

Press Release

## **ACRON HELVETIA VII: Property Leased in Full Thanks to Individual Leases Signed – Leasing Success Underscores Excellent Investment Quality**

Acron AG, an initiator of closed, indirect property investments in Switzerland, has leased 100 percent of the “Portikon” office property thanks to the signing of another individual lease. This enabled the company to replace the original master lease agreement entirely with individual leases just eight months after acquiring the property.



**Zurich, June 7, 2010** – After raising the occupancy rate to nearly 97 percent at the beginning of 2010, the Portikon property is now leased fully thanks to the individual lease starting on June 1, 2010 signed with HOCHTIEF Development Schweiz AG. HOCHTIEF’s lease runs for eight years with an option to extend for another five years and covers the 3.15 percent of leasable space (approx. 600 square meters, or 6,459 sq. ft.) that was still available. This arrangement terminates the master lease agreement with HOCHTIEF Development Schweiz AG, which acted as master lessee to date. The office building is located in Glattpark, one of the fastest growing service centers in the Zurich area. The “Portikon” property is built according to the Swiss Minergie-P® standard for energy efficiency. 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.

“The speed with which the entire ‘Portikon’ property was successfully leased reflects its status as an excellent investment,” says Klaus W. Bender, CEO of Acron AG. “Another advantage for investors is that all of the agreements are structured as triple-net leases and are linked to the country’s consumer price index.”

On September 30, 2009 ACRON HELVETIA VII Immobilien AG acquired the “Portikon” office building. The investment is structured as a private placement/qualified investment with a total investment amount of CHF 142 million. The structuring of the investment as a Swiss stock corporation holding only one property at a time offers investors the advantage of a freely transferable investment vehicle. 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, the forecast distribution is to increase to an annual rate of 6.50 percent. Another unique feature of the investment concept is that until 2016, all distributions will constitute tax-free par value reductions; after that, they will take the form of a combination of par value reductions and dividends. After placement with investors, the aim is to have the shares listed on the BX Berne eXchange. This would also secure a high degree of tradability for the long term.

#### **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. This leads to high income security for ACRON HELVETIA VII Immobilien AG, which will generate an annual rental income of CHF 7,844,326 from June 2010. Following their placement with investors, the shares of ACRON HELVETIA VII Immobilien AG are to be listed on the BX Berne eXchange in the course of 2011.

#### **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 470 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)

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