

AFIAA Investment AG
 Gartenhofstrasse 17
 CH – 8004 Zurich
 Tel. +41 44 245 4944
 Fax +41 44 245 4949
 office@afiaa.com
 www.afiaa.com

Press release



AFIAA realises 2nd UK investment with a new building planned by Sir Norman Foster

Investment in a newly-developed area of Edinburgh.

Zurich, 5 August 2010 – **AFIAA, the foundation of 18 Swiss pension funds which focuses on international commercial properties, is expanding its portfolio with an anti-cyclical investment in a first-class property in Edinburgh. The brand-new building from the local developer Gladedale Capital Ltd, called “Quartermile 2”, is part of a multi-award winning development project in the second largest financial centre of the United Kingdom.**

With this investment, AFIAA is systematically continuing its investment strategy of making anti-cyclical investments. The building with its total area of 5,000 m² reports an annual total return on assets of 6.75% which is considerably higher than alternative offers.

The redesigning of the site, which was previously a royal infirmary, was planned by the internationally-renowned architectural office Foster&Partner and has already won several awards. The integration of high-quality new constructions into existing historic structures has created a lively city district with modern offices on a total area of 30,000 m² with 10,000 m² of retail space. They are supplemented and intermixed with boutique hotels and, above all, several hundred attractive new apartments within this historic area also developed by Gladedale Capital Ltd. The overall project is directly adjacent to the central business district with the city centre and the University, while Meadow Park to the north connects the Quatermile to the most popular residential areas of the city. With its functional layout the "Quatermile 2" building can be used for diverse purposes. A high energy-efficiency rating as a "Green building" is expected. This once again confirms the investment focus of AFIAA on high-quality and sustainable buildings.

Nearly three quarters of "Quatermile 2" has been rented long-term to one of the largest solicitor's offices in Scotland and Gladedale Capital. The rest of the office and retail area is current being rented out, with the seller rent guaranty of three to five years.

Attractive real estate market in Edinburgh

The real estate market in Edinburgh is characterised by foreign and domestic institutional investors, above-average market transparency and stability. With the recession now over and the lack of new projects around, demand for first-class office properties in a central location is expected to rise in the coming years for the financial centre of Edinburgh. A further advantage of the location is the currently favourable exchange rate between the British Pound and the Swiss Franc. For AFIAA the investment in Edinburgh represents an ideal supplement to its existing portfolio.

About AFIAA

AFIAA is an investment foundation subject to Swiss law, which exclusively invests in foreign real estate. AFIAA offers tax-exempt pension funds an attractive investment tool with a clear profile to specifically supplement their profile.

AFIAA maintains offices in Zurich, Munich, Vienna, Madrid, New York, Toronto and Sydney. At the moment the portfolio comprises 30 direct investments with long-term growth potential in North America, Europe and Australia. The total investment volume is around CHF 1 billion. While the investment group Global International has already diversified widely, EuropeCore focuses on direct core investments in European capital cities.

You can find further information about AFIAA at www.afiaa.com.

Contact partners

Hans Brauwers
CEO
brauwers@afiaa.com

Claudia Caprez
Office Manager
caprez@afiaa.com

AFIAA Investment AG
Gartenhofstrasse 17
CH – 8004 Zurich
Tel. +41 44 245 4944
Fax +41 44 245 4949