



Wüest Partner AG, Bleicherweg 5, 8001 Zurich

Swiss Healthcare Properties SA
Rue Georges-Jordil 4
1700 Fribourg

Zurich, 1 June 2018

Independent valuer's report 2017

To the Executive Board of Swiss Healthcare Properties SA

Ref:
105246.1801

Commission

Wüest Partner AG (Wüest Partner) was commissioned by the Executive Board of Swiss Healthcare Properties SA (SHP) to perform a market valuation of the properties held by SHP as at 31 December 2017 (reporting date) for accounting purposes. The valuation includes 31 properties.

Valuation standards

Wüest Partner hereby confirms that the valuations were performed in accordance with national and international standards and guidelines, in particular with the International Valuation Standards (IVS and RICS/Red Book) and the Swiss Valuation Standards (SVS).

30 properties are valued in terms of going concern. For one property a conversion scenario is taken into account (Glion-sur-Montreux, Clinique de Valmont).

Definition of fair value

«Fair value» is defined as the amount for which a property would most probably be exchanged on the open market on the valuation date between two independent and knowledgeable parties, willing to buy and sell respectively, with due allowance made for a reasonable marketing period.

Each object is valued as an individual property and not as part of a property portfolio. The valuation excludes property transfer, real property gains and value-added taxes plus any other costs incurred, or commissions paid, during the process of selling real estate. Nor is any account taken of SHP's liabilities in respect of taxation (apart from ordinary property taxes) and financing costs.

Valuation method

In valuing SHP's real estate holdings, Wüest Partner applied the discounted cash flow (DCF) method, by which the market value of a property is determined as the

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total of all projected future net earnings discounted to the valuation date. Net income is discounted separately for each property with due allowance for specific opportunities and threats and adjustment in line with market conditions and risks.

Basis of valuation

Wüest Partner is familiar with all the properties, having carried out inspections and examined the documentation provided. The properties have been analysed in detail in terms of their quality and risk profiles (attractiveness and lettable of rented premises, construction type and condition, micro- and macro-location etc.). Currently vacant premises are valued with allowance made for a reasonable marketing period.

Wüest Partner inspects the properties at least once every three years as well as following purchase and upon completion of larger refurbishment and investment projects. Within the review period from 1 January 2017 to 31 December 2017, Wüest Partner visited 11 properties. For further details on the general assumptions underlying the property valuations, please refer to the Wüest Partner reporting as per 31 December 2017.

Results

A total of 31 SHP investment properties were valued as at 31 December 2017 by Wüest Partner. The fair value of all 31 investment properties is estimated as at 31 December 2017 at 747,830,000 Swiss Francs.

Compared to the valuation of the previous year as at 31 December 2016, when the fair value of this 31 investment properties was estimated at 737,365,000 Swiss Francs, the increase in value is at 10,465,000 Swiss Francs (+ 1.4%).

Changes during reporting period

Within the review period from 1 January 2017 to 31 December 2017, concerning the SHP properties, neither properties were acquired nor sold in comparison with the previous period from 1 January 2016 to 31 December 2016.

Independence and confidentiality

Wüest Partner performed the valuation independently and neutrally in conformity with its business policies. It was carried out solely for those purposes specified above; Wüest Partner shall accept no liability in respect of third parties.

Valuation fee

The fee of the valuer's services is independent of the valuation results. The rate is based upon the numbers of the valuations performed and the lettable area of the property.

Zurich, 1 June 2018
Wüest Partner AG

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Director

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