

Acquisition Profile

1. Existing Properties (Residential Buildings / Residential Portfolios)

Regional Focus:

- German-speaking Switzerland, in particular Zurich, Zug, Lucerne, Basel, Bern, St. Gallen, Aargau, and their surrounding areas
- Other economically stable and high-growth regions with positive population development

Property Criteria:

- Purely residential properties or assets with a predominant residential share (>70%)
- Older properties with refurbishment potential are also of interest
- Condition: ranging from in need of renovation to newly built
- Rental apartments with stable demand
- Preference for a variety of apartment sizes
- Good access to public transportation

Financial Criteria:

- Transaction volume per property: CHF 3 million – CHF 100 million; portfolios also welcome
- Net initial yield: in line with market conditions, depending on location and condition
- Vacancy rates of up to approx. 10% acceptable if development potential exists
- Sustainable rental potential and/or rent reserve desired

Particular Interest:

- Portfolios with multiple properties
- Assets with refurbishment and densification potential
- Good access to public transport / proximity to urban centers

2. Development Land for Residential Buildings

Regional Focus:

- Surrounding areas of Zurich, Zug, Lucerne, Basel, Bern, and St. Gallen
- Medium-sized cities in German-speaking Switzerland with stable demand

Land Criteria:

- Plots zoned for residential use (residential zones or mixed-use zones with a residential component)
- Minimum plot size: approx. 5,000 m²
- Floor area ratio (FAR) of at least 0.8 or development opportunities as per building regulations
- Serviced plots or sites with clear building rights

Project Criteria:

- New development projects for multi-family houses (focus on rental apartments, no condominiums)
- Total investment volume starting from CHF 20 million
- High residential quality and good infrastructure, ideally close to schools, public transport, and amenities
- ESG-compliant construction (energy efficiency, renewable energy, Minergie standard preferred)

Particular Interest:

- Development land with an existing project or building permit
- Opportunities for cooperation with local developers or general contractors

3. Corporate Principles in Acquisitions

- Discretion and reliability in transaction handling
- Fast decision-making thanks to a clear ownership structure
- Long-term portfolio strategy – no short-term trading approach
- Focus on sustainability and value creation