

Half-Year Report

2014

Selected key figures

		H1 2014 / 30.06.2014	H1 2013 / 31.12.2013	%
Zug Estates Group				
Operating revenue (excl. income from revaluation of investment properties)	TCHF	30 148	28 752	4.9%
Operating expenses	TCHF	11 687	11 557	1.1%
Operating income before depreciation and revaluation	TCHF	18 461	17 195	7.4%
Revaluation of investment properties (net)	TCHF	10 513	15 653	-32.8%
EBITDA	TCHF	28 974	32 848	-11.8%
EBIT	TCHF	27 192	31 092	-12.5%
Net income	TCHF	21 237	25 158	-15.6%
Net income excluding income from revaluation ¹	TCHF	11 867	10 614	11.8%
Total assets	TCHF	1 040 213	981 926	5.9%
Interest-bearing debt	TCHF	312 400	250 000	25.0%
- Debt ratio		30.0%	25.5%	
Shareholders' equity (NAV)	TCHF	623 423	629 069	-0.9%
- Equity ratio		59.9%	64.1%	
Headcount	FTE	151.9	154.1	-1.4%
Share				
Closing price	CHF	1 185	1 162	2.0%
Market capitalization ²	TCHF	566 035	573 519	-1.3%
Earnings per series B registered share ³	CHF	43.7	50.5	-13.4%
Shareholders' equity (NAV) per series B register share ²	CHF	1 305.1	1 274.6	2.4%
EPRA NAV per series B registered share ²	CHF	1 423.4	1 387.3	2.6%
Portfolio				
Investment properties on cut-off date		14	14	0.0%
Investment properties	TCHF	870 003	835 867	4.1%
Investment properties under construction	TCHF	86 269	47 023	83.5%
Undeveloped plots	TCHF	9 269	9 269	0.0%
Total real estate portfolio	TCHF	965 541	892 159	8.2%
Operating properties (market value) ⁴	TCHF	106 507	106 507	0.0%
Total portfolio	TCHF	1 072 048	998 666	7.3%
Property income ⁵	TCHF	18 321	16 725	9.5%
Vacancy rate investment properties ⁶		2.4%	2.7%	
Gross return investment properties ⁷		4.7%	4.8%	

¹ Equal to net income excluding income from revaluation of investment properties (net), excluding income from sale of investment properties and excluding income from securities and corresponding deferred taxes

² In relation to number of shares outstanding (series A registered shares converted)

³ In relation to number of shares on average outstanding (series A registered shares converted)

⁴ In accordance with accounting principles, operating properties are stated at cost less write-downs

⁵ Comprises rental income and income from Miteigentümergeinschaft Metalli

⁶ As at the balance sheet date, as a percentage of projected rental income

⁷ Projected rental income (annualized) as a percentage of the market value on the balance sheet date

Report to the shareholders	4
Financial report	6
Portfolio	18
Contact	22

Report to the shareholders

In the first six months of 2014, Zug Estates Group increased its property income by 9.5% year-on-year to CHF 18.3 million. Net income excluding income from revaluation totaled CHF 11.9 million, 11.8% above the previous year's figure.

Dear shareholders,

For Zug Estates, the defining characteristics of the first half of 2014 were strong investment activity and overall profitable growth. In this, our third, half-yearly report we are pleased to be able to present some robust results despite a market environment that is becoming increasingly challenging.

Earnings before revaluation up 11.8%

In the first half of 2014, Zug Estates recorded operating income before revaluation of CHF 30.1 million. This represents a year-on-year increase of 4.9%. At the same time, property income rose 9.5% to CHF 18.3 million. The Hotel & Catering business unit recorded a slight drop in revenue by CHF 0.2 million. In the first half of 2014, the Group's operating expenses were 1.1% above the result for the previous year. Operating income increased by 7.4% to CHF 18.5 million.

In the first half of 2014, the Group invested CHF 62.9 million in expansion and consolidation of sites. In addition, the book value of the investment properties increased by CHF 10.5 million net as a result of the revaluation. As expected, income from the revaluation of investment properties (net) failed to match the previous year's figure of CHF 15.7 million, resulting in a correspondingly lower EBIT of CHF 27.2 million (H1 2013: CHF 31.1 million) and net income of CHF 21.2 million (H1 2013: CHF 25.2 million). Net income excluding revaluation, rose by 11.8% to CHF 11.9 million (H1 2013: CHF 10.6 million).

Strengthening of sites and significant expansion of development reserves

In the first half of 2014, Zug Estates achieved some milestone results in the development and management of its sites:

- As of June 30, 2014, the vacancy rate stood at 2.4%, a 50% decrease compared with the prior-year rate of 4.7%.
- With the acquisition of a further stake in Miteigentümergeinschaft Metalli, the co-ownership rate increased to 72.25%.
- The refurbishment of the outside space at the Metalli shopping mall has been completed. The car park has been modernized and equipped with a parking guidance system. New tenants that will further strengthen the range of services on offer have been found in the form of Negishi (catering outlet), Kiko (cosmetics) and Marco di Renzo (clothing).
- Progress on the construction projects at the Suurstoffi site is going according to plan. Construction work on the Suurstoffi 41 office building was completed in mid-2014 and part of the building was handed over to SIS Swiss International School in July. The remainder is currently being marketed. The nine residential buildings comprising a total of 156 dwellings are expected to be ready for occupation in the first half of 2015 as planned. As of June 30, 2014, the occupancy level stood at a gratifying 98%.
- The Suurstoffi Ost development plan has been legally binding since spring 2014. This means that planning permission has been secured for further development reserves totaling more than 80 000 m². Approximately 40% of this is intended for residential use. The development reserves at the site are equivalent to more than 130% of the projects already completed or under construction there.

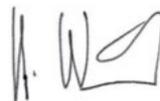
Confident outlook for the second half of 2014

The change to the top management was completed with Tobias Achermann's assumption of his duties as CEO on July 1, 2014, following a well-prepared handover process.

In operating terms, we expect rental income in the real estate business unit to be slightly higher in the second half of the year. The vacancy rate will increase, since we expect the newly completed service sector space at the Suurstoffi site to require a fairly long marketing period. The cautious but steady development of the Suurstoffi site will remain an important priority in the second half of the year. Test planning of volume configurations and external spaces have laid the foundations for further planning so that the first projects can be launched on the development reserves. With consolidation acquisition in the first half of the year taken into account, the Group expects 2014 as a whole to see an investment total of about CHF 100 million. In the hotel & catering segment, our cautious assessment of the earnings outlook remains unchanged.

For the year as a whole, we expect the income before depreciation and revaluation to increase significantly.

Zug, August 2014



Hannes Wüest
Chairman of the board of directors



Tobias Achermann
Chief Executive Officer

Consolidated balance sheet

Assets

in CHF thousands	Note	30.06.2014	31.12.2013
Cash and cash equivalents		14 370	23 824
Securities		0	4 366
Trade receivables		1 058	1 836
Other receivables		6 325	5 218
Inventories		338	304
Properties held for sale		3 055	1 388
Prepaid expenses		2 711	4 540
Total current assets		27 857	41 476
Investment properties	1	870 003	835 867
Investment properties under construction	1	86 269	47 023
Undeveloped plots	1	9 269	9 269
Operating properties		40 049	41 045
Other tangible assets		5 230	5 444
Prepayments for tangible assets		103	535
Financial assets		1 393	1 214
Intangible assets		40	53
Total fixed assets		1 012 356	940 450
Total assets		1 040 213	981 926

Liabilities and shareholders' equity

in CHF thousands	Note	30.06.2014	31.12.2013
Current financial liabilities	2	37 400	0
Trade payables		4 146	7 554
Other current liabilities		6 272	4 223
Accrued expenses		10 832	10 460
Current provisions		28	225
Total current liabilities		58 678	22 462
Long-term financial liabilities	2	275 000	250 000
Long-term provisions		81	80
Deferred tax liabilities		83 031	80 315
Total non-current liabilities		358 112	330 395
Total liabilities		416 790	352 857
Share capital		12 750	12 750
Capital reserves		542 870	551 014
Treasury shares		- 39 340	- 20 601
Retained earnings		107 143	85 906
Total shareholders' equity	3	623 423	629 069
Total liabilities and shareholders' equity		1 040 213	981 926

Consolidated income statement

in CHF thousands	Note	01.01.2014 – 30.06.2014	01.01.2013 – 30.06.2013
Property income	4	18 321	16 725
Hotel & catering income		10 082	10 250
Other operating revenue		1 745	1 777
Total operating revenue		30 148	28 752
Property expenses		953	729
Cost of goods hotel & catering		1 195	1 187
Personnel expenses		7 061	7 002
Other operating expenses		2 478	2 639
Total operating expenses		11 687	11 557
Operating income before depreciation and revaluation		18 461	17 195
Revaluation of investment properties (net)	1	10 513	15 653
Operating income before depreciation (EBITDA)		28 974	32 848
Depreciation		1 782	1 756
Operating income (EBIT)		27 192	31 092
Financial result		– 2 265	– 1 564
Income before taxes (EBT)		24 927	29 528
Taxes		3 690	4 370
Net income		21 237	25 158

Pro forma consolidated statement of cash flows (condensed)

	01.01.2014 – 30.06.2014	01.01.2013 – 30.06.2013
in CHF thousands		
Cash flow from operating activities	15 242	29 890
Cash flow from investing activities	– 64 897	– 49 670
Cash flow from financing activities	– 40 201	– 17 651
Change in cash and cash equivalents	– 9 454	– 37 431
Composition of net cash and cash equivalents		
Net cash and cash equivalents at beginning of reporting period	23 824	75 685
Net cash and cash equivalents at end of reporting period	14 370	38 254
Change in cash and cash equivalents	– 9 454	– 37 431

In the first half of 2014, non-cash investments of TCHF 234 (first half 2013: TCHF 5 343) were made.

Notes

General information

Domiciled in Zug, Switzerland, Zug Estates Holding AG is a Swiss joint stock company, whose shares are listed on SIX Swiss Exchange.

Principles

The present, unaudited consolidated financial statements were prepared in accordance with Accounting and Reporting Regulation Swiss GAAP ARR 12 (Interim financial reporting) and the special provisions for real estate companies of Art. 17 of the SIX Swiss Exchange Directive on Financial Reporting, and present a true and fair view of the financial position, the results of operations and cash flows.

The principles of consolidation and valuation applied in the present consolidated financial statements are unchanged from the principles published in the 2013 consolidated financial statements.

Scope of consolidation

The scope of consolidation is unchanged from the annual financial statements as of December 31, 2013.

Real estate valuation method and technique

The properties held for investment purposes were valued on the basis of the fair value assessments performed by a recognized independent real estate expert (Wüest & Partner AG) as at June 30, 2014, using the DCF (discounted cash flows) method. The valuation method and technique applied for the half-year financial statements for 2014 are unchanged from the previous year.

Notes

1 | Investment properties, investment properties under construction and undeveloped plots

in CHF thousands	Zug City Center site, investment properties	Suurstoffi site, Risch Rotkreuz, investment properties
Balance on 01.01.2013	558 697	92 584
Investments	8 402	16 984
Acquisitions	0	0
Disposals ³	0	0
Reclassification of property under construction to investment property ⁴	0	109 607
Revaluation (net)	12 283	2 848
Balance on 30.06.2013	579 382	222 023
Accumulated acquisition values 01.01.2013	300 881	73 713
Accumulated acquisition values 30.06.2013	309 283	185 011
Difference market values/acquisition values 01.01.2013	257 816	18 871
Difference market values/acquisition values 30.06.2013	270 099	37 012
Balance on 01.01.2014	584 587	227 090
Investments	810	539
Acquisitions	27 200	0
Revaluation (net)	3 835	1 735
Balance on 30.06.2014	616 432	229 364
Accumulated acquisition values 01.01.2014	310 343	186 614
Accumulated acquisition values 30.06.2014	338 353	187 153
Difference market values/acquisition values 01.01.2014	274 244	40 476
Difference market values/acquisition values 30.06.2014	278 079	42 211

¹ Comprises the properties under construction at the Suurstoffi site in Risch Rotkreuz

² Comprises the undeveloped part of the Suurstoffi site in Risch Rotkreuz. The undeveloped plots are stated at historical acquisition costs in accordance with the principles of valuation

³ Disposal of a hobby room at the Baar property, Rote Trotte 12-14

⁴ Reclassification of the properties Suurstoffi 8-12 and Suurstoffi 14, Risch Rotkreuz, into investment properties

The market values are based on the fair value assessments performed by a recognized independent real estate expert (Wüest & Partner AG) as at June 30 and December 31 using the DCF (discounted cash flows) method. The discount rates applied for the valuation of the investment properties and the investment properties under construction as at the balance sheet date were within a range of 3.5 % to 5.5 % (December 31, 2013: 3.6 % to 5.4 %).

Other investment properties	Total inv. properties	Total inv. properties under construction ¹	Undeveloped plots ²	Total
24 363	675 644	111 234	11 311	798 189
0	25 386	19 622	0	45 008
0	0	0	118	118
- 35	- 35	0	0	- 35
0	109 607	- 109 081	- 526	0
- 43	15 088	565	0	15 653
24 285	825 690	22 340	10 903	858 933
22 384	396 978	94 709	11 311	502 998
22 348	531 971	20 017	10 903	562 891
1 979	278 666	16 525	0	295 191
1 937	293 719	2 323	0	296 042
24 190	835 867	47 023	9 269	892 159
0	1 349	34 320	0	35 669
0	27 200	0	0	27 200
17	5 587	4 926	0	10 513
24 207	870 003	86 269	9 269	965 541
22 344	519 301	42 136	9 269	570 706
22 344	547 850	76 456	9 269	633 575
1 846	316 566	4 887	0	321 453
1 863	322 153	9 813	0	331 966

2 | Financial liabilities

All financial liabilities are mortgage loans with financial institutions. They are structured by maturity as follows:

Residual term

in CHF thousands	30.06.2014	31.12.2013
Under 1 year	37 400	0
1 to 5 years	50 000	50 000
5 to 10 years	90 000	90 000
Over 10 years	135 000	110 000
Total	312 400	250 000

The average residual term of the interest-bearing debt is 8.3 years (December 31, 2013: 9.5 years). The average capital-weighted interest rate was 2.3% (December 31, 2013: 2.6%). The short-term loans were taken out on a rolling basis, while the long-term loans were taken out at fixed interest rates. A 15-year TCHF 75 000 fixed-rate loan with an interest rate of 2.5% was arranged under a forward contract maturing in May 2015.

To secure the long-term financial liabilities, properties with a book value of TCHF 624 280 (December 31, 2013: TCHF 419 170) have been encumbered.

3 | Shareholders' equity (NAV)

Shares issued

	Security number	Nominal value CHF	Number	Votes	Capital CHF
Series A registered shares	14 805 211	2.50	1 948 640	1 948 640	4 871 600
Series B registered shares	14 805 212	25.00	315 136	315 136	7 878 400
Total	-	-	-	2 263 776	12 750 000

In H1 2014, Zug Estates Holding acquired 15 895 series B registered treasury shares at a market value of TCHF 18 734. (previous year: 8 648 series B registered treasury shares at a market value of TCHF 10 248). As at June 30, 2014 Zug Estates Holding AG holds 18 400 series A registered treasury shares (unchanged) and 30 493 series B registered treasury shares (December 31, 2013: 14 598).

Non-distributable statutory reserves amounted to TCHF 47 016 as at June 30, 2014 (December 31, 2013: TCHF 28 281).

Earnings and shareholders' equity (NAV) per share

in CHF	01.01.2014 - 30.06.2014	01.01.2013 - 30.06.2013
Earnings per average outstanding series B registered share	43.73	50.53
in CHF	30.06.2014	31.12.2013
Shareholders' equity (NAV) per outstanding series B registered share, before deferred taxes	1 478.97	1 437.27
Shareholders' equity (NAV) per outstanding series B registered share, after deferred taxes	1 305.14	1 274.55

4 | Property income

The reported property income of TCHF 18 321 (first half 2013: TCHF 16 725) comprises actual rental income and income from the Miteigentümergeinschaft Metalli. This position contains rental revenue from all properties.

in CHF	01.01.2014 – 30.06.2014	01.01.2013 – 30.06.2013
Actual rental income	12 050	10 764
Income from Miteigentümergeinschaft Metalli ¹	6 271	5 961
Total property income	18 321	16 725

¹ Proportional gross profit

The individual contractual relationships with external tenants had the following terms as at June 30, 2013, based on the annualized projected rental revenue on that date:

Term, share in %	30.06.2014	31.12.2013
Under 1 year, incl. unlimited rental contracts ²	43.8	40.5
Over 1 year	6.5	6.7
Over 2 years	0.8	5.8
Over 3 years	2.9	0.6
Over 4 years	6.9	6.2
Over 5 years	3.6	1.7
Over 6 years	2.3	1.2
Over 7 years	1.1	0.8
Over 8 years	15.6	1.6
Over 9 years	3.3	16.1
Over 10 years	13.2	18.8
Total	100.0	100.0

² Mainly residential and parking

The five largest tenant groups together generate 28.0% (December 31, 2013: 28.1%) of annualized projected rental revenue.

Tenants, share in %	30.06.2014	Tenants, share in %	31.12.2013
Novartis	8.4	Novartis	8.6
Migros ³	7.5	Migros ³	7.2
UBS	6.0	UBS	6.2
Dosenbach-Ochsner	3.1	Nord Stream	3.1
H & M	3.0	Dosenbach-Ochsner	3.0

³ Various companies of Migros Group

5 | Segment report

The Group's business activities comprise the business units "Real Estate" and "Hotel and Catering".

01.01.2014 – 30.06.2014 in CHF thousands	Real Estate	Hotel & Catering	Corporate & Eliminations ¹	Total
Operating revenue	23 043	10 117	– 3 012	30 148
Operating income before depreciation and revaluation	4 888	9 532	2 733	11 687
Revaluation of investment properties (net)	10 513	0	0	10 513
Operating income before depreciation (EBITDA)	28 668	585	– 279	28 974
Operating income (EBIT)	27 405	79	– 292	27 192

01.01.2013 – 30.06.2013 in CHF thousands	Real Estate	Hotel & Catering	Corporate & Eliminations ¹	Total
Operating revenue	21 540	10 290	– 3 078	28 752
Operating income before depreciation and revaluation	4 640	9 668	2 751	11 557
Revaluation of investment properties (net)	15 653	0	0	15 653
Operating income before depreciation (EBITDA)	32 553	622	– 327	32 848
Operating income (EBIT)	31 331	100	– 339	31 092

¹ Inter-segment revenues are eliminated in the Eliminations column

All revenues were generated in the canton of Zug and the canton of Aargau.

Ownership of the entire portfolio – i.e. investment and operating properties – rests with the Real Estate business unit. Based on an integrated view of the Hotel & Catering business unit, i.e. factoring in all properties used by the unit and all associated expenses and credits arising from rent paid to the Real Estate business unit, in the year under review the Hotel & Catering business unit generated operating income of CHF 1.7 million (H1 2013: 1.9 million).



Precise prefabrication of all components and unsurpassed short construction time make timber construction attractive. Based on the life cycle of the building, the return it generates is now catching up with that of traditional heavy construction.



Suurstoffi – the largest timber-built estate in central Switzerland

At the Rotkreuz site, nine buildings embodying two different design principles are being erected in parallel by separate project teams, but with a joint goal: to deliver a unique project in record time.

Architectural design competitions normally have only one winner. Not so with Suurstoffi Rotkreuz: "By commissioning two teams, we took a step towards maximizing the variety and heterogeneity of the site," explains Kim Riese, Head of Project Development at Zug Estates. In the course of



an intensive design phase, the two architectural concepts evolved into two equally important development projects featuring different timber construction methods and facade compositions. This, the largest timber-built estate in central Switzerland is being implemented in record time.

Breathtaking pace

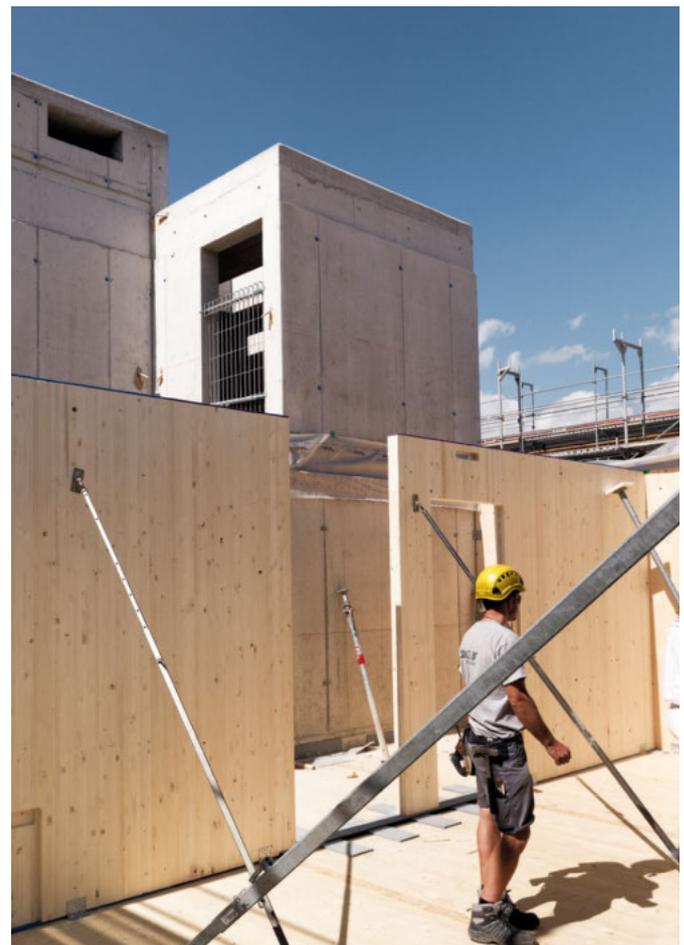
Traditional heavy construction buildings normally take four to six months to put up. The timber building contractors at Suurstoffi need only one month, despite having to implement two different technical solutions: traditional prefabricated timber methods, with structural concrete cores, glulam floors and unitized wall panels, are adopted for five of the buildings. The timber-frame construction used for the other four buildings combines structural internal walls with composite timber/concrete floors. The reinforcement is fixed directly to the nailed laminated timber floors and the concrete poured on top of the wood.

A team effort

A pivotal success factor for ambitious developments such as Suurstoffi is teamwork, as the project amply illustrates. Rigorous coordination through regular meetings have been the key to keeping the project on track. The timber construction works were awarded to a total of five contractors organized into two consortia. The smooth performance of all operations, from factory prefabrication and the exact design and numbering of each component to rapid on-site assembly, is vital. The successful coexistence of prefabricated and composite timber constructions has now attracted the interest of researchers – a comparison of the two design solutions is the subject of a diploma thesis currently under preparation. But pioneering theory has also paid practical dividends: nearly all the apartments have already been rented out and they are due to be occupied by spring 2015.

Top left. Successful coexistence: parallel construction of timber-frame and prefabricated buildings at the Suurstoffi site.

Below left. Composite construction with timber/concrete suspended floors and structural internal walls



Standard solution using time-honored prefabricated timber construction with load transmission via concrete stair cores.

Portfolio

	Place	Form of ownership ¹	Ownership share in %	Year of construction	Year of refurbishment
Investment properties					
Zug City Center site					
Baarerstrasse 20-22 (Metalli I/II, Zug Estates share)	Zug	CO	72.25	1987 / 1991	–
Baarerstrasse 14a (Metalli III)	Zug	SO	100	1995	–
Industriestrasse 13a/c (Metalli IV)	Zug	SO	100	1995	–
Industriestrasse 16 (leasehold) ²	Zug	LHP	100	–	–
Industriestrasse 18	Zug	SO	100	1992	–
Haldenstrasse 12–16 (Haldenhof)	Zug	SO	100	2009	–
Residential development Haldenstrasse/Metallstrasse	Zug	SO	100	1910 – 1991	1986 – 1989
Total Zug City Center site					
Suurstoffi site					
Suurstoffi 3–5, 9, 13–17	Rotkreuz	SO	100	2011 / 2012	–
Suurstoffi 7, 11 (Alte Suurstoffi)	Rotkreuz	SO	100	ca. 1926	2012
Suurstoffi 8–12 (construction site 5, buildings A+B)	Rotkreuz	SO	100	2013	–
Suurstoffi 14 (construction site 5, building C)	Rotkreuz	SO	100	2013	–
Total Suurstoffi site					
Other					
Hofstrasse 1a/b	Zug	SO	100	1971	–
Rote Trotte 14–16	Baar	SO/C	100	2007	–
Industriestrasse 8	Oberentfelden	SO	100	1956	1974
Total other					
Total investment properties (excl. investment properties under construction)					
Investment properties under construction					
Suurstoffi West (construction site 3)	Rotkreuz	SO	100	2014 / 2015	–
Suurstoffi 41	Rotkreuz	SO	100	2014	–
Total investment properties under construction					
Undeveloped plots					
Suurstoffi site	Rotkreuz	SO	100	–	–
Total undeveloped plots					
Total real estate portfolio³					
Operating properties ^{3,4}	Zug	SO/C	100	–	–
Total portfolio					

¹ SO: sole ownership; LHP: leasehold plot; CO: co-ownership; C: condominium

² Zug Estates AG is the ground lessor

³ Information on floorspace and number of parking spaces excludes investment properties under construction

⁴ The following properties located in Zug serve completely or partly as operating properties: Industriestrasse 14 (Parkhotel Zug), Industriestrasse 16 (Résidence), Metallstrasse 20 (City Garden Hotel), Haldenstrasse 9, 10, 11 (Serviced City Apartments), Baarerstrasse 30 (Restaurant Bären) and Industriestrasse 12 (Zug Estates offices)

Plot area m ²	Residential m ²	Office m ²	Retail m ²	Hotel/catering m ²	Storage m ²	Miscellaneous m ²	Total rentable space m ²	Total no. of parking spaces
16 419	8 165	12 170	18 141	608	4 472	742	44 298	525
4 843	270	5 325	3 085	0	3 281	356	12 317	111
2 155	1 965	1 634	381	461	686	0	5 127	92
3 200	-	-	-	-	-	-	-	-
1 637	0	1 583	0	0	256	78	1 917	30
3 615	3 150	0	0	0	0	59	3 209	54
13 474	8 222	0	0	0	11	38	8 271	64
45 343	21 772	20 712	21 607	1 069	8 706	1 273	75 139	876
19 370	14 546	0	0	0	0	0	14 546	244
2 680	0	337	0	183	0	0	520	3
11 961	9 982	0	3 590	0	159	0	13 731	212
2 290	0	8 177	0	0	448	0	8 625	37
36 301	24 528	8 514	3 590	183	607	0	37 422	496
2 806	503	698	0	0	36	0	1 237	12
1 687	876	0	0	0	0	105	981	12
20 551	0	1 212	0	141	6 094	6 457	13 904	105
25 044	1 379	1 910	0	141	6 130	6 562	16 122	129
106 688	47 679	31 136	25 197	1 393	15 443	7 835	128 683	1 501
18 770	10 386	0	0	0	0	23	10 409	371
6 430	0	5 994	0	0	489	0	6 483	0
25 200	10 386	5 994	0	0	489	23	16 892	371
42 539	-	-	-	-	-	-	-	-
42 539	-	-	-	-	-	-	-	-
174 427	47 679	31 136	25 197	1 393	15 443	7 835	128 683	1 501
12 871	2 000	860	0	13 068	89	0	16 017	178
187 298	49 679	31 996	25 197	14 461	15 532	7 835	144 700	1 679

Additional information

in CHF thousands or %	Book value	Book value	Projected	Projected	Vacancy rate	Vacancy rate
	30.06.2014	31.12.2013	rental revenue 30.06.2014	rental revenue 31.12.2013	30.06.2014	31.12.2013
Zug City Center site, Zug ¹	616 432	584 587	28 567	27 110	1.6	1.7
Suurstoffi site, Risch Rotkreuz	229 364	227 090	11 147	11 133	4.6	5.6
Other	24 207	24 190	1 489	1 515	0.7	0.4
Investment properties	870 003	835 867	41 203	39 758	2.4	2.7
Investment properties under construction	86 269	47 023	–	–	–	–
Undeveloped plots	9 269	9 269	–	–	–	–
Total real estate portfolio	965 541	892 159	41 203	39 758	2.4	2.7
Operating properties ²	40 048	41 044	–	–	–	–
Total portfolio	1 005 589	933 203	–	–	–	–

¹ Due proportion of fair value and projected rental revenue for (co-owned) property at Baarerstrasse 20-22, Zug included

² Wüest & Partner AG estimated the fair value as at December 31, 2013 at TCHF 106 507.

Additional information on Suurstoffi development project, Risch Rotkreuz

Project description:

A mixed-use development with approx. 150 000 GFA is to be built in several phases on the Suurstoffi site (approx. 100 000 m² near Rotkreuz railway station. The development will, become part of the Group portfolio.

During the first phase, completed in spring 2013, about 13 000 m² of commercial space and 228 rental apartments were created. The second development phase, which will have an investment volume of approx. CHF 100 million, comprises an office building with approx. 6 000 m² of rental space and 156 apartments in nine buildings.

Project status:

The first construction phase has been completed, and the second construction phase is now underway. The office building (approx. 6 000 m² of rental space) was completed in the middle of the year. SIS Swiss International School will rent additional space here as of July 2014. Work on nine residential buildings with 145 rental and 11 condominium apartments started in July 2013. The apartments are due for occupancy as of spring 2015.

Occupancy level by floor area (commercial units) or number (residential units)	30.06.2014	31.12.2013
Suurstoffi 41 (office building east)	45%	45%
Suurstoffi 19–35 (construction site 3)	98%	30%

Completion

Suurstoffi 41 (office building east)	July 2014
Suurstoffi 19–35 (construction site 3)	Spring 2015

Two architectural concepts, two engineering teams, two design solutions and five timber building contractors: teamwork and the systematic division of responsibilities have been essential in meeting the ambitious goal. The very short construction period has broken all records for an estate of this size.



Contact details and upcoming events

Contact Investor Relations

Gabriela Theus, CFO
T +41 41 729 10 10
gabriela.theus@zugestates.ch

Address

Zug Estates Holding AG
Industriestrasse 12
PO Box 4654
CH-6304 Zug
T +41 41 729 10 10
F +41 41 729 10 29
info@zugestates.ch
www.zugestates.ch

Agenda

March 13, 2015
April 14, 2015
August 28, 2015
Publication of Annual Report 2014
Annual general meeting of shareholders 2015
Publication of Half-Year Report 2015

Exchange trading

Series B registered share Zug Estates Holding AG
Securities number: 14 805 212
ISIN: CH 014 805 212 6
Ticker symbol SIX Swiss Exchange: ZUGN
Bloomberg: ZUGN:SW

This Half-Year Report is published in German and English. The German version shall prevail and be binding.

Notes on possible forward-looking statements:

The current Half-Year Report of Zug Estates Group may contain forward-looking statements. Such statements can be identified by expressions such as "shall", "assume", "expect", "anticipate", "intend", "aim", "future" or similar terms, as well as by discussions of strategies, goals, plans or intentions, etc. They are subject to known or unknown risks and uncertainties that could cause actual results and occurrences to differ materially from the expectations contained or implied in the forward-looking statements.

Publishing information

Editor

Zug Estates Holding AG

Photos

Silvan Bucher, Stansstad



ClimatePartner^o
climate neutral

Print | ID: 11181-1407-1003

Zug Estates Holding AG
Industriestrasse 12
CH-6304 Zug

www.zugestates.ch
info@zugestates.ch