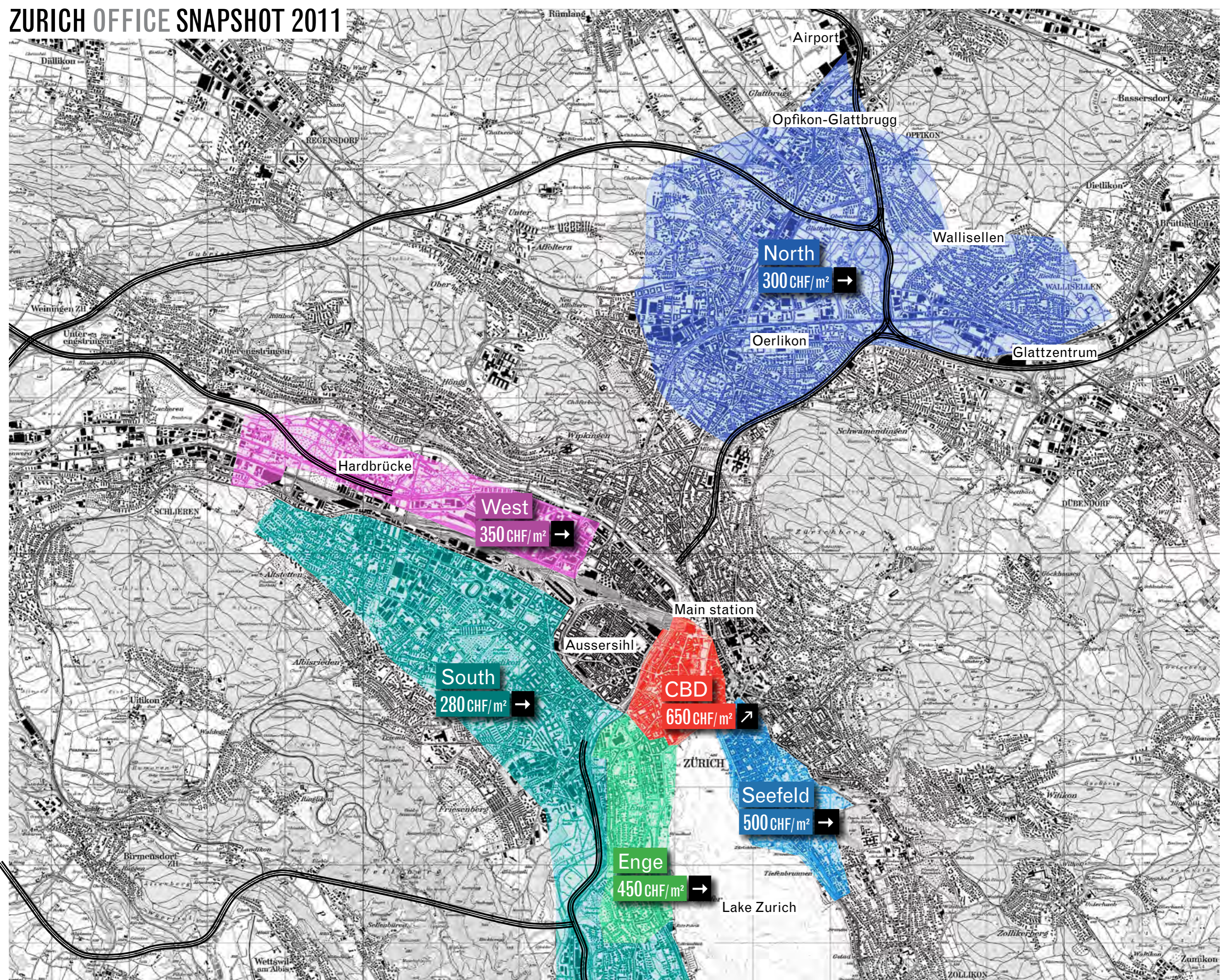


ZURICH OFFICE SNAPSHOT 2011



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TYPICAL LEASE TERMS IN CURRENT MARKET

Term	5 to 10 years
Rent reviews	Every year, linked to consumer price index
Rent deposit	3 to 6 months (usually bank guarantee)
Renewal	Option 5 to 10 years
VAT on rent	Very rare. If applicable, 8%
Assignment & subletting	Yes (subject to landlord's consent)
Reinstatement at expiry	To original condition allowing for wear and tear
Measurement	On 'Net Internal Area Basis' (includes internal walls and corridors, toilets and lobby but excludes stairs and elevators)

OCCUPANCY COSTS

Typical service charges range from CHF 30 to CHF 50 / m² / year

PARKING

Average rent: CBD: CHF 400 - 700 / space / month
Outside CBD: CHF 150 - 250 / space / month

USEFUL CONTACTS

Economic Development, City of Zürich:
+41 (0)44 412 36 33, wirtschaftsfoerderung@zuerich.ch
Greater Zurich Area AG:
+41 (0)44 254 59 06, sonja.wollkopf@greaterzuricharea.ch
Zurich Tourism Office: +41 (0)44 215 40 00
Office for Economy & Labour: www.awa.zh.ch
Real estate consulting and valuation:
+41 (0) 44 289 90 00, zurich@wuestundpartner.com

USEFUL LINKS

Economic Development, City of Zürich:
www.zurichlocation.ch
Greater Zurich Area AG:
www.greaterzuricharea.ch
Property market: www.homegate.ch, www.partnerliving.ch,
www.wuestundpartner.com, www.partnerrealestate.ch
Transport and parking: www.zvv.ch, www.sbb.ch,
www.zurich-airport.ch, www.parking.ch
Tourism, information: www.zuerich.com, www.stadt-zuerich.ch

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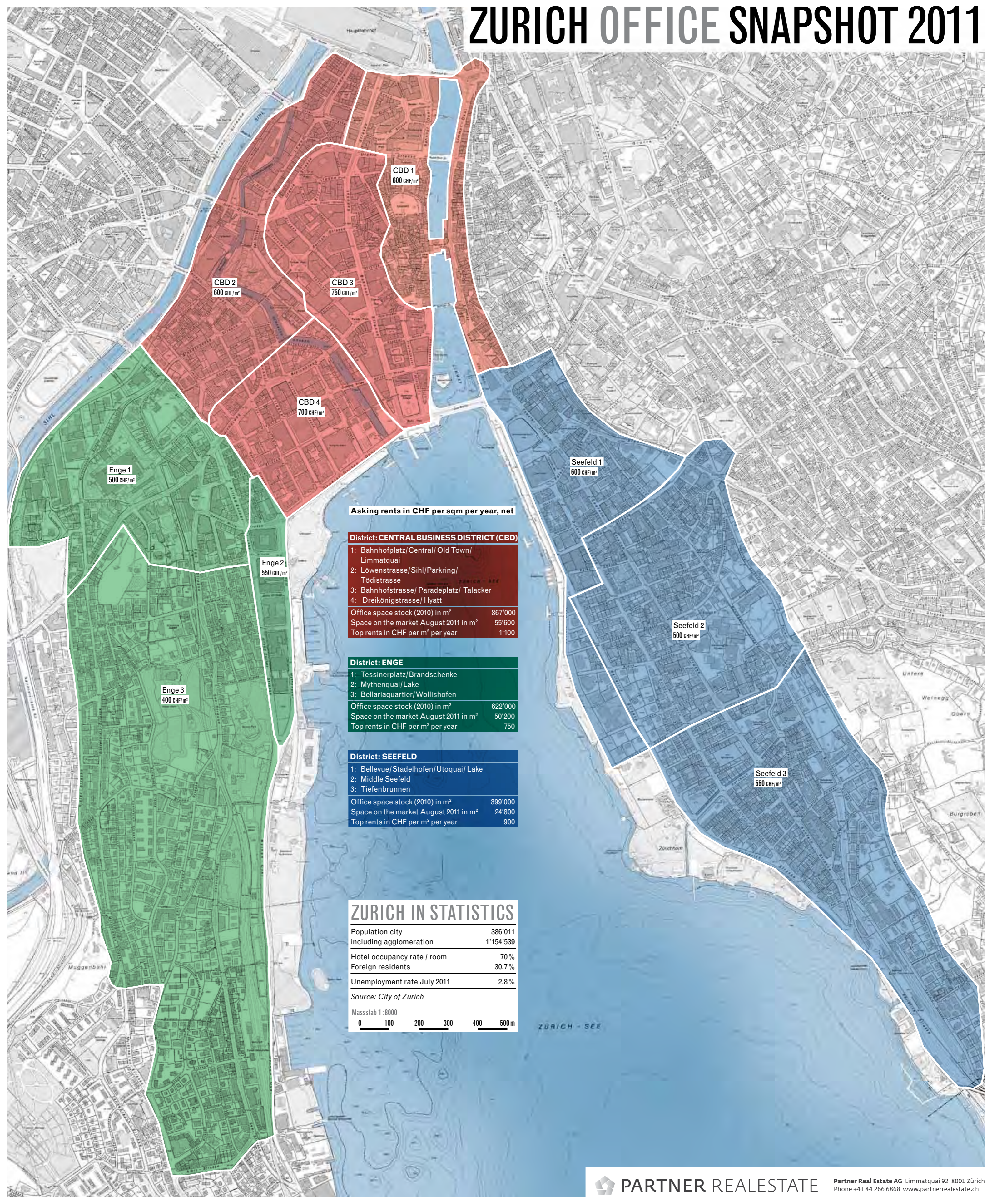
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PARTNER REALESTATE

Wüest & Partner

Greater Zurich Area
Expanding business horizons

ZÜRICH OFFICE SNAPSHOT 2011



Asking rents in CHF per sqm per year, net

District: CENTRAL BUSINESS DISTRICT (CBD)

- 1: Bahnhofplatz/Central/ Old Town/ Limmatquai
- 2: Löwenstrasse/Sihl/Parking/ Tödi strasse
- 3: Bahnhofstrasse/ Paradeplatz/ Talacker
- 4: Dreikönigstrasse/ Hyatt

Office space stock (2010) in m ²	867'000
Space on the market August 2011 in m ²	55'600
Top rents in CHF per m ² per year	1'100

District: ENGE

- 1: Tessinerplatz/ Brandschenke
- 2: Mythenquai/ Lake
- 3: Bellariaquartier/ Wollishofen

Office space stock (2010) in m ²	622'000
Space on the market August 2011 in m ²	50'200
Top rents in CHF per m ² per year	750

District: SEEFELD

- 1: Bellevue/Stadelhofen/Utoquai/ Lake
- 2: Middle Seefeld
- 3: Tiefenbrunnen

Office space stock (2010) in m ²	399'000
Space on the market August 2011 in m ²	24'800
Top rents in CHF per m ² per year	900

ZÜRICH IN STATISTICS

Population city	386'011
including agglomeration	1'154'539
Hotel occupancy rate / room	70%
Foreign residents	30.7%
Unemployment rate July 2011	2.8%

Source: City of Zurich

Massstab 1:8000



ZÜRICH - SEE