

allreal

Allreal combines a stable-income real estate portfolio with the activities of a general contractor (development and realisation). Our company has accumulated a vast stock of experience over the years, and it can look back on an outstanding track record in both these business segments.

Underpinned by this proven and successful business model, Allreal is able to cover the entire value chain of a property – from project development and realisation all the way through to profitable long-term property investments. Customers, shareholders and employees benefit from the synergies resulting from the combination of the two divisions alike.

Our company can draw on the combined strength of its two divisions (Real Estate and Projects & Development), and all our services are consistently geared to delivering long-term customer benefit – factors that make Allreal a professional, dependable partner.

Allreal has its operational headquarters in Zurich, with branches in Basel and Berne. The company is active in Switzerland only. Shares in Allreal Holding AG have been listed on the SIX Swiss Exchange in Zurich since 2000.

Creating value from real estate



Real Estate

Portfolio management
Building management
Real estate management

Experience
Value creation
Expertise

Projects & Development

Development
Realisation





Schiffbaustrasse 2

The Real Estate division comprises portfolio management, building management and the real estate management of the yield-producing properties.

Portfolio management The portfolio of investment properties consists of residential and commercial properties in the Zurich metropolitan area and other Swiss business centres. Measured by market value, more than 80% of the investment properties are located in the canton and city of Zurich. Residential properties account for 20%.

The real estate portfolio delivers highly stable earnings because it is favourably structured as regards property size and usage, tenant mix and the durations of fixed-term rental agreements.

Individual properties or entire real estate portfolios are acquired, held or sold depending on market conditions and the opportunities that they generate.

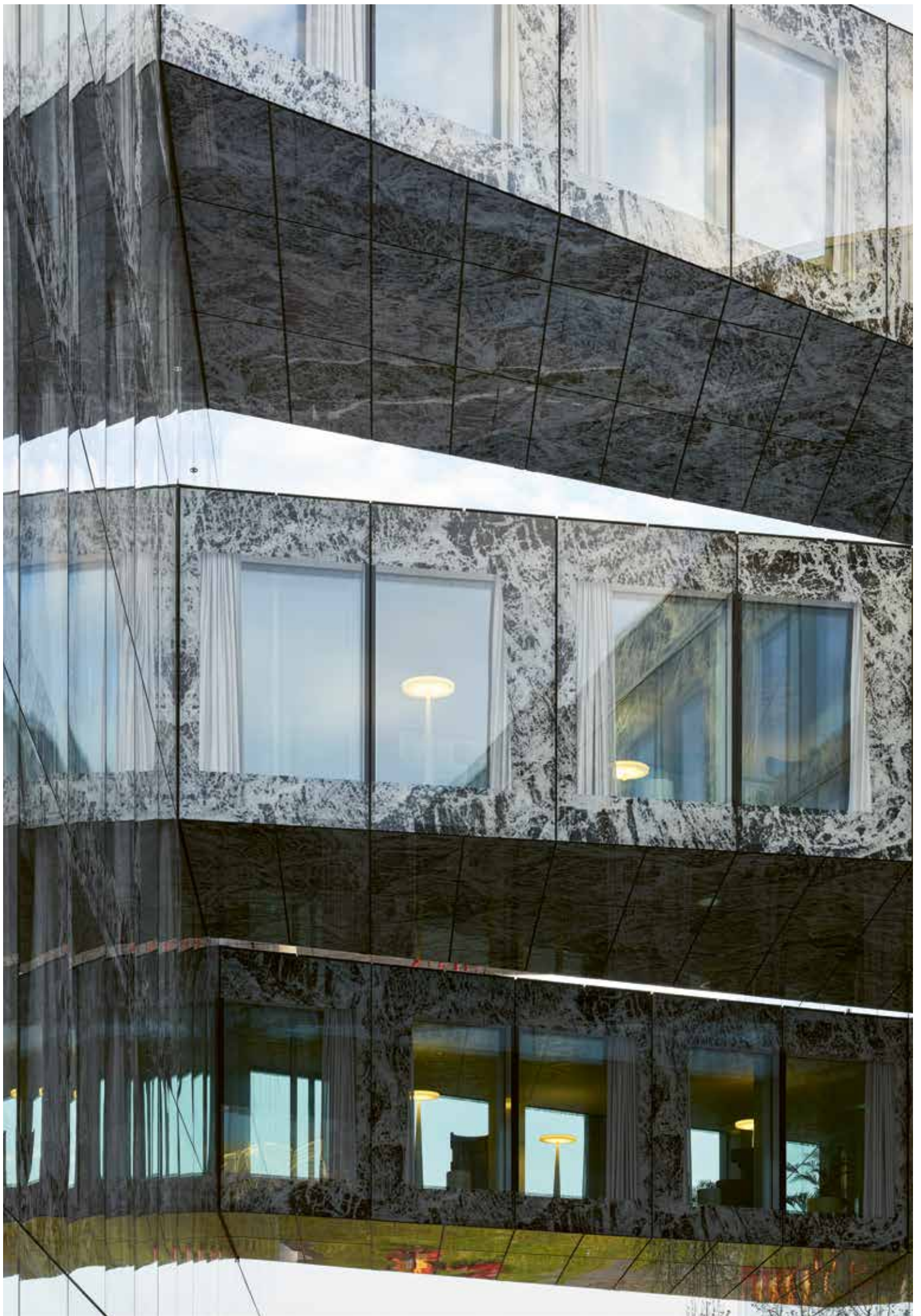
Because Allreal can draw on its own in-company resources to develop and implement projects involving individual properties, entire sites or zones, we are able to develop our own portfolio by adding properties that will be profitable over the long term. Close cooperation with our project development and realisation units also helps us to identify and exploit the optimisation potential of properties at an early stage.

Building management The supervision of external service providers commissioned with the maintenance and operation of yield-producing properties and their technical facilities. This includes, especially, verifying the services performed and a periodic invitation to tender for service and maintenance contracts.

Real estate management Allreal operates a facility management company that is well established in the Zurich metropolitan area, especially, and manages about 70% of the own portfolio. For properties not managed itself, Allreal collaborates with companies that have strong local and regional roots.

Real Estate division





The Projects & Development division includes the Project Development and Realisation departments.

Development Allreal develops economically convincing and ecologically balanced solutions for existing and new-build properties, sites and entire zones, not only for private and institutional investors but also for its own portfolio.

Allreal's Project Development unit offers a complete range of services from one single source: We start out from the original concept, we carry out the market analysis and then plan solutions that are cost-effective in the long term and finally, we deliver ready-to-build projects that yield fair market returns and added value.

Our focus on customer benefit and our cross-disciplinary working style guarantee that the solutions we develop for zones, sites and individual properties match market conditions as well as investors' expectations.

Realisation Allreal is an experienced and highly capable general and sole contractor, and we have our own units to handle cost estimates, scheduling, and tenders where we apply our BIM know-how. Thanks to these advantages, we can plan and implement projects on behalf of third parties, for sale to investors and for our own portfolio.

Our skilled professionals ensure that new buildings, conversions, refurbishments and renovation projects are carefully planned and professionally executed, to the specified quality standards and in compliance with budgets and deadlines.

Allreal offers a number of key advantages in the realisation phase: professional project management, the ability to develop and implement innovative procedures, and an optimal cost-to-benefit ratio across the entire planning and construction procedure, underpinned by strict cost and quality management.

In 1999, Allreal Generalunternehmung AG became the successor to Oerlikon-Bührle Immobilien AG, founded in 1970. Our company can therefore draw on around 50 years of experience as a general and sole contractor, and it can look back on a track record of several hundred successfully completed projects.

As long ago as 1994, Allreal became the first major general contractor in Switzerland to obtain ISO certification. Our company is now certified to ISO 2000, and we operate a comprehensive quality management system.

The company provides its services from its headquarter in Zurich, with branches in Basel and Berne.

Allreal does not operate in the main or secondary construction industries, nor does it have any participating interests in these sectors. This means that our company's independence and transparency as regards contract placement are always guaranteed. Contracts are awarded solely on the basis of objective and economic criteria.

Projects & Development division





The concept of combining a stable-income real estate portfolio with the wide range of services expected from a general contractor has proven its merits and has laid the foundations for a successful business operation. The stable earnings from the portfolio enable us to offer an attractive distribution policy to private and institutional investors.

Thanks to the expertise available within the Allreal Group, the company can continuously consolidate its strong market position, thereby creating the necessary basis for sound profitability. At the same time, Allreal is aware of its responsibilities toward the environment and society. Corporate social responsibility and sustainable enterprise management are the hallmarks of our operating procedures and our working style.

Allreal gives several commitments to its customers, partners and employees:

- to engage in responsible, quality-oriented entrepreneurship based on mutual trust
- to show regard for economic and ecological aspects
- to ensure that our work and our actions are transparent
- to operate an open information policy

The right partner in every situation





Shares in Allreal Holding AG represent a sound investment that delivers an attractive yield. Since its IPO, the company's share has proven to be a stable-income investment. Disbursements are in line with yields obtained from direct investments in real estate.

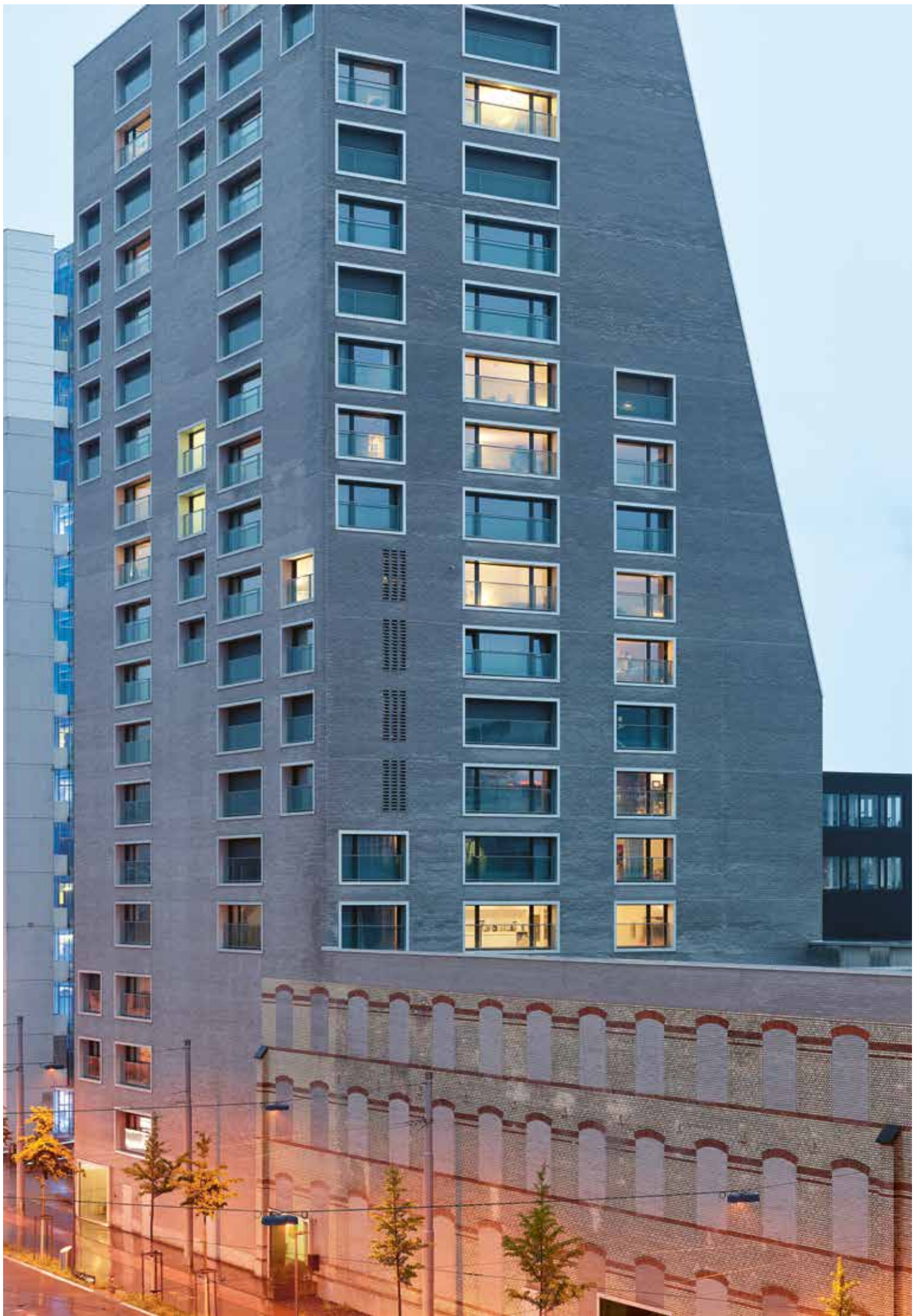
When it comes to real estate, Allreal is a partner that offers professionalism combined with reliability – for investors and property owners alike. And for all of its clients, Allreal creates lasting value.

Shareholders benefit from:

- the quality of a real estate portfolio that delivers stable earnings
- the outstanding profitability of our Projects & Development division
- synergies generated by combining a real estate portfolio with the activities of a general contractor
- the excellent earning power of a soundly financed company
- the experience, professionalism and high performance of our employees at all levels
- a well predictable profit distribution

A secure value, also on the stock exchange





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builds value