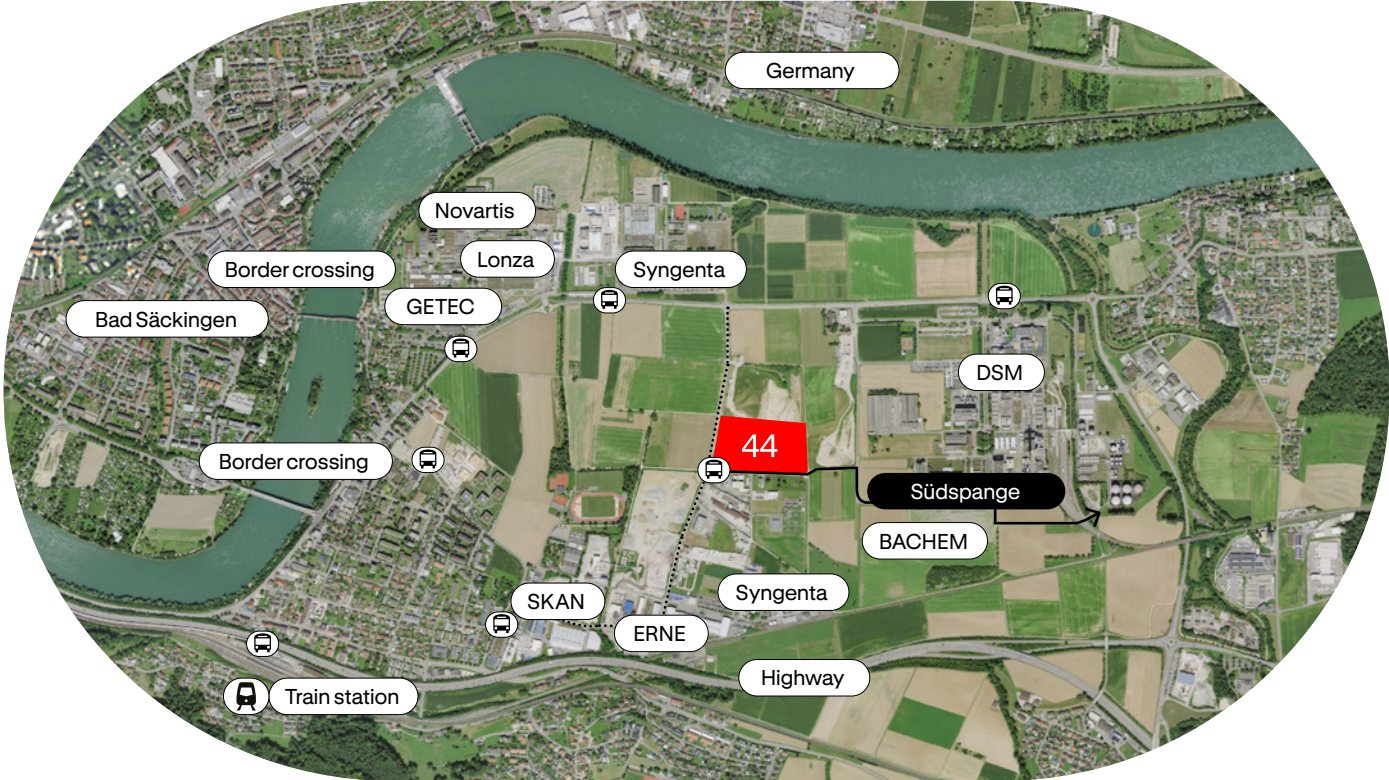


Sisslerfeld⁴⁴ is Switzerland's next growth destination for **Life Sciences, Technology & Innovation**. As a **greenfield project**, it combines a strategic location with maximum development flexibility, providing the ideal foundation for future-focused investment and sustainable business growth. **Designed for Growth. Built for the Future.** Sisslerfeld⁴⁴ offers outstanding accessibility, high-quality location fundamentals and a dynamic economic environment. Created to accommodate a wide range of business, research and campus concepts, it is one of Northwestern Switzerland's most promising investment and development destinations, generating long-term value for investors, companies and innovators alike.



REAL ESTATE AG



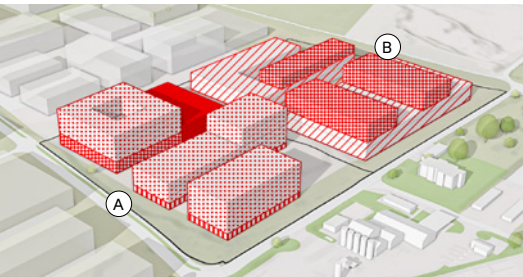
Long-term investment potential

Greenfield

Ready to build

Prime location with excellent accessibility

SCENARIO 1 INNOVATION CAMPUS



Plot area:

A: 21,844 m²

B: 25,418 m²

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Maximum development potential (GFA):

A: 43,688 m²

B: 50,836 m²

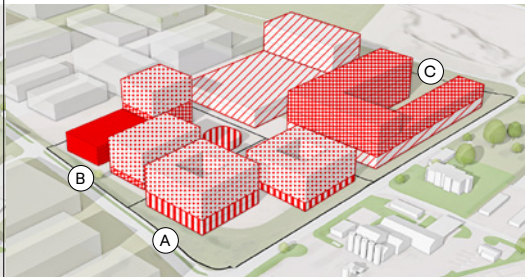
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Floor Area Ratio (FAR): 2.0
Green Space Ratio (GSR): 0.2

Maximum building height: 35m

SCENARIO 2 OPEN CAMPUS



Plot area:

A: 10,540 m²

B: 10,154 m²

C: 26,568 m²

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Maximum development potential (GFA):

A: 21,080 m²

B: 20,308 m²

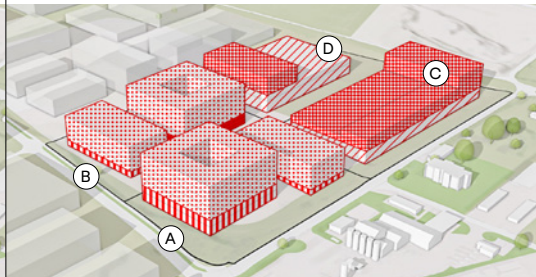
C: 53,136 m²

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Floor Area Ratio (FAR): 2.0
Green Space Ratio (GSR): 0.2

Maximum building height: 35m

SCENARIO 3 MATRIX CAMPUS



Plot area:

A: 10,657 m²

B: 11,239 m²

C: 13,983 m²

D: 11,383 m²

Maximum development potential (GFA):

A: 21,314 m²

B: 22,478 m²

C: 27,966 m²

D: 22,766 m²

Floor Area Ratio (FAR): 2.0
Green Space Ratio (GSR): 0.2

Maximum building height: 35m

