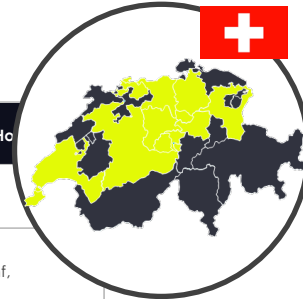


# CLL Acquisition Profile Switzerland



Value-Add / Core+	Office <sup>1</sup>	Residential		Co-Living, Serviced Living, City Ho
		For-Sale ("STWE")	For-Rent ("MFH")	
<b>Investment Size</b>	CHF 15-100m	CHF 15-100m	CHF 15-100m	CHF 15-100m
<b>Markets</b>	Zurich, Zug, Luzern, Bern, Sankt Gallen, Basel, Genf, Waadt (Lausanne)	Zurich, Zug, Luzern, Bern, Sankt Gallen, Basel, Glarus, Schwyz Waadt (Lausanne), Aargau, Nid-, Obwalden	Zurich, Zug, Luzern, Bern, Sankt Gallen, Basel, Schwyz, Waadt (Lausanne)	Zurich, Zug, Luzern, Bern, Sankt Gallen, Basel, Genf, Waadt (Lausanne)
<b>Location</b>	Prime city center or established office locations with prime access to public transportation	Established residential areas with good access to public transportation	Prime city center or established office locations with prime access to public transportation	Prime city center or urban, trendy areas with prime access to public transportation
<b>Asset Profile</b>	<p>Either:</p> <ul style="list-style-type: none"> <li>- Brown- or greenfield (re-)developments / refurbishments</li> <li>- Existing or short-term vacant possession or short-term potential to significantly increase NOI</li> <li>- Manage-to-green / conversions / densification / active management / maintenance backlogs / repositionings</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>- Stabilized assets with existing cashflow</li> <li>- Mid- to long-term potential to increase NOI</li> <li>- Manage-to-green / upward rent-revisions / maintenance backlogs / repositionings</li> </ul>	<ul style="list-style-type: none"> <li>- Brown- or greenfield (re-)developments / refurbishments</li> <li>- Existing or short-term vacant possession</li> <li>- Conversions / densification</li> </ul>	<p>Either:</p> <ul style="list-style-type: none"> <li>- Brown- or greenfield (re-)developments / refurbishments</li> <li>- Existing or short-term vacant possession or short-term potential to significantly increase NOI</li> <li>- Conversions / densification / active management / maintenance backlogs / repositionings</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>- Stabilized assets with existing cashflow</li> <li>- Mid- to long-term potential to increase NOI</li> <li>- Upward rent-revisions / maintenance backlogs / repositionings</li> </ul>	<p>Either:</p> <ul style="list-style-type: none"> <li>- Brown- or greenfield (re-)developments / refurbishments</li> <li>- Existing or short-term vacant possession or short-term potential to significantly increase NOI</li> <li>- Manage-to-green / conversions / densification / active management / maintenance backlogs / repositionings</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>- Stabilized assets with existing cashflow</li> <li>- Mid- to long-term potential to increase NOI</li> <li>- Manage-to-green / upward rent-revisions / maintenance backlogs / repositionings</li> </ul>
<b>Zoning</b>	In-place BZO preferred, Gestaltungsplanungsprozess possible	In-place BZO preferred, in-place building permit or Gestaltungsplanungsprozess possible	In-place BZO preferred, in-place building permit or Gestaltungsplanungsprozess possible	In-place BZO preferred, in-place building permit possible
<b>Tenure</b>	Freehold, Leasehold with 50+ years	Freehold, Leasehold with 50+ years	Freehold, Leasehold with 50+ years	Freehold, Leasehold with 50+ years
<b>Deal Structure</b>	<p>Asset or share deal</p> <p>Capabilities / interest for:</p> <ul style="list-style-type: none"> <li>- Non-performing loans</li> <li>- Joint ventures</li> </ul>	<p>Asset or share deal</p> <p>Capabilities / interest for:</p> <ul style="list-style-type: none"> <li>- Non-performing loans</li> <li>- Joint ventures</li> </ul>	<p>Asset or share deal</p> <p>Capabilities / interest for:</p> <ul style="list-style-type: none"> <li>- Non-performing loans</li> <li>- Joint ventures</li> </ul>	<p>Asset or share deal</p> <p>Capabilities / interest for:</p> <ul style="list-style-type: none"> <li>- Non-performing loans</li> <li>- Joint ventures</li> </ul>

<sup>1</sup> Mixed-use depending on locational context

<sup>2</sup> Lease contracts only; no management contracts