



PRESS RELEASE

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USI Group Holdings AG (formerly Regedo Holding AG) Interim Report 2006

The Company is pleased to report its financial results for the six months ended 30 June 2006.

Operating profit, including fair value adjustments on investment property and negative goodwill, for the first six months of 2006 was stated at CHF 25.84 million compared to CHF 19.98 million for the comparable period in 2005.

Profit after taxation was reported at CHF 13.2 million compared to CHF 8.5 million for the same period in 2005, after deductions for deferred tax on fair value gains on investments of CHF 4.2 million and CHF 2.5 million, respectively.

Gross assets at 30 June 2006 were stated at CHF 404.3 million compared to CHF 388.9 million at 31 December 2005. Shareholders funds at 30 June 2006 were stated at CHF 131.7 million compared to CHF 115.98 million at 31 December 2005.

Valuations of investment properties within the healthcare sector in the United Kingdom continue to be very strong with continued corporate activity reported in the financial press. The Group's investment portfolio continues to perform well as it seeks to expand its base within continental Europe. In the UK, the Group is progressing with a capital expenditure programme to expand and enhance the capacity of its existing properties in which, subject to planning permission, the Company hopes to increase capacity by up to 10% over a period of time.

The Company completed the first capital distribution to shareholders in August 2006 following the reverse merger in 2005. As part of the capital distribution exercise, the Company offered shareholders the right to subscribe for new shares up to the amount of the capital distribution. As a result, the Company issued 14,184 new shares at CHF 179 per share, which represented 75% of the capital distribution being reinvested back into the Company.

Full details of the Company's board members and other relevant information are available from the Company's website at www.usigroupholdings.ch.

Dr iur V. Lanfranconi (Chairman)
Approved by the board
25 September 2006

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2006 Interim Report

The document is available at the Company's registered office and at www.usigroupholdings.ch

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



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KEY FINANCIAL FIGURES

	Unit	HI 2006	2005	HI 2005
Rental income	CHF 1,000	13,990	27,378	14,375
Net changes in fair value adjustment on investment property	CHF 1,000	15,568	30,137	8,735
Negative goodwill	CHF 1,000	-	1,207	63
Operating profit before tax excluding fair value adjustments and negative goodwill	CHF 1,000	10,269	22,005	11,184
Net income	CHF 1,000	13,164	23,212	8,504
Net income attributable to equity holders	CHF 1,000	13,164	23,212	8,504
Total assets	CHF 1,000	404,328	388,903	364,525
Shareholders' equity	CHF 1,000	131,693	115,978	102,554

KEY PORTFOLIO FIGURES

Number of investment properties	Number	178	178	178
Investment properties (IAS40)	CHF 1,000	336,670	323,237	292,162
Leased usable space	%	100	100	100

PER SHARE FIGURES

Earnings per share (EPS)	CHF	17.24	32.24	12.77
EPS excluding fair value adjustments on investment properties and negative goodwill and deferred taxation thereon	CHF	3.26	5.13	3.30
Net asset value per share	CHF	172.41	151.84	134.26