.0	3.95/3.45
no	no	26 006	25.9	1.5	0.5	72.1	2.5	0.0	4.75/4.25
no	no	4 343	97.5	0.0	0.0	2.5	1.0	4.7	4.25/3.75
no	yes	13 414	93.2	0.0	0.0	6.8	3.8	0.1	4.25/3.75
no	yes	13 314	90.8	0.0	0.0	9.2	3.8	0.0	4.28/3.78
no	no	10 193	88.2	0.0	0.0	11.8	2.1	6.3	4.35/3.85
no	no	2 705	35.5	43.1	0.0	21.4	0.9	0.0	4.85/4.35
yes	no	9 456	74.1	0.0	0.0	25.9	1.4	6.4	5.15/4.65
no	yes	50 819	74.7	12.9	0.0	12.4	11.9	0.1	4.20/3.70
no	yes	25 525	77.7	16.2	0.0	6.1	9.5	0.0	4.25/3.75
yes	no	16 235	52.1	0.0	0.0	47.9	2.9	0.0	3.80/3.30
no	no	24 319	82.1	0.0	0.0	17.9	5.3	3.7	4.23/3.73
		235 262	71.7	6.2	0.3	21.8	53.3	0.9	
no	no	3 195	0.0	0.0	0.0	100.0	0.7	0.0	4.15/3.65
no	no	5 498	92.8	0.0	0.0	7.2	2.7	36.3	4.15/3.65
no	no	15 172	77.6	10.1	0.0	12.3	4.5	0.0	4.00/3.50
yes	yes	5 516	91.8	0.0	0.0	8.2	2.1	14.2	4.05/3.50
no	yes	9 703	55.0	13.0	0.0	32.0	2.9	0.0	3.65/3.15
		39 084	69.8	7.2	0.0	23.1	12.9	9.9	
no	no	10 112	76.4	0.0	0.0	23.6	2.2	8.7	4.45/3.95
no	no	3 985	81.8	0.0	8.0	10.2	1.2	0.5	4.15/3.65
no	no	2 829	71.9	0.0	3.4	24.7	0.6	0.2	4.15/3.65
no	no	4 292	37.5	27.8	30.3	4.4	1.1	14.5	4.05/3.55
no	no	20 213	61.8	20.2	0.0	18.0	5.1	1.6	3.80/3.30
no	no	22 540	85.7	1.8	0.0	12.5	9.7	0.0	4.15/3.65
		63 971	72.6	8.9	2.7	15.8	19.9	2.2	
		636 427	70.6	6.1	4.4	19.0	169.9	1.6	