



Swiss Foundation
for International
Real Estate Investments

**AFIAA Anlagestiftung für
Immobilienanlagen im Ausland**
Gartenhofstrasse 17
CH - 8004 Zurich - Switzerland
Tel +41 44 245 4944
Fax +41 44 245 4949
office@afiaa.com
www.afiaa.com

Press Release

Countercyclical Investment at Schroders Headquarters in London

Return on Equity of over 10%

Zurich, March 5, 2009 – AFIAA, an investment foundation under Swiss law with a focus on international real estate, will acquire a property in the City of London, where the headquarters of the independent asset management firm Schroders are located, in March 2009. The Class A building designed by world-famous architects and located on prestigious Gresham Street, within the Square Mile, is on long-term lease to the leading, thriving financial services provider. Schroders' success in asset management dates back over 200 years and today the firm is still predominantly in private ownership.

The purchase price for the 15,000 m² building was financed by AFIAA to equal parts from equity capital and from borrowed capital, in accordance with its traditionally conservative investment approach. Thanks to its central location and the long-term lease, the high quality of the building and the advantageous terms of the bank loan, the property is already generating ongoing returns on equity of over 10%. Returns of this magnitude on real estate have not been seen in London for the past 35 years.

The fully leased property at 31-45 Gresham Street was built in 1998, stands eight floors high and was fitted out with a premium quality interior by its tenants.

High Returns through the Use of Market Cycles

The current economic climate is heavy with bad news and the gloom has also extended to the real estate market. For companies focusing on properties with long term leases, the current situation in many foreign markets offers attractive opportunities by acting with a countercyclical strategy. This means investing in areas where purchase prices represent good value when compared with annual rents, and where they will increase once again when the economy recovers. Getting the timing

right is crucial. The most attractive investments are in markets and major cities that have had to bear significant price adjustments during the crisis.

The City of London, with its high concentration of banks and financial services providers, has been hit hard by the current financial crisis and as a consequence, new leases are signed at lower rents than had recently been the case. Experience has shown, however, that price ratios will rise even more markedly during the subsequent recovery. It is then essential to facilitate this shift with the quality of the properties and the quality of the leases themselves.

With Schrodgers, the new AFIAA property on Gresham Street now has a long-term tenant that guarantees stable revenues and thus represents a safe investment and secure returns in the longer term. Even in these times of financial crisis, Schrodgers is a company in healthy financial condition due to its independence and it represents a reliable, safe partner, in accordance with its time-honored family tradition.

About AFIAA

AFIAA Swiss Foundation for International Real Estate Investments, based in Zurich, is an investment foundation under Swiss law focusing on investments in international properties. AFIAA offers tax-exempt Swiss pension funds an attractive investment instrument with a clear profile, enabling them to supplement their portfolio strategically.

AFIAA is represented in Zurich, Munich, Vienna, Madrid, New York, and Toronto, and engages primarily in direct investments in selected locations. The portfolio currently includes 27 direct investments with sustainable growth potential in the USA, Canada, Germany, the UK, France, Austria, and Spain. The total investment volume is about CHF 900 million. In order to ensure broad diversification of its investments, AFIAA also holds investments in three funds.

You can find more information about AFIAA under www.afiaa.com.

Contacts

Hans Brauwers
CEO
AFIAA Investment AG
Gartenhofstrasse 17
CH-8004 Zurich / Switzerland

Tel +41 44 245 49 44
Fax +41 44 245 49 49
Email brauwers@afiaa.com

Claudia Caprez
Office Manager
AFIAA Investment AG
Gartenhofstrasse 17
CH-8004 Zurich / Switzerland

Tel +41 44 245 49 44
Fax +41 44 245 49 49
Email caprez@afiaa.com