Half-year Report 2009

allreal holding

Contents

Key figures at a glance

		1st half-year 2009 30.06.2009*	1st half-year 2008 31.12.2008*[1]	Change in %[2]
Group				
Total sales[3]	CHF million	270.9	270.6	+0.1
Operating profit (EBIT) incl. revaluation gains	CHF million	67.2	71.2	–5.6
Net profit incl. revaluation effect	CHF million	39.4	42.2	–6.6
Operating profit (EBIT) excl. revaluation gains	CHF million	74.3	71.3	+4.2
Net profit excl. revaluation effect	CHF million	44.8	41.3	+8.5
Cashflow	CHF million	5.1	66.2	–92.3
Return on equity incl. revaluation effect (annualised)	%	6.3	6.7	–0.4
Return on equity excl. revaluation effect (annualised)	%	7.1	6.5	+0.6
Equity ratio on cut-off date	%	40.3	43.7	–3.4
Net gearing[4] on cut-off date	%	121.3	102.8	+18.5
Market value investment real estate[5] on cut-off date	CHF million	2 196.5	2 162.3	+1.6
Sales Projects & Development division	CHF million	205.4	211.3	–2.8
Employees (number) on cut-off date	full-time equivalents	267	265	+0.8
Share				
Earnings per share incl. revaluation effect	CHF	3.47	3.72	–6.7
Earnings per share excl. revaluation effect	CHF	3.95	3.64	+8.5
Net asset value (NAV) per share before deferred taxes on cut-off date	CHF	114.65	117.30	–2.3
Net asset value (NAV) per share after deferred taxes on cut-off date	CHF	107.85	110.25	–2.2
Share price on cut-off date	CHF	128.80	107.00	+20.4
Operating key figures				
Net yield real estate portfolio[6]	%	5.3	5.2	+0.1
Average interest rate on financial liabilities on cut-off date	%	2.48	2.79	–0.3
Operating margin Projects & Development division[7]	%	40.7	48.0	–7.3
Valuation on cut-off date				
Market capitalisation[8]	CHF million	1 464.1	1 213.7	+20.6
Enterprise value (EV)[9]	CHF million	2 951.1	2 499.0	+18.1

* Should no further particulars be given, values referring to the income statement concern the 1st half-year and balance sheet value the cut-off dates on 30.0 2009 resp. 31.12.2008.

[1] Adjusted values based on changed accounting standards (IAS 2)
[2] Changes in percentage values shown as absolute difference
[3] Income resulting from rental of investment real estate plus completed project volume by Projects & Development division
[4] Finance liabilities minus cash and marketable securities as percentage of equity
[5] Exclusive investment real estate under construction
[6] Real estate profit as percentage of continued market value at 1 January
[7] EBIT excl. revaluation and restoration of value adjustments on projects as percentage of profit from business activity
[8] Stock price at balance sheet date multiplied by the number of outstanding shares
[9] Market capitalisation plus net debts

Real estate at a glance

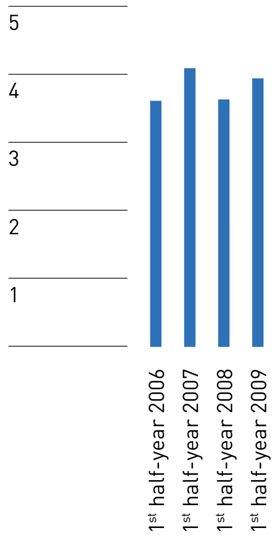
		City of Zurich 2009*	City of Zurich 2008*	Remaining Canton of Zurich 2009*	Remaining Canton of Zurich 2008*	Other regions 2009*	Other regions 2008*	Total real estate 2009*	Total real estate 2008*
Portfolio									
Commercial real estate									
Number of properties		28	29	11	11	8	8	47	48
Useable floor space	'000 m²	263.3	259.0	91.1	93.0	51.0	37.0	405.4	389.0
Vacancy rate[1]	%	2.3	4.5	8.4	10.4	4.1	8.5	3.7	6.2
Gross rental income	CHF million	39.0	36.2	11.0	9.5	4.1	4.1	54.1	49.8
Real estate profit[2]	CHF million	34.8	32.2	9.2	8.1	3.5	3.5	47.5	43.8
Gross yield[3]	%	6.2	5.9	6.1	5.7	6.7	6.0	6.2	5.9
Net yield[3]	%	5.6	5.1	5.1	4.5	5.6	5.2	5.4	5.2
Cost value	CHF million	1 172.7	1 170.2	348.6	352.6	226.7	145.7	1 748.0	1 668.5
Market value	CHF million	1 251.0	1 288.2	353.0	358.9	214.0	136.2	1 818.0	1 783.3
Average market value[4]	CHF million	44.7	44.4	32.1	27.6	23.8	17.0	38.7	35.7
Change in market value[5]	CHF million	–5.7	–0.3	–2.8	0.8	–4.3	–0.3	–12.8	0.2
Residential real estate									
Number of properties		4	4	16	16	3	3	23	23
Useable floor space	'000 m²	10.5	11.0	77.7	78.0	13.5	13.0	101.7	102.0
Vacancy rate[1]	%	1.0	1.7	1.7	1.6	16.0	4.2	3.6	2.0
Rental income	CHF million	1.5	1.5	8.5	6.4	1.4	1.6	11.4	9.5
Real estate profit[2]	CHF million	1.4	1.3	7.6	5.3	–0.6	1.2	8.4	7.8
Gross yield[3]	%	6.2	6.0	6.2	6.3	5.8	6.1	6.1	6.2
Net yield[3]	%	5.5	5.2	5.5	5.1	–2.6	5.0	4.5	5.1
Cost value	CHF million	48.8	48.8	251.1	250.0	53.5	49.5	353.5	348.3
Market value	CHF million	49.8	49.7	277.2	274.0	51.5	46.0	378.5	369.7
Average market value[4]	CHF million	12.5	12.4	17.3	17.2	17.2	15.3	16.5	16.1
Change in market value[5]	CHF million	0.1	0.0	1.2	0.3	1.5	–0.6	2.8	–0.3
Investment real estate under construction									
Amount		2	1	1	1	1	1	4	3
Land area	'000 m²	24.4	24.4	12.7	12.7	1.4	1.4	38.5	38.5
Investment volume	CHF million	458.0	450.0	140.0	140.0	40.0	40.0	638.0	630.0
Real estate for development									
Land reserves									
Plot size	'000 m²	6.6	6.6	178.9	137.9	15.0	21.9	200.6	166.4
Estimated investment volume	CHF million	67.0	73.0	1 071.0	797.0	76.0	163.0	1 214.0	1 033.0
Cost value	CHF million	16.4	16.0	202.8	151.1	2.1	7.2	221.3	174.3
Buildings under construction									
Estimated investment volume	CHF million	36.0	512.0	373.0	513.0	0.0	0.0	409.0	1 025.0
Cost value	CHF million	29.5	107.0	169.3	209.3	0.0	0.0	198.8	316.3

* Should no further particulars be given, values referring to the income statement concern the 1st half-year and balance sheet value the cut-off dates on 30. 06. 2009 resp. 31. 12. 2008.

1 In percent of targeted rental income, cumulated at cut-off date
2 Rental income minus real estate expenditure
3 In percent of continued market value as at 1 January (annualised)
4 Per building
5 Based on revaluation in 1st half-year

Allreal creates value

Earnings per share excl. revaluation gains
CHF



- **Half-year results remain at a high level**
- **Real-estate portfolio with net yield of over 5%**
- **Profitable activity in general contracting**
- **Attractive financing as the foundation for stable business activity**

Once again, Allreal has reported gratifying results for the 1th half-year of 2009. The operating result (EBIT excluding revaluation gains) of CHF 74.3 million, representing a 4.2% gain when compared to the previous year's result, is a reflection of the company's fundamental competitiveness.

Allreal's share price mirrored the positive operating result. Thanks to a value increase of 20.4% compared to the year-end price in 2008, the Allreal share clearly outperformed both, the overall stock market and the SWX Real Estate Index. The Allreal share closed at CHF 128.80 on 30 June 2009 and, as a result, the overall performance (price development plus dividend) corresponded to a respectable 25%. The mark-up compared to the net asset value (NAV), therefore, amounted to 19.4% (31.12.2008: –2.9%).

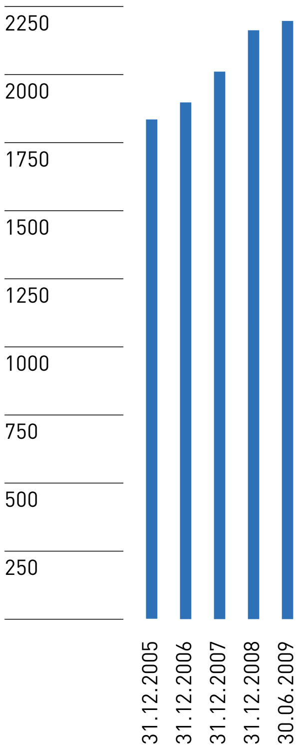
Owing to higher rental income and sales profits, net income excluding revaluation gains was reported as CHF 44.8 million, or 8.5% above the previous year's value (1st half-year 2008: CHF 41.3 million). This result was achieved despite higher real estate expenses and a slightly lower result reported by the Projects & Development division.

Net income including revaluation gains was reported at CHF 39.4 million, or 6.6% below the previous year's comparable value (1st half-year 2008: CHF 42.2 million). This respectable result underscores the high quality and high earnings security of the real estate portfolio as well as the profitability of general contracting.

Real Estate division
Allreal further expanded its portfolio of income producing properties by acquiring a nearly fully let representative office building at a first-rate location close to Basel's main station. The building, which was completed in 1998, has a floor space of about 20,000 square meters. It will become income relevant as of the second half of this year. The annual target rental earnings amount to CHF 5.4 million.

The addition of several buildings currently under construction, coupled with the changes in accounting regulations, will have a further affect on Allreal's portfolio. The additions include Toni-Areal in Zurich, the residential and commercial buildings known as MITTIM in Wallisellen, the Lancy Square office building in Geneva-Lancy and the construction of a further new test-bed in the Escher-Wyss complex in Zurich-West. The cumulative market value of these buildings amounts to CHF 265.6 million.

Investment real estate
CHF million



The sale of two commercial buildings, in Zurich and Ebikon, resulted in a profit before tax of CHF 4.8 million, or 9.7% above the market value as shown on the balance sheet at 31 December 2008.

On 30 June 2009, the portfolio included 70 yield-producing properties at an average market price of CHF 31.4 million.

Due to new accounting regulations, projects that upon completion are transferred to the portfolio of income-producing properties now have to be valued at market price similar to the existing properties in the portfolio. The valuation of existing buildings and those under construction carried out for the first time in accordance with the new regulations resulted in a slightly negative value correction of CHF 7.1 million.

Effective 30 June 2009, the additions to and departures from the income-producing portfolio and its revaluation resulted in a value increase of the portfolio by 1.6% to CHF 2.2 billion.

In particular the rental success achieved the previous year and the acquisition in the 2nd half-year of 2008 of a fully rented residential building in Fällanden from the company's own project development and general contracting resulted in a 10.5% growth in rental income to CHF 65.5 million (1st half-year 2008: CHF 59.3 million).

At CHF 9.6 million, real estate expenses were reported 24.7% above those of the comparable period the previous year. The higher amount was due mainly to investments in the complete refurbishment of a residential building in Basel. The share of administration and operating costs in the real estate expenses remained stable. Net yield of the entire portfolio remained practically unchanged at a gratifying 5.3% (1st half-year 2008: 5.2%).

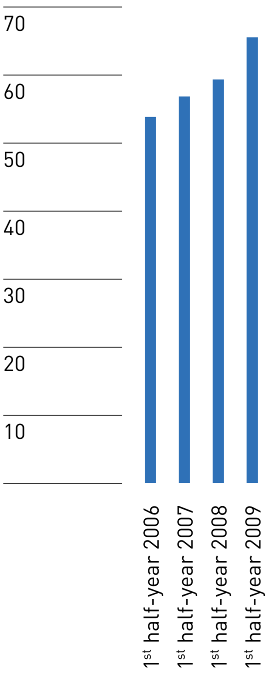
Following the completion of refurbishing and conversion activity in several residential and commercial buildings, the vacancy rate, as expected, decreased further. In the period under review, the vacancy rate was reported at 3.8%, or 1.7% below the previous year's rate (2008: 5.5%). Owing to the current economic situation, Allreal expects re-leasing of surface areas which were vacant on the balance sheet date, especially in buildings in peripheral locations, to be very difficult.

The division reported operating results excluding revaluation gains (EBIT) of CHF 57.8 million (1st half-year 2008: CHF 50.3 million) corresponding to a 76.7% share of the group's EBIT.

Projects & Development division

For the first half of 2009, the Projects & Development division, which is active in project development, realisation and the acquisition and sale of property, reported a result of CHF 43.2 million from business activity, or 5.3% below the previous year's value. The decline is characterized on the one hand by the low number of completed own projects and on the other by lower prices in construction.

Income from investment real estate
CHF million



Due to a lack of cyclical profits from the completion of the company's own projects and despite stable costs, the operating result (EBIT) declined to CHF 17.6 million (1st half-year 2008: CHF 21.9 million).

The outstanding operating margin of 40.7% (2008: 42.2%) reflects the division's high profitability.

In cooperation with renowned architects and planners and representatives of the Wallisellen council, the Projects Development department conceived a private planning concept for the Richtie-Areal located in Wallisellen between the railway station and the Glattzentrum shopping centre. The concept was passed by the council assembly held on 23 June 2009 by a resounding majority. Thus the eligible voters in Wallisellen created the legal conditions for Allreal to develop an attractive district on 72,000 square metres of industrial wasteland consisting of 450 rental and freehold apartments for some 1,200 residents and about 2,500 workplaces.

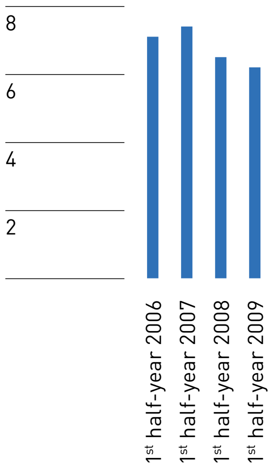
The six five-story perimeter-block buildings and the 68-metre office building with a total surface area of 125,000 square metres represent an investment of approximately CHF 500 million. Allreal will submit planning permission for two office buildings with a surface area of 30,000 square metres in the second half of 2009. A large share of the available area will be let to Allianz Suisse insurance company. The lease contract for the buildings to be completed in the spring of 2013 has already been signed with the insurance company. The residential buildings and a further office building are to be completed in consecutive stages by 2015. The implementation of the development plan for the Richti-Areal is one of the largest private construction projects in Switzerland and of great importance for the division and the company as a whole.

A further extremely important construction project is the Toni-Areal in Zurich-West begun in January 2009. From 2012, the building that formerly housed a factory for the production of dairy products is to be made available for use by the Zurich University of the Arts and two departments of Zurich University of Applied Sciences. Further surface areas will be made available for public and semi-public use as well as 90 rental apartments. The new usage of the building follows wide-ranging conversion and extension work involving an investment of approximately CHF 350 million.

The project volume completed by the Customer Realisation department (including the sale of residential property) after deduction of costs for its own projects amounted to CHF 205.4 million, or 2.8% below the previous year's value (1st half-year 2008: CHF 211.3 million).

The project for a residential high-rise building on Hardturmstrasse in Zurich-West continues to be blocked. Although the adjustment of the planning concept was accepted during the first half of 2009 and the entire project development was carried out in cooperation and in agreement with the city authorities and council departments, a valid construction permit is still outstanding.

Return on equity (RoE) excl. revaluation
in percent



A delay of about 12 months is expected for the Markthalle project in Basel due to stricter regulations concerning earthquake protection and additional requirements by the heritage preservation authorities. Renovation and conversion of the existing buildings and the construction of the 14-floor residential building with 48 rental apartments designed by Diener & Diener architects is scheduled to start in September 2009.

Of the completed project volume, 69.5 % represented customer projects and 30.5 % in-house development projects for the sale of residential property. On the cut-off date, the division reported a practically unchanged order backlog of approximately 20 months.

The Acquisition/Sales department was again extremely successful in the first half of 2009 with the sale of 138 residential units from its own production and realisation. Thanks to the early completion of residential units and houses, numerous completed properties were sold as were units and houses still under construction. Furthermore, an agreement governing the sale of two plots of land required for the planning and realisation of residential units in Meilen and Erlenbach was signed during the period under review.

The share of the group's EBIT earned by the Projects & Development division in the 1st half-year of 2009 is reported at 23.3 %.

Continued sound and advantageous financing

Thanks to the low interest rates, Allreal was able to lower the average interest rate for its financial liabilities to a favourable 2.48 % (31.12.2008: 2.79 %). The company refrained from further hedging against interest hikes owing to the advantageous interest rate situation, and the average remaining life of interest-bearing debt on the cut-off date was 33 months (31.12.2008: 44 months).

The financing of planned projects and projects under construction and the acquisition of property and land resulted in a decline in the equity ratio to 40.3 % (31.12.2008: 43.7 %). By maintaining the minimum equity ratio of 35% as defined in the company's investment guidelines, Allreal disposes of a comfortable freely available investment volume of about CHF 500 million. During the 2nd half-year of 2009, Allreal will analyse the launch of a convertible bond in order to continue on its current growth course based on the proven combination of a stable income real estate portfolio with the activities of a general contractor.

The operating return on equity during the period under review was a respectable 7.1% (1st half-year 2008: 6.5 %). Based on a lower equity share, net gearing increased to 121.3 % (31.12.2008: 102.8 %).

Business activity in second half-year expected to remain stable

So far, the economic downturn has not had a negative effect on either business activity or corporate results. In the Real Estate division, stable revenue is expected especially owing to the share of residential real estate in the portfolio, the balanced mix of tenants and the low vacancy rate in the commercial buildings sector. Furthermore, several income-producing buildings currently under construction but already leased guarantee continued growth in rental income.

The Projects & Development division benefits to a large degree from the continued high construction activity and the unbroken demand for housing – as owners or as tenants – in urban areas and suburban locations. Due to lower mortgage rates and many years of experience in the development and realisation of residential property, the likelihood of a substantial drop in demand is slight. Numerous projects for customers and for Allreal's own portfolio that are either under construction or close to project finalisation guarantee the utilisation of available capacity for at least two years.

Allreal expects business activity in the second half-year and beyond to remain stable. The company anticipates that operating results for the entire financial year will remain at the previous year's level. The Board of Directors and Group Management wish to take this opportunity to thank all staff members for their contribution to the gratifying financial results and our shareholders for their trust and support.

Dr. Thomas Lustenberger Chairman	Bruno Bettoni Chief Executive Officer

Consolidated semi-annual financial statements of Allreal Group

Consolidated financial statements

CHF million	1st half-year 2009	1st half-year 2008
Income from renting investment real estate	65.5	59.3
Direct expenses for rented investment real estate	–9.6	–7.7
Earnings from renting investment real estate	**55.9**	**51.6**
Earnings from sale of investment real estate	**4.8**	**2.1**
Higher valuation of investment real estate	15.6	6.0
Lower valuation of investment real estate	–25.6	–6.1
Higher valuation of investment real estate under construction	16.9	–
Lower valuation of investment real estate under construction	–14.0	–
Earnings from revaluation of investment real estate	**–7.1**	**–0.1**
Completed project volume by Projects & Development division	205.4	211.3
Direct expenses for completed project volume by Projects & Development division	–175.3	–188.7
Earnings from project development and sale of development real estate	1.7	11.4
Capitalised company produced assets	10.8	11.3
Various income	0.6	0.3
Earnings from Projects & Development division	**43.2**	**45.6**
Personnel expenses	–22.7	–21.4
Other operating expenses	–6.5	–5.6
EBITDA	**67.6**	**72.2**
Value adjustment/release negative goodwill	0.0	–0.5
Depreciation other property, plant and equipment	–0.4	–0.5
Operating profit (EBIT)	**67.2**	**71.2**
Finance income	0.3	0.4
Finance expenses	–16.7	–19.2
Net profit before tax	**50.8**	**52.4**
Tax expenses	–11.4	–10.2
Net profit	**39.4**	**42.2**
Valuation financial instruments	–13.3	12.7
Deferred taxes from valuation of financial instruments	2.9	–2.8
Other earnings	**–10.4**	**9.9**
Total earnings	**29.0**	**52.1**
Total sales	270.9	270.6
EBITDA excl. earnings from revaluation	74.7	72.3
Operating profit (EBIT) excl. earnings from revaluation	74.3	71.3
Net profit excl. revaluation effect	**44.8**	**41.3**
Net profit per share in CHF		
— incl. revaluation effect	3.47	3.72
— excl. revaluation effect	3.95	3.64
Diluted earnings per share in CHF		
— incl. revaluation effect	3.35	3.56
— excl. revaluation effect	3.79	3.49

Consolidated balance sheet

CHF million	30.06.2009	31.12.2008[1]	01.01.2008[1]
Investment real estate	2 196.5	2 128.3	2 031.3
Investment real estate under construction	265.6	156.3	81.7
Other property, plant and equipment	1.5	1.6	1.2
Financial assets	7.8	10.7	30.2
Deferred tax assets	34.8	26.0	17.7
Fixed assets	**2 506.2**	**2 322.9**	**2 162.1**
Development real estate	421.6	372.5	409.8
Trade receivables	99.5	108.2	73.2
Other receivables	1.8	3.9	5.7
Short-term tax credits	0.0	0.0	1.0
Cash	15.3	19.1	19.5
Subtotal	538.2	503.7	509.2
Investment real estate identified for sale	0.0	34.0	0.0
Current assets	**538.2**	**537.7**	**509.2**
Total assets	**3 044.4**	**2 860.6**	**2 671.3**
Share capital	569.3	569.3	569.3
Capital reserves	382.8	382.8	382.8
Treasury shares	–2.3	–5.1	–4.7
Retained earnings	276.0	303.7	305.7
Total equity	**1 225.8**	**1 250.7**	**1 253.1**
Long-term borrowings	18.0	179.6	284.1
Deferred tax liabilities	112.0	105.8	90.2
Long-term provisions	5.7	5.7	6.0
Other long-term liabilities	43.1	31.4	0.0
Long-term liabilities	**178.8**	**322.5**	**380.3**
Trade payables	100.8	85.3	111.0
Current tax liabilities	11.2	6.4	0.0
Other current liabilities	42.2	69.2	37.0
Short-term provisions	1.3	1.7	2.1
Short-term borrowings	1 484.3	1 124.8	887.8
Short-term liabilities	**1 639.8**	**1 287.4**	**1 037.9**
Total liabilities	**1 818.6**	**1 609.9**	**1 418.2**
Total equity and liabilities	**3 044.4**	**2 860.6**	**2 671.3**
Equity (NAV) per share in CHF			
— before deferred tax	114.65	117.30	116.80
— after deferred tax	107.85	110.25	110.40

[1] Adjusted values based on changed accounting standards (IAS 2)

Consolidated statement of changes in shareholders' equity

CHF million	Share capital	Capital reserves	Treasury shares	Retained earnings: Hedging reserves	Retained earnings: Revaluation reserves	Retained earnings: Other retained earnings	Total
As at 1 January 2008	**569.3**	**382.8**	**–4.7**	**10.0**	**55.3**	**240.4**	**1 253.1**
Total earnings				9.9		42.2	52.1
Purchase treasury shares			–29.7				–29.7
Sale treasury shares			29.3			0.1	29.4
Dividend payment						–56.8	–56.8
Reclassification					6.7	–6.7	0.0
As at 30 June 2008	**569.3**	**382.8**	**–5.1**	**19.9**	**62.0**	**219.2**	**1 248.1**
Total earnings				–44.9		48.5	3.6
Purchase treasury shares			–34.6				–34.6
Sale treasury shares			34.6			–0.9	33.7
Dividend payment							0.0
Reclassification					8.3	–8.4	–0.1
As at 31 December 2008	**569.3**	**382.8**	**–5.1**	**–25.0**	**70.3**	**258.4**	**1 250.7**
Total earnings				–10.4		39.4	29.0
Purchase treasury shares			–11.0				–11.0
Sale treasury shares			13.8			0.1	13.9
Dividend payment						–56.8	–56.8
Reclassification					–1.9	1.9	0.0
As at 30 June 2009	**569.3**	**382.8**	**–2.3**	**–35.4**	**68.4**	**243.0**	**1 225.8**

Consolidated cash flow statement

CHF million	1st half-year 2009	1st half-year 2008
Earnings before tax	50.8	52.4
Net financial expense	16.4	18.8
Earnings from revaluation of investment real estate	7.1	0.1
Depreciation other tangible fixed assets	0.4	0.5
Valuation adjustment/release of negative goodwill	0.0	0.5
Earnings from sale of investment real estate	–4.8	–2.1
Capitalisation of company produced assets	–10.8	–11.3
Other items	–0.2	–0.5
Change in development real estate	–31.4	36.6
Change in trade receivables	9.3	–2.6
Change in other receivables	2.1	2.7
Change in provisions	–0.4	–0.6
Change in trade payables	15.6	–17.0
Change in other current liabilities	–27.8	6.0
Cost of finance paid	–12.8	–13.6
Financial income received	0.3	0.3
Income tax paid	–8.7	–4.0
Cash flow from operating activities	**5.1**	**66.2**
Acquisition of investment real estate	–105.1	–3.6
Proceeds from sale of investment real estate	51.1	28.8
Investment in investment real estate under construction	–103.2	–16.5
Divestment of investment real estate under construction	0.0	0.0
Acquisition of other property, plant and equipment	–0.3	–0.8
Acquisition of companies (purchasing price minus cash)[2]	0.0	–61.7
Increase financial assets	–0.8	0.0
Decrease in financial assets	6.7	0.2
Cash flow from investing activities	**–151.6**	**–53.6**
Increase in borrowings	204.0	165.5
Decrease in borrowings	–7.4	–101.5
Purchase treasury shares	–11.0	–29.7
Sale treasury shares	13.9	29.3
Dividend payment	–56.8	–56.8
Cash flow from financing activities	**142.7**	**6.8**
Change in cash	**–3.8**	**19.4**
Cash at 1 January	19.1	19.5
Cash at 30 June	**15.3**	**38.9**

[1] Adjusted values based on changed accounting standards (IAS 2)
[2] Effective 16 June 2008, Allreal acquired 100% of the share capital of Apalux AG in Zurich. The transaction resulted in a net outflow of funds amounting to CHF 61.2 million.

Segment information 1st half-year 2009

CHF million	Real Estate	Projects & Development	Total Segments	Holding/ Eliminations	Total
Income statement					
Profit from operations[1]	60.7	43.2	103.9	0.0	103.9
Profit from intercompany services	–1.9	2.2	0.3	–0.3	0.0
Revaluation on investment real estate	–7.1	0.0	–7.1	0.0	–7.1
Expenses for staff, other	–0.9	–27.5	–28.4	–0.8	–29.2
EBITDA	**50.8**	**17.9**	**68.7**	**–1.1**	**67.6**
Depreciation and amortisation	–0.1	–0.3	–0.4	0.0	–0.4
Operating profit (EBIT)	**50.7**	**17.6**	**68.3**	**–1.1**	**67.2**
Net finance expense	–14.4	–2.0	–16.4	0.0	–16.4
Taxes	–3.3	–4.8	–8.1	–3.3	–11.4
Net profit	**33.0**	**10.8**	**43.8**	**–4.4**	**39.4**
EBITDA excl. revaluation gains	57.9	17.9	75.8	–1.1	74.7
EBIT excl. revaluation gains	57.8	17.6	75.4	–1.1	74.3
Net profit excl. revaluation effect	**38.4**	**10.8**	**49.2**	**–4.4**	**44.8**
Operating margin[2]	95.2	40.7	72.6	–	71.5
Operating net cash flow[3]	50.3	17.7	68.0	–1.1	66.9
Total third-party sales	65.5	205.4	270.9	0.0	270.9
Total sales from intergroup services	0.0	38.1	38.1	–38.1	0.0
Balance sheet as at 30 June 2009					
Fixed assets	2 500.4	5.8	2 506.2	0.0	2 506.2
Current assets	9.0	521.2	530.2	8.0	538.2
Total assets	**2 509.4**	**527.0**	**3 036.4**	**8.0**	**3 044.4**
Provisions	1.2	5.8	7.0	0.0	7.0
Other debt capital (excl. financing taxes)	68.9	117.2	186.1	0.0	186.1
Financial liabilities (incl. deferred interest)	1 323.1	179.2	1 502.3	0.0	1 502.3
Tax liabilities	102.3	14.0	116.3	6.9	123.2
Total debt	**1 495.5**	**316.2**	**1 811.7**	**6.9**	**1 818.6**
Total assigned equity[4]	**1 013.9**	**210.8**	**1 224.7**	**1.1**	**1 225.8**

[1] Profit from letting and selling investment real estate (Real Estate division), and profit from general contracting operations (Projects & Development division) excluding value adjustments on development real estate
[2] EBIT less revaluation gains in percent of profit from operations including value adjustments on fixed assets
[3] EBITDA less revaluation gains, value-increasing investments and buying/selling other fixed assets
[4] Assignment of equity to individual segments corresponds to internal financial reporting guidelines requiring an equity ratio of 40% for the Projects & Development division. Financial and tax liabilities will be assigned accordingly.

Segment information 1st half-year 2008

CHF million	Real Estate	Projects & Development	Total Segments	Holding/ Eliminations	Total
Income statement					
Profit from operations[1]	53.7	45.6	99.3	0.0	99.3
Profit from intercompany services	–1.8	2.2	0.4	–0.4	0.0
Revaluation on investment real estate	–0.1	0.0	–0.1	0.0	–0.1
Expenses for staff, other	–1.0	–25.5	–26.5	–0.5	–27.0
EBITDA	**50.8**	**22.3**	**73.1**	**–0.9**	**72.2**
Depreciation and amortisation	–0.6	–0.4	–1.0	0.0	–1.0
Operating profit (EBIT)	**50.2**	**21.9**	**72.1**	**–0.9**	**71.2**
Net finance expense	–16.2	–2.6	–18.8	0.0	–18.8
Taxes	–3.1	–5.9	–9.0	–1.2	–10.2
Net profit	**30.9**	**13.4**	**44.3**	**–2.1**	**42.2**
EBITDA excl. revaluation gains	50.9	22.3	73.2	–0.9	72.3
EBIT excl. revaluation gains	50.3	21.9	72.2	–0.9	71.3
Net profit excl. revaluation effect	**31.0**	**13.4**	**44.4**	**–2.1**	**42.3**
Operating margin[2]	93.7	48.0	72.7	–	73.3
Operating net cash flow[3]	46.9	21.7	68.6	–0.9	67.7
Total third-party sales	59.3	211.3	270.6	0.0	270.6
Total sales from intergroup services	0.0	18.6	18.6	–18.6	0.0
Balance sheet as at 31 December 2008					
Fixed assets (adjusted)	2 311.3	11.6	2 322.9	0.0	2 322.9
Current assets (adjusted)	41.7	488.0	529.7	8.0	537.7
Total assets	**2 353.0**	**499.6**	**2 852.6**	**8.0**	**2 860.6**
Provisions	1.2	6.2	7.4	0.0	7.4
Other debt capital (excl. financing taxes)	77.9	108.0	185.9	0.0	185.9
Financial liabilities (incl. deferred interest)	1 034.2	270.1	1 304.3	0.0	1 304.3
Tax liabilities	98.3	9.2	107.5	4.8	112.3
Total debt	**1 211.6**	**393.5**	**1 605.1**	**4.8**	**1 609.9**
Total assigned equity[4]	**985.1**	**262.4**	**1 247.5**	**3.2**	**1 250.7**

[1] Profit from letting and selling investment real estate (Real Estate division), and profit from general contracting operations (Projects & Development division) excluding value adjustments on development real estate
[2] EBIT less revaluation gains in percent of profit from operations including value adjustments on fixed assets
[3] EBITDA less revaluation gains, value-increasing investments and buying/selling other fixed assets
[4] Assignment of equity to individual segments corresponds to internal financial reporting guidelines requiring an equity ratio of 40% for the Projects & Development division. Financial and tax liabilities will be assigned accordingly.

Organisation, contacts, schedule

Structure and addresses

Allreal Holding AG
Allreal Finanz AG

Grabenstrasse 25
6340 Baar
T 041 711 33 03

Allreal Home AG

Eggbühlstrasse 15
8050 Zurich
T 044 319 11 11

Allreal Office AG
Allreal Toni AG
Allreal Vulkan AG
Allreal West AG
Apalux AG

Eggbühlstrasse 15
8050 Zurich
T 044 319 11 11

Allreal Generalunternehmung AG
Allreal Markthalle AG

Eggbühlstrasse 15
8050 Zurich
T 044 319 11 11

St. Alban-Vorstadt 80
4052 Basel
T 061 206 96 96

Zieglerstrasse 53
3007 Bern
T 031 917 18 88

Gaiserwaldstrasse 14
9015 St. Gallen
T 071 314 08 20

Contacts

Bruno Bettoni Chief Executive Officer	T 044 319 12 37 F 044 319 15 35 bruno.bettoni@allreal.ch
Roger Herzog Chief Financial Officer	T 044 319 12 04 F 044 319 15 35 roger.herzog@allreal.ch
Matthias Meier Chief Communications Officer	T 044 319 12 67 F 044 319 15 35 matthias.meier@allreal.ch

Schedule

Annual results 2009	25 February 2010
Annual general meeting 2010	26 March 2010, 16.00 h
Half-year results 2010	26 August 2010

Allreal Holding AG
Grabenstrasse 25
CH-6340 Baar/Switzerland
www.allreal.ch

allreal

building value