

# MEDIA RELEASE

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For immediate publication

## **Swiss Prime Site holds 85.94% in Maag Holding AG following the end of the additional acceptance period**

Olten, 11 February 2005 – On 23 December 2004, Swiss Prime Site launched a public tender offer for all publicly held bearer shares of Maag Holding AG. Until the end of the additional acceptance period on 10 February 2005, shareholders of Maag Holding AG tendered 136,174 shares of Maag Holding AG. This corresponds to 39.09% of the 348,363 shares of Maag Holding AG held by the public at the time of the publication of the tender offer. Furthermore, Swiss Prime Site purchased 68,638 shares of Maag Holding AG during the offer period and the additional acceptance period, which corresponds to an additional 19.70% of the shares of Maag Holding AG held by the public at the point in time mentioned above.

Taking into account the shares of Maag Holding AG held by Swiss Prime Site prior to the publication of the tender offer, the shares of Maag Holding AG purchased by way of purchase agreements with large shareholders of Maag Holding AG as well as the shares of Maag Holding AG tendered and purchased during the offer period and the additional acceptance period, Swiss Prime Site holds an interest of 85.94% of the share capital and the voting rights of Maag Holding AG in total.

The offer price of CHF 190.00 net per share of Maag Holding AG will be paid for value on 18 February 2005.

As mentioned in the offer prospectus, Swiss Prime Site intends to directly integrate Maag Holding AG by way of merger with Swiss Prime Site. The necessary steps will be initiated as soon as possible.

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**Swiss Prime Site AG**

Swiss Prime Site is Switzerland's first specialist real estate investment company. Its portfolio of around CHF 2.3 billion has been built up on the basis of a real estate picking strategy and encompasses top-class commercial properties in selected Swiss business locations. Swiss Prime Site has been listed since April 2000 on the SWX Swiss Exchange and has a stock market capitalization of around CHF 1.1 billion. The company is characterized by its crisis-resistant portfolio with low vacancy and rent default risks, professional management with streamlined structures and low costs, high earnings and capital potential and an outstanding risk/return profile. SWX Swiss Exchange / symbol SPSN / Swiss security number 803 838

For more information, please visit [www.swiss-prime-site.ch](http://www.swiss-prime-site.ch)

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