

- Sound results reported for first half of 2013
- Stable rental income and gratifying net yield
- Continued increase of project volume
- Favourable financing
- Confirmation of expectations for entire financial year

In the first half of 2013, net profit excluding revaluation effect amounting to CHF 55.5 million grew by 11.7% compared to the comparable period the previous year. Higher rental income and lower financial expenses contributed toward the good operating result.

Net profit including revaluation effect for the period under review amounted to CHF 59.2 million. Despite improved operating results, the item is reported lower than the comparable period in 2012 as revaluation gains were lower.

In the period under review, earnings from rental of income-producing properties and from property management grew as did the project volume handled by the Projects & Development division. Total operating performance in the first half-year grew by 26.8% to CHF 612.4 million.

In a volatile market, Allreal's share is considered defensive and stood its ground well. On the cut-off date, the share closed at CHF 132.80, or 5.9% below the 2012 year-end price. When taking into consideration profit distribution of CHF 5.50 per share, overall performance for the first half of 2013 was -2%, confirming the stability of the share with low volatility and high earning power.

Real Estate division

Rental income grew by 1.4% to CHF 72.8 million in the first half of 2013 due to a lower loss in earnings related to vacancies and the extension of the portfolio of income-producing properties.

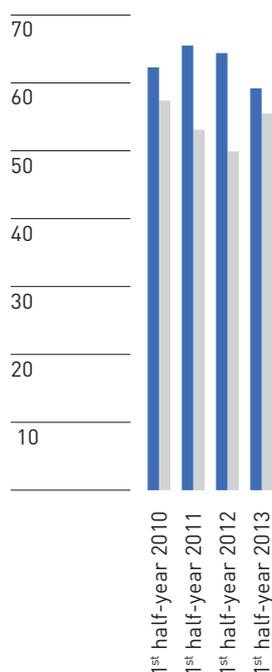
The vacancy rate during the period under review remained at a low 4.9%. A rise in vacancy rates is expected for office space as re-letting vacant space is proving increasingly demanding.

In the period under review, direct expenses related to letting of income-producing properties amounted to 13.2%. The item includes initial expenses incurred by the comprehensive refurbishment of a residential building in Bülach. The building with 49 apartments was erected in 1979 and acquired by Allreal in 1999.

In the first half of 2013, rental of the portfolio which comprises residential and commercial buildings resulted in a respectable net yield of 4.9%.

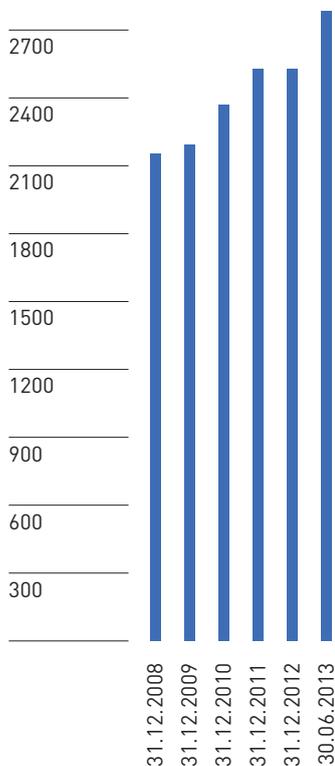
Earnings of CHF 3.6 million resulting from the acquisition of the Hammer Retex Group in 2012 are shown for the first time in the profit and loss statement as fully income-relevant. Thanks to the integration of the company's administration into Allreal's structures, Hammer Retex is taking on the administration of own properties according to schedule.

Net profit
CHF million

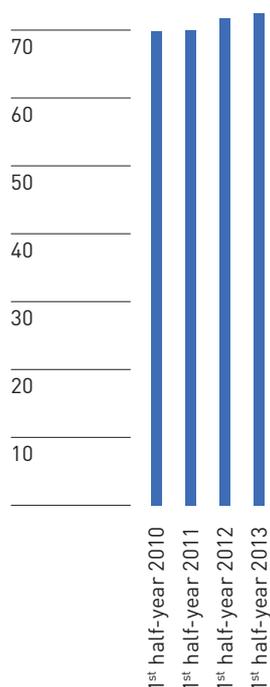


- Net profit incl. revaluation effect
- Net profit excl. revaluation effect

Investment real estate
CHF million



Income from investment real estate
CHF million



In the period under review, two investment properties under construction were transferred to the portfolio of income-producing real estate. The one property refers to a residential building located on Neunbrunnenstrasse in Zurich-Oerlikon (with effect from 1 April 2013) and a commercial building at Richti-Areal in Wallisellen let to Allianz (with effect from 1 June 2013). Both properties will become fully income-relevant in the second half of 2013. Three older properties in the portfolio of income-producing real estate were sold in the period under review: two residential buildings located at Zürcherstrasse in Schlieren (with effect from 28 June 2013) and a commercial building located at Kronenstrasse in Dielsdorf (with effect from 1 April 2013). The sale resulted in a profit of CHF 0.7 million, or 4% above market value.

The office building under construction since October 2012 at Lilienthal Boulevard in Opfikon was transferred to the portfolio of investment real estate under construction. Rental agreements have been signed before construction start for about half of the entire 13,100 square metres of floor space.

On the cut-off date, the portfolio of investment real estate comprised a total of 68 properties: 18 residential and 45 commercial buildings, and 5 investment properties under construction.

The valuation of Allreal's investment real estate as carried out by an external real-estate valuation expert resulted in a positive correction of CHF 5.2 million. Revaluation of yield-producing properties balanced while construction progress of investment real estate under construction accounted for CHF 9.2 million. In the period under review, for the first time, IFRS 13, the accounting standard that became effective on 1 January 2013 and requiring valuation in accordance with the concept of best possible type of use, was applied in valuing the portfolio. Effects resulting therefrom resulted in a higher valuation of yield-producing real estate amounting to CHF 19 million in total.

As a result of acquisitions and disposals and the revaluation gains, investment real estate on the cut-off date was valued at of CHF 3,353.8 million, 6% above the value reported on 31 December 2012. Yield-producing real estate represents CHF 2,784.4 million (83%) and real estate under construction CHF 569.4 million (17%).

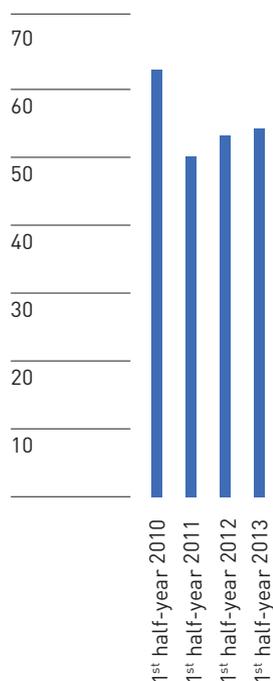
In the period under review, operating result excluding revaluation gains (EBIT) amounted to CHF 63.1 million (1st half-year 2012: CHF 60.4 million).

The Real Estate division's contribution toward the Group's operating result reported for the first half of 2013 represents a share of 73.1% (1st half-year 2012: 71.5%).

Projects & Development division

The Projects & Development division's result from business activity of CHF 54.3 million for the period under review corresponds to an increase of CHF 1.1 million when compared to the first half of the previous year.

Earnings from Projects & Development
CHF million



The 2013 first half operating result is reported at CHF 21.0 million and, therefore, insignificantly below that of the previous year of CHF 23.7 million. Initial profit contributions from the sale of residential property in Wallisellen, which compensated for the higher operating expenses connected with the acquisition of the Hammer Retex Group, and related larger workforce represented a welcome contribution toward the gratifying result.

On the cut-off date, Allreal employed 405 members of staff, or 375 full-time positions (31.12. 2012: 409 staff/378 full-time positions).

During the period under review, the Projects & Development division worked at full capacity and handled a consistently high project volume of over CHF 1 billion consisting of third-party and own projects. Thanks to the development of projects for large sites and individual properties, the division again made a substantial contribution toward good capacity utilisation and continued portfolio expansion. The most significant projects worked on in the first half-year included the Escher-Wyss-Areal in Zurich, Bülachguss in Bülach, a site suitable for residential development in Dielsdorf, and the Grünhof site located in District 4 in Zurich. Moreover, several residential freehold projects in Zurich and Basel were advanced.

The project volume implemented by the Realisation department in the first six months of 2013 grew significantly to CHF 536.0 million, representing an increase of 30.8% over the comparable period the previous year. In the medium term, the volume of completed projects will probably decline due to the completion of several large projects by mid-2014, which will help defuse the current staff squeeze.

Toni-Areal in Zurich-West was the largest and most complex individual project under construction in the period under review. While the 100 rental apartments will be ready for occupation by April 2014, the teaching activity by the two universities will commence in summer 2014.

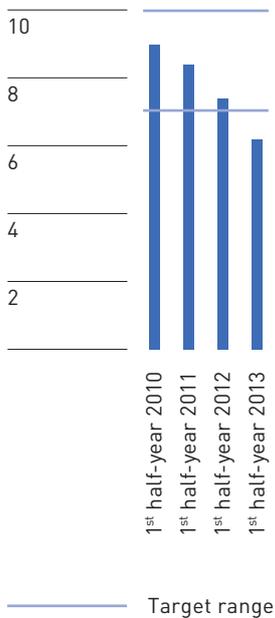
Raymond Cron was appointed Head of the Realisation department with effect from 1 August 2013. He succeeds Bruno Bettoni who managed the division on an ad interim basis.

Of the completed project volume, 54.9% applies to third-party contracts and 45.1% to own projects (1st half-year 2012: 57.5%/42.5%), while newly constructed projects represent 87% and refurbishments and conversions 13% (1st half-year 2012: 89%/11%).

Secured order backlog on the cut-off date amounted to CHF 1.7 billion (31.12.2012: CHF 1.7 billion).

In the first half of 2013, 162 residential units from Allreal's own development and implementation were sold, representing an increase of 60 units compared to the first half of 2012. Three projects excelled in the market place, namely the Konradhof and Escherhof buildings that form part of the Richti-Areal in Wallisellen and the Guggach project in Zurich-Unterstrass. The value of development property sold in the first half-year of 2013 amounted to

Return on equity (RoE)
incl. revaluation effect
in percent



CHF 97.1 million. With effect from 30 June 2013, eight projects comprising a total of 288 freehold apartments were available for sale.

The Project & Development division's contribution toward the Group's operating result reported for the first half of 2013 represents a share of 26.9% (1st half-year 2013: 28.5%).

Advantageous financing

The average interest rate for financial liabilities on the cut-off date amounted to a low 1.96% with an average time to maturity of 43 months (31.12.2012: 2.13%/54 months) due to the short-term refinancing of new borrowings in an environment of historically low interest rates and by forgoing interest-rate hedging in the period under review. Hedging of the current low interest-bearing debt for a longer period of time is expected for the second half-year.

Credit lines of CHF 467 million available on the cut-off date and borrowing capacity amounting to a total of CHF 1.1 billion ensure that both ongoing projects will remain financed and, moreover, advantage can be taken of short-term investment opportunities.

Compared to the cut-off date the previous year, Allreal's market capitalisation declined by 6% to CHF 2.11 billion. Equity share on the cut-off date was 45.8% with net gearing of 89.6% (31.12.2012: 48.6%/80.6%).

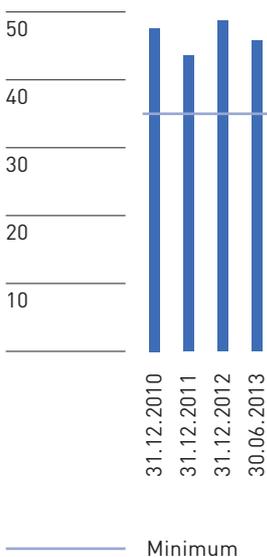
Confirmation of expectations for the entire financial year

Thanks to its proven combination of a stable-income real-estate portfolio with the activity of a general contractor, Allreal is well positioned in an economic environment characterised by insecurity. Moreover, the continued growth of its real-estate portfolio by means of own projects, the high order backlog of the Projects & Development division and advantageous financing represent a sound basis for the successful continuation of operations. Consequently, the Board of Directors and Group Management are confident that the company will successfully cope with the challenges it may meet.

Allreal expects business development in the second half of 2013 to remain stable and operating results for the entire financial year above the level reported the previous year.

The Board of Directors and Group Management wish to take this opportunity to thank all staff members for their contribution to the half-year results and our shareholders for their trust and support.

Equity ratio
in percent



Dr. Thomas Lustenberger
Chairman

Bruno Bettoni
Chief Executive Officer

Key figures at a glance

		1 st half-year 2013 resp. 30.06.2013*	1 st half-year 2012 resp. 31.12.2012*	Change in % ¹
Group				
Total sales ²	CHF million	612.4	483.1	+26.8
Operating profit (EBIT) incl. revaluation gains	CHF million	88.4	102.5	-13.8
Net profit incl. revaluation effect	CHF million	59.2	64.2	-7.8
Operating profit (EBIT) excl. revaluation gains	CHF million	83.2	83.5	-0.4
Net profit excl. revaluation effect	CHF million	55.5	49.7	+11.7
Cashflow	CHF million	88.1	65.1	+35.3
Return on equity incl. revaluation effect (annualised)	%	6.2	7.4	-1.2
Return on equity excl. revaluation effect (annualised)	%	6.1	6.0	+0.1
Equity ratio on cut-off date	%	45.8	48.6	-2.8
Net gearing ³ on cut-off date	%	89.6	80.6	+9.0
Average interest rate on financial liabilities on cut-off date	%	1.96	2.13	-0.17
Average duration of financial liabilities	months	43	54	-11
Sales Projects & Development division	CHF million	536.0	409.9	+30.8
Earnings from Projects & Development division ⁴	CHF million	54.3	53.2	+2.1
Operating margin Projects & Development division ⁵	%	38.7	44.5	-5.8
Employees on cut-off date	number of full-time equivalents	375	378	-3
Share				
Earnings per share incl. revaluation effect	CHF	3.72	4.36	-14.7
Earnings per share excl. revaluation effect	CHF	3.49	3.38	+3.3
Net asset value (NAV) per share before deferred taxes on cut-off date	CHF	126.70	125.80	+0.7
Net asset value (NAV) per share after deferred taxes on cut-off date	CHF	119.80	119.70	+0.1
Share price on cut-off date	CHF	132.80	141.10	-5.9
Valuation on cut-off date				
Market capitalisation ⁶	CHF million	2 113.1	2 248.3	-6.0
Enterprise value (EV) ⁷	CHF million	3 821.3	3 785.8	+0.9

* 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 30.06.2013 resp. 31.12.2012.

¹ Changes in quantum and percentage values shown as absolute difference

² Income resulting from rental of investment real estate and real estate management services plus completed project volume Projects & Development division

³ Finance liabilities minus cash and marketable securities as percentage of equity

⁴ Income from realisation in Projects & Development, Sales Development, capitalised service and various revenues minus direct expenses from realisation in Projects & Development, Sales Development

⁵ EBIT excl. revaluation and restoration of value adjustments on projects as percentage of profit from business activity

⁶ Stock price at balance sheet date multiplied by the number of outstanding shares

⁷ Market capitalisation plus net debts

Real estate at a glance

		1 st half-year 2013 resp. 30.06.2013*	1 st half-year 2012 resp. 31.12.2012	Change in % ¹
Yield-producing properties				
Commercial real estate	number	45	45	-
Residential real estate	number	18	19	-1
Market value on cut-off date	CHF million	2 784.4	2 530.9	+10.0
Average market value by object	CHF million	44.2	39.5	+11.9
Rental income from investment real estate	CHF million	72.8	71.8	+1.4
Vacancy rate ²	%	4.9	4.9	-
Real estate expenses	CHF million	-9.6	-9.7	-1.0
Real estate expenses	in % of rental income	13.2	13.5	-0.3
Gross yield ³	%	5.6	5.7	-0.1
Net yield ⁴	%	4.9	4.9	-
Real estate under construction				
Buildings	number	5	6	-1
Market value on cut-off date	CHF million	569.4	628.1	-9.3
Investment volume	CHF million	746.0	912.0	-18.2
Real estate for development				
Cost value land reserves on cut-off date	CHF million	49.3	149.4	-67.0
Estimated investment volume land reserves	CHF million	487.0	739.0	-34.1
Cost value buildings under construction on cut-off date	CHF million	485.3	396.3	+22.5
Estimated investment volume buildings under construction	CHF million	940.0	840.0	+11.9
Cost value completed buildings on cut-off date	CHF million	44.9	49.1	-8.6

* 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 30.06.2013 resp. 31.12.2012.

¹ Changes in quantum and percentage values are shown as absolute difference

² In percent of targeted rental income, cumulated at cut-off date

³ Rental income from investment real estate in percent of continued market value as at 1 January

⁴ Rental profit from investment real estate in percent of continued market value as at 1 January

Consolidated semi-annual financial statements of Allreal Group

Consolidated statement of comprehensive income

CHF million	1 st half-year 2013	1 st half-year 2012 ¹
Income from renting investment real estate	72.8	71.8
Income from real estate management services	3.6	1.4
Income from realisation Projects & Development	294.0	235.7
Income from sales Development	97.1	113.1
Divers Income	1.0	0.6
Operating income	468.5	422.6
Direct expenses for rented investment real estate	-9.6	-9.7
Direct expenses from realisation Projects & Development	-267.7	-207.7
Direct expenses from sales Development	-84.0	-102.8
Direct operating expenses	-361.3	-320.2
Personnel expenses	-30.5	-26.9
Other operating expenses	-6.7	-4.9
Operating expenses	-37.2	-31.8
Capitalised company-produced assets	13.9	14.3
Earnings from sale of investment real estate	0.7	-0.4
Higher valuation of yield-producing properties	24.7	14.7
Lower valuation of yield-producing properties	-28.7	-16.0
Higher valuation of investment real estate under construction	13.1	20.3
Lower valuation of investment real estate under construction	-3.9	0.0
Earnings from revaluation of investment real estate	5.2	19.0
EBITDA	89.8	103.5
Depreciation other property, plant and equipment	-0.5	-0.5
Depreciation intangible assets	-0.9	-0.5
Operating profit (EBIT)	88.4	102.5
Finance income	1.0	0.2
Finance expenses	-15.4	-19.2
Net profit before tax	74.0	83.5
Tax expenses	-14.8	-19.3
Net profit	59.2	64.2
Items subsequently restated in earnings statement:		
Valuation of financial instruments	35.4	-2.6
Deferred taxes resulting from valuation of financial instruments	-7.8	0.6
Items not subsequently restated in earnings statement:		
Changes in staff pension fund	3.3	-2.3
Deferred taxes from changes in staff pension fund	-0.7	0.5
Other comprehensive income	30.2	-3.8
Total comprehensive income	89.4	60.4
Earnings per share in CHF	3.72	4.36
Diluted earnings per share in CHF	3.57	4.14

¹ Adjusted values owing to restatement in accordance with IAS 19 (revised) to reflect pension fund assets and pension fund obligations

Consolidated balance sheet

CHF million	30.06.2013	31.12.2012 ¹	01.01.2012 ¹
Investment real estate	2 784.4	2 530.9	2 529.2
Investment real estate under construction	569.4	628.1	421.8
Other property, plant and equipment	2.1	2.3	2.4
Financial assets	14.2	11.9	10.5
Intangible assets	4.8	5.7	0.0
Deferred tax assets	42.8	48.9	43.0
Non-current assets	3 417.7	3 227.8	3 006.9
Development real estate	579.5	594.8	533.0
Trade receivables	104.5	76.8	85.1
Other receivables	4.2	2.9	3.6
Cash	57.3	26.1	71.9
Current assets	745.5	700.6	693.6
Assets	4 163.2	3 928.4	3 700.5
Share capital	797.1	797.1	683.2
Capital reserves	407.7	495.3	419.2
Treasury shares	-4.1	-1.0	-1.9
Retained earnings	705.4	615.9	513.8
Equity	1 906.1	1 907.3	1 614.3
Long-term borrowings	411.2	409.6	356.0
Deferred tax liabilities	152.6	146.0	141.4
Long-term provisions	4.1	3.8	4.2
Other long-term liabilities	44.1	76.8	77.4
Long-term liabilities	612.0	636.2	579.0
Trade payables	178.2	147.1	120.4
Payments for development real estate	38.6	32.4	18.2
Current tax liabilities	14.1	16.0	19.9
Other current liabilities	55.5	32.1	36.0
Short-term provisions	4.4	3.3	2.7
Short-term borrowings	1 354.3	1 154.0	1 310.0
Short-term liabilities	1 645.1	1 384.9	1 507.2
Liabilities	2 257.1	2 021.1	2 086.2
Equity and liabilities	4 163.2	3 928.4	3 700.5

¹ Adjusted values owing to restatement in accordance with IAS 19 (revised) to reflect pension fund assets and pension fund obligations

Consolidated statement of changes in shareholders' equity

CHF million	Share capital	Capital reserves	Treasury shares	Retained earnings			Total
				Hedging reserves	Revaluation reserves	Other retained reserves	
As at 31 December 2011	683.2	419.2	-1.9	-63.3	83.1	494.0	1 614.3
Adjusted values due to restatement ¹						0.0	0.0
As at 1 January 2012 (adjusted)	683.2	419.2	-1.9	-63.3	83.1	494.0	1 614.3
Net profit						64.2	64.2
Valuation of financial instruments				-2.0			-2.0
Changes in staff pension fund						-1.8	-1.8
Total comprehensive income				-2.0		62.4	60.4
Purchase treasury shares			-20.6				-20.6
Sale treasury shares			19.9			0.1	20.0
Payout of reserves from capital contributions		-75.0					-75.0
Capital increase	113.9	151.1					265.0
Reclassification					14.5	-14.5	0.0
As at 30 June 2012	797.1	495.3	-2.6	-65.3	97.6	542.0	1 864.1
Net profit						33.3	33.3
Valuation of financial instruments				9.4			9.4
Changes in staff pension fund						-1.1	-1.1
Total comprehensive income				9.4		32.2	41.6
Purchase treasury shares			-18.1				-18.1
Sale treasury shares			19.6				19.6
Share-based reimbursement			0.1				0.1
Reclassification					-21.6	21.6	0.0
As at 31 December 2012	797.1	495.3	-1.0	-55.9	76.0	595.8	1 907.3
Net profit						59.2	59.2
Valuation of financial instruments				27.6			27.6
Changes in staff pension fund						2.6	2.6
Total comprehensive income				27.6		61.8	89.4
Purchase treasury shares			-12.1				-12.1
Sale treasury shares			8.9			0.1	9.0
Payout of reserves from capital contributions		-87.6					-87.6
Share-based reimbursement			0.1				0.1
Creation of shares from convertible bond	0.0	0.0					0.0
Reclassification					3.7	-3.7	0.0
As at 30 June 2013	797.1	407.7	-4.1	-28.3	79.7	654.0	1 906.1

¹ Adjusted values owing to restatement in accordance with IAS 19 (revised) to reflect pension fund assets and pension fund obligations

Consolidated cash flow statement

CHF million	1 st half-year 2013	1 st half-year 2012 ¹
Earnings before tax	74.0	83.5
Net financial expense	14.4	19.0
Earnings from revaluation of investment real estate	-5.2	-19.0
Depreciation other property, plant and equipment	0.5	0.5
Depreciation intangible assets	0.9	0.5
Earnings from sale of investment real estate	-0.7	0.4
Capitalisation of company-produced assets in development real estate	-10.4	-8.5
Share-based reimbursement	0.1	0.0
Change in pension fund obligations affecting net income	0.1	0.3
Other items	0.6	1.3
Change in development real estate	6.4	1.3
Change in trade receivables	-24.3	-20.8
Change in other receivables	-1.0	-4.6
Change in provisions	1.5	-1.0
Change in trade payables	31.1	41.5
Change in down payments for development real estate	6.2	10.2
Change in other current liabilities	23.0	3.5
Cost of finance paid	-18.9	-22.8
Financial income received	1.0	0.1
Income tax paid	-11.2	-20.3
Cash flow from operating activities	88.1	65.1
Acquisition of investment real estate	-2.3	-4.1
Proceeds from sale of investment real estate	21.3	6.9
Investment in investment real estate under construction	-184.4	-65.5
Divestment of investment real estate under construction	0.0	0.0
Acquisition of other property, plant and equipment	-0.3	-0.4
Divestment of other fixed assets	0.0	0.0
Acquisition of companies (acquisition price minus liquid assets)	0.0	-1.8
Increase financial assets	-1.3	-1.6
Decrease in financial assets	0.5	0.8
Cash flow from investing activities	-166.5	-65.7
Increase in borrowings	375.0	329.5
Decrease in borrowings	-174.7	-554.0
Capital increase	0.0	265.0
Purchase treasury shares	-12.1	-20.6
Sale treasury shares	9.0	20.0
Payout of reserves from capital contributions	-87.6	-75.0
Cash flow from financing activities	109.6	-35.1
Change in cash	31.2	-35.7
Cash at 1 January	26.1	71.9
Cash at 30 June	57.3	36.2

¹ Adjusted values owing to restatement in accordance with IAS 19 (revised) to reflect pension fund assets and pension fund obligations

Additional information

Key figures of Allreal share

		1 st half-year 2013 resp. 30.06.2013	1 st half-year 2012 resp. 31.12.2012
Issued share capital on cut-off date	CHF million	797.1	797.1
Authorised capital on cut-off date	CHF million	86.1	86.1
Conditional capital on cut-off date	CHF million	134.8	134.8
Issued shares on cut-off date	number	15 941 829	15 941 649
Treasury shares on cut-off date	number	30 283	7 661
Outstanding shares on cut-off date ¹	number	15 911 546	15 933 988
Outstanding shares on average ²	number	15 922 606	15 481 040
Share price high	CHF	141.60	149.40
Share price low	CHF	129.30	134.50
Share price on cut-off date	CHF	132.80	141.10
Market capitalisation on cut-off date ³	CHF million	2 113.1	2 248.3
Average trading volume per day (on exchange)	number Shares	17 517	13 282

¹ Number of issued shares minus treasury shares

² Average number of shares outstanding according to IAS 33

³ Share price on cut-off date multiplied by the number of outstanding shares on cut-off date

Share statistics

Share type	Registered share
Par value	CHF 50
Securities number	883 756
SIX symbol	ALLN
ISIN	CH0008837566
Bloomberg	ALLN SW

Shareholder structure as at 30 June 2013

Number of shares	Number of shareholders	Number of shares	%
>478 254 (>3%)	6	4 689 641	29
100 001–478 254 shares	19	4 693 608	30
10 001–100 000 shares	105	2 229 209	14
1001–10 000 shares	391	1 125 262	7
1–1000 shares	2 554	668 585	4
Total registered	3 075	13 406 305	84
Not registered		2 535 524	16
Total shares		15 941 829	100

54% of share capital is held by pension funds and insurance companies and 8.8% by individual persons. A further 21.3% is held by legal entities as well as funds, foundations and banks. 15.9% of share capital is not registered in the share register. 4.3% of share capital is held by non-Swiss shareholders (registered).

Structure, Contacts and Schedule

Structure and Addresses

Allreal Holding AG
Allreal Finanz AG
Grabenstrasse 25, 6340 Baar

Allreal Home AG
Allreal Office AG
Allreal Toni AG
Allreal Vulkan AG
Allreal West AG
Apalux AG
Hammer Retex AG
Eggbühlstrasse 15, 8050 Zürich

Allreal Generalunternehmung AG
Eggbühlstrasse 15, 8050 Zürich
St. Alban-Vorstadt 80, 4052 Basel
Zieglerstrasse 53, 3007 Bern
Gaiserwaldstrasse 14, 9015 St. Gallen

Hammertor AG
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The full version of this half-year report is available online at <http://ir.allreal.ch>

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Schedule

Annual results 2013
27 February 2014
Annual general meeting 2014
28 March 2014

Half-year results 2014
28 August 2014

Share register

Responsibility for address changes and other changes in the share register lies with:

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