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## **ANNOUNCEMENT**

For release 18.00 hrs Zurich time

7 January 2008

### **Purchase of a majority interest in G.b.r. Büro-und Verwaltungszentrum Leipzig – Paunsdorf (the “Partnership”)**

On 27 November 2007, the board of USI Group Holdings AG (“USI”) announced that it had entered into a conditional agreement to acquire 94.9% of the Partnership which owns four buildings in Leipzig, Germany which are leased to the Free State of Saxony (the “Property”).

The Property, which was constructed in 1995, has been leased until 31 March 2020 to the Free State of Saxony which has the right to extend the lease for an additional period of 5 years. Annual rent payable under the lease is currently €3.9 million which will adjust if the German consumer price index moves beyond certain limits. The Free State of Saxony has a right of first refusal to purchase the Property in the event that the Partnership wishes to dispose of it.

The purchase price for this acquisition is €166 million, which is being principally financed by a €21 million senior facility from Royal Bank of Scotland plc – Niederlassung, Frankfurt. The remainder of the purchase price will be funded out of USI’s cash reserves and/or additional indebtedness procured from third parties.

The board of USI is pleased to announce that the sellers have now met all of the conditions to the purchase agreement applicable to them and that the acquisition of the Property has now been completed.

Dr. iur V. Lanfranconi (Chairman)

#### **Further information:**

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SWX Swiss Exchange – symbol ISIN, security number 227.101, ISIN CH0002271010

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