

Allreal in 2000: A Promising First Year

The Allreal Group reported a net profit of CHF 57.5 million for financial year 2000 and a return on equity of 12.6 percent, clearly exceeding the ambitious targets set for the first twelve months of operation following the IPO.

In 2000 the Allreal Group posted income totalling CHF 145.7 million, CHF 64.9 million of which originated from general contracting and development activities, CHF 46.5 million from real estate income, and CHF 35.9 million from a revaluation of the real estate portfolio by an average of 4.9 % (all figures prior to eliminations). Operating profit of CHF 90.9 million breaks down as follows (prior to eliminations): CHF 23.0 million attributable to general contracting and development activities and CHF 73.7 million to the real estate portfolio (factoring in the revaluation). Interest rates on borrowings averaged out at 3.6%, which is significantly lower than the net return on the portfolio of 5.7%.

Pursuing qualitative growth, the real estate portfolio increased from CHF 504.2 million to CHF 770.6 million during the period under review. As at 31 December 2000 shareholders' equity amounted to CHF 552.2 million (44.4 %) compared with the year-back figure of CHF 204.5 million (23.6 %). The increase is due to the IPO of March 2000.

Net asset value (NAV) per share came to CHF 86.75 as at 31 December 2000. In addition, the Group has some CHF 70 million (CHF 11.00 per share) in reserves on land scheduled for development in the course of the next few years. The reported NAV does not factor in the value of the general contracting and development business.

The Group's chosen strategy is to be pursued vigorously in 2001. Margins for general contracting and project development work are expected to improve as construction activity picks up. Bolstered by a stronger market, expansion of the real estate portfolio will lift investment income. The periodic revaluation of properties is again expected to add to earnings, albeit more modestly than in 2000.

Key figures are attached.

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Contacts

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Timetable

Tuesday, 3 April 2001	Savoy Hotel Baur en Ville, Poststr. 12, Paradeplatz, 8001 Zurich
	09.00 a.m. Annual results media conference
	11.00 a.m. Analysts' meeting
Tuesday, 24 April 2001	Renaissance Zürich Hotel, Talackerstr. 1, 8152 Glattbrugg
	4.00 p.m. General Meeting of Shareholders

On the Internet at: www.allreal.ch (> Holding > Medien > Medienmitteilungen)

Key figures at a glance

Allreal Group		2000	1999*
General contracting and development activities	CHF million	640.5	547.0
Total income	CHF million	145.7	38.0
EBIT	CHF million	90.9	10.5
Consolidated net profit	CHF million	57.5	7.4
Cash flow	CHF million	36.7	12.7
ROE	%	12.6	n.m.
Commercial properties	CHF million	505.8	246.7
Residential properties	CHF million	264.8	257.5
Equity ratio	%	44.4	23.6
Net gearing**		0.7	2.2
Headcount as at 31 December	full-time equivalents	242.0	224.0
Allreal Holding AG			
Net profit / (loss)	CHF million	1.9	-2.6
Share capital	CHF million	325.2	144.0
Allreal share			
Consolidated net profit per share	CHF	9.01	4.35
Dividend per share	CHF	***0	n.a.
Consolidated equity per share	CHF	86.75	71.20

* Short financial year: 17 May to 31 December 1999

** Borrowings less cash/shareholders' equity

*** Proposal of the Board of Directors