

Acquisition Profile Switzerland



Value-Add / Core+	Office ¹	Residential		Co-Living, Serviced Living, City Hotels ²
		For-Sale ("STWE")	For-Rent ("MFH")	
Investment Size	CHF 15-100m			
Markets	Zurich, Zug, Luzern, Bern, St. Gallen, Basel, Genf, Waadt (Lausanne)			
Location	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 established office locations with prime access to public transportation
Asset Profile	<p>Either:</p> <ul style="list-style-type: none"> – Brown-or greenfield (re)developments / refurbishments – Existing or short-term vacant possession or short-term potential to significantly increase NOI – Conversions / densification / active management / maintenance backlogs / repositionings <p>Or:</p> <ul style="list-style-type: none"> – Stabilized assets with existing cashflow – Mid-to long-term potential to increase NOI – Manage-to-green / upward rent-revisions / maintenance backlogs / repositionings 	<ul style="list-style-type: none"> – Brown-or greenfield (re)developments / refurbishments – Existing or short-term vacant possession or short-term potential to significantly increase NOI – Conversions / densification 	<p>Either:</p> <ul style="list-style-type: none"> – Brown-or greenfield (re)developments / refurbishments – Existing or short-term vacant possession or short-term potential to significantly increase NOI – Conversions / densification / active management / maintenance backlogs / repositionings <p>Or:</p> <ul style="list-style-type: none"> – Stabilized assets with existing cashflow – Mid-to long-term potential to increase NOI – Upward rent-revisions / maintenance backlogs / repositionings 	<p>Either:</p> <ul style="list-style-type: none"> – Brown-or greenfield (re)developments / refurbishments – Existing or short-term vacant possession or short-term potential to significantly increase NOI – Manage-to-green / conversions / densification / active management / maintenance backlogs / repositionings <p>Or:</p> <ul style="list-style-type: none"> – Stabilized assets with existing cashflow – Mid-to long-term potential to increase NOI – Manage-to-green / upward rent-revisions / maintenance backlogs / repositionings
Zoning	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
Tenure	Freehold, Leasehold with 50+ years			
Deal Structure	<p>Asset or share deal</p> <p>Capabilities / interest for: Non-performing loans Joint ventures</p>			

¹ Mixed-use depending on locational context

² Lease contracts only, no management contracts