

MEDIA RELEASE

25 January 2005
For immediate publication

Swiss Prime Site holds 80.86% in Maag Holding AG Successful public tender offer

Olten, 25 January 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 offer period on 24 January 2005, Maag shareholders tendered 94,697 shares of Maag Holding AG. This corresponds to 27.18% 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 58,227 shares of Maag Holding AG during the offer period, which corresponds to an additional 16.71% 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, Swiss Prime Site holds an interest of 80.86% of the share capital and the voting rights of Maag Holding AG in total.

The tender offer was made conditional upon Swiss Prime Site holding a minimum of 75% of all shares of Maag Holding AG issued at the end of the offer period. Based on the aforementioned share holding, this condition has been fulfilled. Swiss Prime Site declares the tender offer to be successful.

As stated in the offer prospectus of 23 December 2004, an additional acceptance period of ten trading days for the subsequent acceptance of the tender offer will be set from 28 January 2005 until 10 February 2005. The offer price is CHF 190.00 net per share of Maag Holding AG.

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Brief profile of 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

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