

Liegenschaftsspiegel

Entwicklungsportfolio

Property ID	Canton	Municipality	Property	Main use ¹	Market value ⁴ (CHFm)	Full occupancy property income (CHFm)	Annualised property income (CHFm)	Occupancy rate (%)	Net site area (sqm) ³	Year of construction	Year of construction 2 ²	Partial renovation	Discount factor (%)	Ownership	Compulsory surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)							
																	Residential	Residential & Commercial	Industry	Commercial	Office	Total		
10208	AG	Kleindöttingen	Plot no. 420	Others	0.0	0.0	-	43'400	-	-	-	-	2.0	Sole ownership	100%	-	-	-	31,046	-	-	-	31,046	
13408	AG	Klingnau	Weierstrasse 8	Others	0.0	0.0	-	2'144	-	-	-	-	2.0	Sole ownership	100%	-	-	-	920	-	-	-	920	
32105	AG	Windisch	Kunzareal - Zentrum West	Industrial	0.1	0.1	100%	2'481	1827	1890	-	-	3.9	Sole ownership	100%	-	-	-	1,480	-	-	-	1,480	
34001	AG	Brugg	Wildschachenstrasse 12-14	Office	0.6	0.5	95%	11'080	1960	-	-	-	4.6	Sole ownership	100%	-	-	-	-	-	-	-	-	
34002	AG	Brugg	Wildschachenstrasse 16	Industrial	1.4	1.1	79%	33'505	1960	-	-	-	4.8	Sole ownership	100%	-	-	-	-	-	24,154	-	24,154	
40101	AG	Menziken	Hauptstrasse 85	Others	0.0	0.0	-	10'717	1911	-	-	-	3.4	Sole ownership	100%	-	-	-	9,600	-	-	-	9,600	
72001	AG	Hausen/Lupfig	Hauptstrasse 96 / Hauptstrasse 98-100	Others	0.0	0.0	100%	64'258	-	-	-	-	2.0	Sole ownership	100%	Yes	Yes	-	-	32,173	-	-	32,173	
61101	BL	Aesch	Industriestrasse 45-61	Industrial	0.9	0.8	87%	35'932	1900	1940	-	-	4.6	Sole ownership	100%	-	-	-	-	-	9,180	-	9,180	
63001	BL	Pratteln	Güterstrasse 23-29, Gempenstrasse 6/6a	Others	0.0	0.0	-	31'585	1949	2002	-	-	2.0	Sole ownership	100%	-	-	-	46,650	-	-	-	46,650	
Total North-West Switzerland					98.1	3.0	2.5	-	235'102	-	-	-	-	-	-	-	-	-	0	89,696	32,173	33,334	0	155,203
18103a	ZG	Cham	Plot no. 3165 Yielding stage 1	Others	0.0	0.0	-	11'535	-	-	-	-	3.4	Sole ownership	100%	-	-	-	12,344	-	-	-	12,344	
18103b	ZG	Cham	Plot no. 3165 Promotion projec stage 1	Others	0.0	0.0	-	2'363	-	-	-	-	-	Promotion project	100%	-	-	-	2,835	-	-	-	2,835	
18103c	ZG	Cham	Plot no. 3165 Yielding stage 2	Others	0.1	0.1	100%	12'333	-	-	-	-	3.1	Sole ownership	100%	-	-	-	12,800	-	-	-	12,800	
Total Central Switzerland					70.8	0.1	0.1	-	26'231	-	-	-	-	-	-	-	-	-	0	27,979	0	0	0	27,979
10302	ZH	Niederhasli	Stationsstrasse 25	Industrial	1.2	0.2	15%	16'691	1991	-	-	-	3.1	Sole ownership	100%	-	-	-	11,937	-	-	-	11,937	
10303	ZH	Niederhasli	Stationsstrasse 27-32, Parzelle 3131	Industrial	1.4	1.4	100%	28'122	1955	2019	-	-	3.6	Sole ownership	100%	-	-	-	-	-	-	7,050	7,050	
10901	ZH	Allstetten	Freihofstrasse 25	Industrial	0.5	0.5	100%	7'807	1953/1962	-	-	-	2.8	Sole ownership	100%	-	-	-	11,966	-	-	-	11,966	
30101	ZH	Aathal	Plot no. 3990	Others	0.1	0.1	100%	8'163	-	-	-	-	4.7	Sole ownership	100%	-	-	-	-	-	-	-	-	
30201	ZH	Aathal	Zürichstrasse 27/33-39, Gstalderstrasse 4	Residential	0.2	0.1	69%	23'938	1850	1870	1990	1990	4.0	Sole ownership	100%	-	-	1,242	6,270	-	-	-	7,512	
30403	ZH	Aathal	Gstalderstrasse 3	Residential	0.0	0.0	0%	1'067	1870	-	1993	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-		
30602	ZH	Aathal	Chältenweg 1/11/164, Aretsh. 1-7/11-21/158	Residential	0.2	0.2	97%	10'069	1440	-	1988	4.0	Sole ownership	100%	-	-	-	-	-	-	-	-		
30603	ZH	Aathal	Zürichstrasse 22-24	Res. mixed	0.2	0.1	74%	3'567	1870	1860	1989	4.4	Sole ownership	100%	-	-	-	-	-	-	-	-		
30801	ZH	Wetzikon	Usterstr. 200-202/206, Zürichstr. 119-121	Industrial	0.3	0.3	94%	14'653	1872	1900	1993	5.3	Sole ownership	100%	-	-	-	8,695	-	-	-	8,695		
30906	ZH	Wetzikon	Schönaustrasse 5-13	Residential	0.2	0.2	99%	17'055	-	-	1943	2.8	Sole ownership	100%	-	-	7,510	-	-	-	-	7,510		
30907	ZH	Wetzikon	Schönaustrasse 9	Others	0.1	0.1	100%	8'267	-	-	-	2.9	Sole ownership	100%	-	-	7,500	-	-	-	-	7,500		
30908	ZH	Wetzikon	Weststrasse 26-28	Residential	0.0	0.0	-	2'444	2019	-	-	-	2.7	Sole ownership	100%	-	-	1,508	-	-	-	-	1,508	
Total Zurich					166.5	4.3	3.2	-	141'843	-	-	-	-	-	-	-	-	-	17,760	38,868	0	0	7,050	63,678
22201	GE	Vernier	Chemin de la Verseuse 1-3	Others	0.0	0.0	-	4'507	1964	-	-	-	4.2	Sole ownership	100%	-	-	-	-	-	-	8,254	8,254	
22301	GE	Lancy	Route des Jeunes 20-26	Industrial	0.6	0.6	100%	13'362	1960	-	-	-	3.9	Building right	100%	-	-	-	-	60,312	-	-	60,312	
29004	GE	Meyrin	Route du Nant d'Avril 150, Pavillon	Others	0.0	0.0	-	952	2019	-	-	-	3.3	Building right	100%	-	-	-	-	-	682	-	682	
29005	GE	Meyrin	Route du Nant d'Avril 150, LEM	Others	0.0	0.0	-	5'540	2019	-	-	-	3.2	Building right	100%	-	-	-	-	-	7,345	7,345		
29101	GE	Meyrin	Chemin du Grand-Puits 28	Industrial	0.0	0.0	-	10'383	1965	-	-	-	3.9	Sole ownership	100%	-	-	-	-	15,592	-	-	15,592	
29003	GE	Meyrin	Route du Nant d'Avril 150	Others	0.0	0.0	-	21'972	-	-	-	-	2	Building right	100%	-	-	-	-	-	-	25,779	25,779	
22101	VD	Aigle	Route Industrielle 18	Industrial	0.2	0.2	100%	11'410	1991	-	2014	5.1	Sole ownership	100%	-	-	-	-	-	2,298	-	-	2,298	
22701	VD	Buisigny	Chemin de Mochettaz 101	Others	0.0	0.0	-	22'319	-	-	-	-	2.0	Sole ownership	100%	-	-	-	-	26,125	-	-	26,125	
20101	VS	St-Maurice	Bois-Noir	Industrial	0.3	0.3	100%	33'281	1960	1970	-	-	3.0	Sole ownership	100%	-	-	-	-	22,500	-	-	22,500	
Total Lake Geneva region					127.1	1.2	1.2	-	123'726	-	-	-	-	-	-	-	-	-	0	0	26,125	109,638	33,124	168,887
31701	SO	Domach	Weidenstrasse 50	Industrial	0.9	0.9	96%	136'685	1895	-	-	-	4.4	Sole ownership	100%	-	-	-	97,051	-	-	-	97,051	
36101	SO	Biberist	Fabrikstrasse 2-8	Office	0.4	0.0	13%	22'524	1937	-	-	-	5.2	Sole ownership	100%	-	-	11,392	-	1,888	-	-	13,280	
36102	SO	Biberist	Fabrikstrasse 14-34	Industrial	0.0	0.0	-	44'000	1972	1990	-	-	6.0	Sole ownership	100%	-	-	-	45,954	-	-	-	45,954	
36103	SO	Biberist	Fabrikstrasse 57-115	Industrial	0.7	0.7	100%	40'000	1946	1991	-	-	5.6	Sole ownership	100%	-	-	-	-	12,620	-	-	12,620	
36105	SO	Biberist	Fabrikstrasse 1-29	Industrial	0.3	0.3	100%	19'000	1932	1947	-	-	5.8	Sole ownership	100%	-	-	-	-	-	-	-	-	
36106	SO	Biberist	Fabrikstrasse 3-35	Industrial	0.0	0.0	-	28'869	1903	1939	-	-	5.9	Sole ownership	100%	-	-	-	-	42,120	-	-	42,120	
36107	SO	Biberist	Fabrikstrasse 31-85	Industrial	0.0	0.0	-	16'000	1946	-	-	-	6.0	Sole ownership	100%	-	-	22,610	-	-	-	-	22,610	
36108	SO	Biberist	Fabrikstrasse Insel	Industrial	0.5	0.5	100%	60'400	1991	-	-	-	5.5	Sole ownership	100%	-	-	-	-	17,700	-	-	17,700	
36109	SO	Biberist	Derendingenstrasse 27-29	Others	0.0	0.0	-	44'183	-	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-	
36204	SO	Biberist	Derendingenstrasse 16 (Plot no. 944, 1172, 1179)	Others	0.0	0.0	-	-	-	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-	

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																	Residential	Commercial & Commercial	Industry	Commercial	Office			
31602	NE	Neuchâtel	Plot no. 10729	Others		0.0	0.0	-	3419	-	-	-	2.0	Sole ownership	100%	-	-	3,960	-	-	-	-	3,960	
			Total Espace Mittelland region		86.4	2.7	2.4		415'080									26,570	108,443	88,074	32,208	.0	255,295	
10501	TG	Ermatingen	Hauptstrasse 181/185	Logistics		0.4	0.4	100%	12'125	1968	1997	-	5.1	Sole ownership	100%	-	-	-	-	-	-	6,900	-	6,900
31501a	TG	Frauenfeld	Walzmühlestrasse 47 Promotion project	Residential		0.0	0.0	-	2'375	2019	-	-	-	Promotion project	100%	-	-	-	-	-	-	-	-	
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed		0.0	0.0	-	10'863	1832	2017	-	3.2	Sole ownership	100%	-	-	-	4,417	-	-	-	-	4,417
31504	TG	Frauenfeld	Walzmühlestrasse Parking	Others		0.0	0.0	100%	3'340	-	-	-	3.8	Sole ownership	100%	-	-	-	-	-	-	6,276	-	6,276
			Total Eastern Switzerland		17.4	0.4	0.4		28'703									.0	4,417	.0	13,176	.0	17,593	
			Total Developpement portfolio		566.3	11.7	9.7	83.3%	970'685									44,330	269,403	146,372	188,356	40,174	688,635	

¹ Others refer to land, building rights, parking, official use, power plant, datacenter; Res. mixed refers to properties with residential and commercial use.

² Net site area does not include agricultural land and land without utilisation (total approximately 1.0 million sqm).

³ Second building phase.

⁴ Except for promotion projects that are recorded at cost. As at June 2020, the properties 31501a and 18103b are recorded at cost.