

# General Property Details

## Yielding portfolio

Property ID	Canton	Municipality	Property	Main use <sup>1</sup>	Market value (CHFm)	Full occupancy property income (CHFm)	Annual property income (CHFm)	Occupancy rate (%)	Net site area (sqm) <sup>2</sup>	Year of construction	Year of construction 2 <sup>3</sup>	Partial renovation	Discount factor (%)	Ownership	Compulsory surveillance (%)	Obligatory mediation	Residential	Lettable area (% sqm)							Full occupancy property income (CHFm)							Effective Area to be developed (sqm)				
																		Office	Retail	Industry/Logistics	Storage	Others	Total	Residential	Office	Retail	Industry/Logistics	Storage	Others	Total	Residential	Commercial	Industrial	Commercial	Office	Total
10201	AG	Kleindöttingen	Industriestrasse 39-41	Industrial	1.3	1.3	100%	65'356	1997/2007	2019	-	3.6	Sole ownership	100%	-	-	20%	-	79%	1%	-	16'113	-	0.2	-	0.8	0.0	0.3	1.3	-	-	2,250	-	-	2,250	
10202	AG	Kleindöttingen	Industriestrasse 14/20/26/30/34/46	Industrial	1.9	1.5	80%	38'314	1971	2012	-	4.8	Sole ownership	100%	-	-	14%	-	68%	17%	-	17'006	-	0.4	-	1.5	0.0	-	1.9	-	-	-	-	-		
10203	AG	Kleindöttingen	Industriestrasse 3, 40-44	Industrial	1.4	1.1	78%	14'517	1971	1999	2008	4.7	Sole ownership	100%	-	-	19%	-	74%	7%	-	15'461	-	0.3	-	1.0	0.1	0.0	1.4	-	-	-	-	-		
10204	AG	Kleindöttingen	Hauptstrasse 70	Industrial	0.4	0.3	72%	6'625	1961	1977	-	5.4	Sole ownership	100%	-	-	-	-	83%	17%	-	4'775	-	0.0	-	0.4	0.0	0.4	-	-	-	-	-	-		
10207	AG	Kleindöttingen	Industriestrasse 21	Industrial	0.7	0.4	62%	12'849	1969	1974	-	5.2	Sole ownership	100%	-	-	6%	-	48%	39%	6%	11'359	-	0.1	-	0.5	0.1	0.0	0.7	-	-	-	-	-		
12802	SG	St. Margrethen	Allfeldstrasse	Industrial	0.8	0.8	100%	70'149	-	-	-	2.6	Sole ownership	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
13401	AG	Klingnau	Weierstrasse 5 / Kanalstrasse 8	Industrial	0.9	0.1	14%	12'984	1965	2008	-	4.7	Sole ownership	100%	-	-	10%	-	75%	15%	-	9'015	-	0.1	-	0.8	-	0.0	0.9	-	-	-	-	-	-	
13402	AG	Klingnau	Industriestrasse 7	Industrial	0.4	0.3	72%	5'529	1955	-	-	5.1	Sole ownership	100%	-	-	4%	-	90%	5%	-	5'914	-	0.0	-	0.4	0.0	0.4	-	-	-	-	-	-	-	
13403	AG	Klingnau	Industriestrasse 4/10, Brühlstrasse 46-50	Industrial	0.9	0.6	71%	13'009	1955	2008	-	5.1	Sole ownership	100%	-	-	3%	-	73%	23%	-	10'428	-	0.1	-	0.8	0.0	0.0	0.9	-	-	-	-	-	-	-
13404	AG	Klingnau	Brühlstrasse 33-41	Industrial	0.2	0.2	91%	6'170	1953	1955	-	5.3	Sole ownership	100%	-	-	11%	-	43%	46%	-	5'741	-	-	-	0.2	0.0	0.0	0.2	-	-	-	-	-	-	-
13405	AG	Klingnau	Schützenmattstrasse 7, Parkstrasse 14	Industrial	0.3	0.2	83%	11'035	1949	1961	-	3.2	Sole ownership	100%	-	-	7%	-	43%	51%	-	5'526	-	0.0	-	0.2	0.0	0.0	0.3	-	6,621	-	-	-	6,621	
22501	VD	Yverdon	Route de Grandson 48	Industrial	1.7	1.5	89%	19'758	1910	2013	-	3.9	Sole ownership	100%	Yes	-	1%	12%	-	59%	28%	-	20'343	0.0	0.3	-	1.1	0.2	-	1.7	-	-	-	-	-	
26101	AG	Bremgarten	Luzernerstrasse 48-50	Industrial	1.6	1.6	100%	20'613	1983	2017	-	4.0	Sole ownership	100%	-	-	22%	-	63%	-	-	13'260	-	0.4	-	1.1	-	0.0	1.6	-	-	-	-	-	-	-
30402	ZH	Aathal	Gstalderstrasse 5	Industrial	0.5	0.4	94%	16'250	1960	1964	-	4.7	Sole ownership	100%	-	-	-	-	-	100%	-	4'753	-	-	-	-	0.4	0.1	0.5	-	-	-	-	-	-	
31401	SG	Goldach	Langrütistrasse 19	Industrial	2.1	2.1	100%	63'811	1973/1995	2019	-	3.7	Sole ownership	100%	-	-	-	-	100%	-	-	46'324	-	-	-	2.1	-	2.1	-	-	4,866	-	-	-	4,866	
33101	ZH	Wädenswil	Seestrasse 205/219, Bürglistrasse 43	Industrial	0.9	0.9	100%	11'105	1916	-	-	3.5	Sole ownership	100%	-	-	3%	-	67%	30%	-	11'986	-	0.1	-	0.6	0.2	0.0	0.9	-	-	-	-	-	-	
35001	GL	Diesbach	Emmeger Fabrik	Industrial	0.0	0.0	66%	9'890	1910	1996	-	3.8	Sole ownership	100%	-	-	-	-	100%	-	-	170	-	-	-	-	-	0.0	-	-	-	-	-	-	-	
36110	SO	Biberist	MEG Emmenkanal, land	Industrial	0.0	0.0	-	-	-	-	-	5.0	Sole ownership	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
62001	BL	Allschwil	Binningerstrasse 87-89	Industrial	0.4	0.4	100%	1'999	1809	1957	-	3.9	Sole ownership	100%	-	-	11%	16%	-	-	-	2'443	0.1	0.1	-	0.2	-	0.0	0.4	-	-	-	-	-	-	
			Total Industrial		302.8	16.2	13.8	399'963													200'617	0.1	2.1	0.0	11.7	1.0	1.5	16.3	0.0	6,621	7,116	0.0	0.0	13,737		
10502	TG	Ermatingen	Hauptstrasse 189	Logistics	0.4	0.4	100%	12'257	1994	-	-	4.7	Sole ownership	100%	-	-	-	-	100%	-	3'301	-	-	-	-	0.3	-	0.1	0.4	-	1,559	-	-	1,559		
10601	BL	Füllinsdorf	Wolferstrasse 27/27a	Logistics	0.9	0.9	100%	16'000	1971	1983	2015	4.3	Sole ownership	100%	-	-	4%	-	10%	86%	-	13'723	-	0.1	-	0.2	0.6	0.0	0.9	-	-	-	-	-	-	
10701	GE	Carouge	Rue Baylon 13-15	Logistics	1.7	1.6	94%	10'871	1970	2003	-	4.0	Building right	100%	-	-	10%	-	89%	1%	-	10'749	-	0.2	-	1.3	0.0	0.0	1.6	-	-	-	-	-	-	
12801	SG	St. Margrethen	Plot no. 2957	Logistics	0.1	0.1	100%	13'880	-	-	-	2.6	Building right	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	0.1	0.1	-	-	-	-			
36104	SO	Biberist	Fabrikstrasse 36-38	Logistics	1.5	1.5	100%	23'000	1991	-	-	4.2	Sole ownership	100%	-	-	6%	-	92%	-	2%	3'797	-	-	-	1.5	-	1.5	-	-	-	-	-	-		
60402	BL	Birsfelden	Langenhagstrasse 6/10/18	Logistics	1.0	1.0	100%	8'383	1960	2006	2017	4.1	Sole ownership	100%	-	-	14%	-	82%	5%	-	6'992	-	0.1	-	0.8	0.0	0.0	1.0	-	-	-	-	-	-	
69901	AG	Brunnegg	Breitackerstrasse 10	Logistics	1.7	1.7	100%	28'142	1993	-	2013	3.7	Sole ownership	100%	-	-	1%	-	95%	-	4%	16'342	-	0.0	-	1.6	-	0.1	1.7	-	-	10,785	-	-	10,785	
70001	AG	Brunnegg	Industriestrasse 1	Logistics	1.4	1.4	100%	15'293	1974	1985	2001	4.6	Sole ownership	100%	-	-	12%	-	74%	14%	-	10'635	-	0.2	-	1.1	0.1	0.0	1.4	-	-	-	-	-	-	
			Total Logistics		129.6	8.6	8.5	127'826													65'539	0.0	0.6	0.0	6.7	0.8	0.4	8.5	0.0	1,559	10,785	0.0	0.0	12,344		
10301	ZH	Niederhasli	Mandachstrasse 50-56	Office	3.3	2.2	66%	10'918	1992	2007	-	4.6	Sole ownership	100%	-	-	41%	24%	22%	12%	-	19'187	-	1.4	0.8	0.7	0.2	0.2	3.3	-	6,400	-	-	6,400		
29001	GE	Meyrin	Route du Nant d'Avril 150, Hive 1	Office	2.3	1.5	66%	7'681	1981	2018	-	3.8	Building right	100%	-	-	100%	-	-	-	-	8'699	-	2.3	-	-	-	2.3	-	-	-	-	-	-		
29002	GE	Meyrin	Route du Nant d'Avril 150, Hive II	Office	2.5	2.5	99%	6'821	2017	-	-	3.2	Building right	100%	-	-	81%	-	19%	-	-	8'015	-	2.1	-	-	0.0	0.4	2.5	-	-	-	-	-		
31501	TG	Frauenfeld	Walzmühlstrasse 47	Office	0.2	0.2	100%	2'189	1926	2017	-	3.9	Sole ownership	100%	-	-	-	-	58%	21%	21%	-	1'021	-	0.1	-	0.1	0.0	-	0.2	-	-	-	-	-	
32106	AG	Windisch	Dorfstrasse 69	Office	0.5	0.4	83%	2'466	1959	-	2008	4.4	Sole ownership	100%	-	-	-	-	89%	10%	1%	3'147	-	0.5	-	-	-	-	0.5	-	-	-	-	-		
35002	GL	Diesbach	Hauptstrasse 38-40	Office	0.0	0.0	51%	7'683	1961	1970	-	3.8	Sole ownership	100%	-	100%	-	-	-	-	-	200	0.0	-	-	-	-	0.0	-	-	-	-	-	-	-	
60401	BL	Birsfelden	Stemmenfeldpark 14	Office	1.5	0.8	51%	3'554	2009	-	-	5.1	Sole ownership	100%	-	-	-	-	58%	-	42%	-	10'165	-	0.9	-	0.5	0.1	-	1.5	-	-	-	-	-	
			Total Office		169.6	10.3	7.6	413'312													50'434	0.0	7.3	0.8	1.3	0.4	0.6	10.4	0.0	6,400	0.0	0.0	0.0	6,400		
10104	ZH	Dietikon	Riedstrasse 11	Others	0.0	0.0	100%	930	-	-	-	3.8	Sole ownership	100%	-	-	-	-	-	-	-	-	-	-	-	-	0.0	0.0	-	-	-	-	-			
10801	BS	Riehen	Plot no. 1700	Others	0.2	0.2	100%	5'485	-	-	-	2.5	Building right	100%	-	-	-	-	-	-	-	-	-	-	-	-	0.2	0.2	-	-	-	-	-			
30501	ZH	Aathal/Wetzikon	Agricultural land / land without use	Others	0.0	0.0	-	196	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
32107	AG	Windisch	Kunzareal - Heinrich	Others	0.2	0.1	79%	3'252	1960	-	2017	4.4	Sole ownership	100%	-	-	-	-	-	-	-	-	-	-	-	-	0.2	0.2	-	-	-	-	-			
3500																																				



# General Property Details

## Development portfolio

Property ID	Canton	Municipality	Property	Main use <sup>1</sup>	Market value <sup>2</sup> (CHFm)	Full occupancy prop-erty income (CHFm)	Annualised property in-come (CHFm)	Occupancy rate (%)	Net site area (sqm) <sup>2</sup>	Year of construction	Year of con-Partial renova-tion	Discount fac-tor (%)	Ownership	Compulsory surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)						
																Resi-dential	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 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					70.6	0.1	0.1	26'231									0	27,979	0	0	0	27,979
10302	ZH	Niederhaasi	Stationsstrasse 25	Industrial	1.2	0.2	15%	16'691	1991	-	-	3.1	Sole ownership	100%	-	-	-	11,937	-	-	-	11,937
10303	ZH	Niederhaasi	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	Altstetten	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, Gstaldenstrasse 4	Residential	0.2	0.1	69%	23'938	1850	1870	1990	4.0	Sole ownership	100%	-	-	1,242	6,270	-	-	-	7,512
30403	ZH	Aathal	Gstaldenstrasse 3	Industrial	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	Bussigny	Chemin de Mochetaz 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	Dornach	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 67-115	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	Derendingerstrasse 27-29	Others	0.0	0.0	-	44'183	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-
36204	SO	Biberist	Derendingerstrasse 16 (Plot no. 944, 1172, 1179)	Others	0.0	0.0	-	-	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-	-	-	-
31602	NE	Neuchâtel	Plot no. 10729	Others	0.0	0.0	-	3'419	-	-	-	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

# General Property Details

Property ID	Canton	Municipality	Property	Main use <sup>1</sup>	Market value <sup>2</sup> (CHFm)	Full occupancy property income (CHFm)	Annualised property income (CHFm)	Occupancy rate (%)	Net site area (sqm) <sup>2</sup>	Year of construction	Year of construction 2 <sup>3</sup>	Partial renovation	Discount factor (%)	Ownership	Compulsory surveillance (%)	Obligatory re-mediation	Effective Area to be developed (sqm)					Total		
																	Residential	Residential & Commercial	Industry	Commercial	Office			
31501a	TG	Frauenfeld	Walzmühlestrasse 47 Promotion project	Residential	0.0	0.0	0.0	-	2'375	2019	-	-	-	Promotion project	100%	-	-	-	-	-	-	-		
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed	0.0	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	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

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

<sup>2</sup> Net site area does not include agricultural land and land without utilisation (total approximately 1.0 million sqm)

<sup>3</sup> Second building phase

<sup>4</sup> except for promotion project that are recorded at cost. As at June 2020, the properties 31501a and 18103b are recorded at cost.