

Press Release

## **ACRON HELVETIA VII: Quick lease-up to final tenants confirms investment decision – Market value rises by CHF 5 million**

Acron AG, an initiator of closed, indirect property investments in Switzerland, is pleased to announce a substantial increase in the occupancy rate of the "Portikon" office building based on long-term leases that have been concluded by third-party companies. According to an appraisal by Wüest & Partner, Zurich, dated January 2010, this increase made the property's market value rise by CHF 5 million to CHF 130 million compared to the appraisal made at the time of its acquisition. Following its placement with investors, ACRON HELVETIA VII will seek stock exchange listing on the BX Berne eXchange in the course of 2011.



**Zurich, March 4, 2010** – High-quality tenants have been found for the "Portikon" office building thanks to its optimum location in Glattpark, one of the fastest growing service centers in the Zurich area, and its compliance with the Swiss Minergie-P® standard for energy efficiency. While around 60% of the usable floor area of 19,080 square meters (205,300 sq. ft.) had been leased via a master lease agreement with Hochtief Development Schweiz AG when the property was taken over, this area has now shrunk to only 3% as of January 2010. The largest tenants in terms of leased area are the pharmaceutical companies Baxter Healthcare S.A. and Nycomed International Management GmbH, both of which have signed leases that run until 2019 with two options to extend for five years each.

On September 30, 2009 ACRON HELVETIA VII Immobilien AG acquired the "Portikon" office building. Based on the new occupancy rate, Wüest & Partner reappraised the property. They arrived at the conclusion that compared to the appraisal made prior to the acquisition, the property's market value rose from CHF 124.96 million to CHF 130.03 million.

The investment is structured as a private placement/qualified investment with a total investment amount of CHF 142 million. At a minimum investment of CHF 100,000, the forecast distribution will amount to 6.25 percent annually starting from 2010. At the beginning of 2014, this return is projected to increase to an annual rate of 6.50 percent.

Once the investment opportunity has been placed with investors, an application for listing on the stock exchange will be submitted to the BX Berne eXchange.

#### **About ACRON HELVETIA VII Immobilien AG**

Located in Zurich-Opfikon's Glattpark, the seven-story "Portikon" office building was built on a lot measuring approximately 6,600 square meters (71,044 sq. ft.), and its construction was finalized in September 2009. All of the net usable space in the building was fully built out and was handed over to the tenants as a turnkey facility. Portikon is currently the largest building in Switzerland designed and built according to the Swiss Minergie-P® standard for energy efficiency. Moreover, the property features one of the largest photovoltaic systems in Zurich, which produces nearly all of the electricity required for the building's own technical systems.

The largest tenants in terms of leased area are the pharmaceutical companies Baxter Healthcare S.A. and Nycomed International Management GmbH. Just like restaurant operator Graf Z AG, both tenants have signed a triple net lease that runs until 2019 with two options to extend for five years each. Nycomed has a once-only right of termination as of December 31, 2014; if the company exercises this right, an extra payment in the amount of one total annual net rent will become due. The lease of HOCHTIEF Facility Management Swiss AG runs until 2013. HOCHTIEF Development Schweiz AG has signed a master lease agreement covering the total net leasable area for sub-letting to third-party tenants. The lease runs until 2014. As a result, all areas that have not been let to third-party tenants such as Baxter, Nycomed, Graf Z or HTFM, have been taken over by HOCHTIEF. This leads to high income security for the company ACRON HELVETIA VII, which will generate an annual rental income of CHF 7,600,000 from April 2010. In the course of 2011 an application will be submitted to the BX Berne eXchange for ACRON HELVETIA VII Immobilien AG to be listed on the stock exchange once the investment opportunity has been placed.

#### **About Acron AG**

For more than 20 years now Acron AG has been an established initiator of closed, indirect property investments in Switzerland. The company provides its services without any bank affiliation. As a family-run business, Acron AG provides retail and institutional investors with an all-round service that ensures every requirement is satisfied to enable a successful investment into Swiss property companies. Besides the selection of properties, the array of services includes property due diligence and financing, product marketing as well as providing shareholders with regular support and information. The investment companies founded under the name of ACRON HELVETIA Immobilien AG are characterized by market-beating returns, a high degree of transparency and longer-term income security. In addition to investments in hotels such as the Radisson Blu Hotel, Zurich Airport, Acron also structures investments in commercial real property. Including the present investment, the Swiss portfolio is made up of seven companies with a combined market value of CHF 507 million. The Delegate of Acron AG's Board of Directors is Klaus W. Bender, while Kai Bender has been Managing Director since 2009. The company's fellow subsidiaries are headquartered in Düsseldorf, Germany; Dallas, Texas; Houston, Texas; and Tulsa, Oklahoma, USA. The shares of three ACRON HELVETIA companies have been listed on the BX Berne eXchange since June 30 and September 30, 2009, respectively. The shares of further companies are planned to follow.

Click here to read more: [www.acron.ch](http://www.acron.ch)

#### **Media contact**

Jan Gregor – IRF Communications – Rämistrasse 4 – 8024 Zurich, Switzerland

Phone: +41 (0) 43 244 8154 – E-mail: [acron@irfcom.ch](mailto:acron@irfcom.ch)