

Liegenschaftsspiegel

Entwicklungsportfolio

Property ID	Canton	Municipality	Property	Main use ¹	Market value ⁴ (CHFm)	Full occupancy property rent (CHFm)	Annualised property rent (CHFm)	Occupancy rate (%)	Net site area ² (m ²)	Year of con- struction	Year of con- struction 2 ³	Partial renovation	Discount factor (%)	Ownership (%)	Compulsory surveillance	Obligatory remediation	Effective area to be developed (m ²)							
																	Residential	Residential & Commercial	Industry	Commercial	Office	Total		
10208	AG	Kleindöttingen	Plot no. 420	Others	14.0	0.0	0.0	-	43'400	-	-	-	2.0	Sole ownership	100%	-	-	-	-	31'046				
10303	ZH	Niederhasli	Stationstrasse 27-32, Parzelle 3131	Industrial	33.3	1.0	0.9	95%	28'122	1955	2019	-	3.8	Sole ownership	100%	-	-	-	-	7'050				
10501	TG	Ermatingen	Hauptstrasse 181/185	Logistics	4.9	0.5	0.4	74%	12'125	1968	1997	-	5.1	Sole ownership	100%	-	-	-	6'975	6'975				
10901	ZH	Altstetten	Freihofstrasse 25	Industrial	42.0	0.6	0.6	100%	7'807	1953/1962	-	-	2.8	Sole ownership	100%	-	-	-	11'966	11'966				
13408	AG	Klingnau	Weierstrasse 8	Others	0.9	0.0	0.0	-	2'144	-	-	-	2.0	Sole ownership	100%	-	-	-	920	920				
18103	ZG	Cham	Plot no. 3165	Others	61.1	0.1	0.1	97%	26'231	-	-	-	3.4	Sole ownership	100%	-	-	-	30'137	30'137				
20101	VS	St-Maurice	Bois-Noir	Industrial	2.0	0.3	0.3	100%	33'281	1960	1970	-	3.0	Sole ownership	100%	-	-	-	22'500	22'500				
22101	VD	Aigle	Route Industrielle 18	Industrial	2.5	0.2	0.0	0%	11'410	1991	-	2014	5.2	Sole ownership	100%	-	-	-	2'298	2'298				
22201	GE	Vernier	Chemin de la Verseuse 1-3	Industrial	5.0	0.0	0.0	-	4'507	1964	-	-	4.3	Sole ownership	100%	-	-	-	8'254	8'254				
22301	GE	Lancy	Route des Jeunes 20-26	Industrial	49.4	0.7	0.7	91%	13'362	1960	-	-	3.9	Building right	100%	-	-	-	60'312	60'312				
29003	GE	Meyrin	Route du Nant d'Avril 150	Others	21.2	0.0	0.0	-	21'972	-	-	-	2.0	Building right	100%	-	-	-	25'779	25'779				
29004	GE	Meyrin	Route du Nant d'Avril 150, Pavillon	Others	2.2	0.0	0.0	-	952	2019	-	-	3.4	Building right	100%	-	-	-	688	688				
29005	GE	Meyrin	Route du Nant d'Avril 150, LEM	Others	13.1	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	17.0	0.1	0.1	100%	10'383	1965	-	-	3.9	Sole ownership	100%	-	-	-	15'592	15'592				
30101	ZH	Aathal	Plot no. 3990	Others	1.3	0.1	0.1	100%	8'163	-	-	-	4.7	Sole ownership	100%	-	-	-	-	-				
30201	ZH	Aathal	Zürichstrasse 27/33-39, Gstalderstrasse 4	Residential	6.5	0.2	0.1	69%	23'938	1850	1870	1990	4.0	Sole ownership	100%	-	-	-	1'242	4'670				
30403	ZH	Aathal	Gstalderstrasse 3	Industrial	0.3	0.0	0.0	100%	1'067	1870	-	1993	2.0	Sole ownership	100%	-	-	-	-	-				
30602	ZH	Aathal	Chälrenweg 1/11/164, Aretsh. 1-7/11-21/158	Residential	2.6	0.2	0.1	80%	10'069	1440	-	1988	4.0	Sole ownership	100%	-	-	-	-	-				
30603	ZH	Aathal	Zürichstrasse 22-24	Res. mixed	2.1	0.2	0.1	73%	3'567	1870	1860	1989	4.5	Sole ownership	100%	-	-	-	-	-				
30801	ZH	Wetzikon	Usterstr. 200-202/206, Zürichstr. 119-121	Industrial	5.9	0.4	0.3	75%	14'653	1872	1900	1993	5.3	Sole ownership	100%	-	-	-	8'695	8'695				
30906	ZH	Wetzikon	Schönaustrasse 5-13	Residential	10.4	0.2	0.2	86%	17'055	-	-	1943	2.8	Sole ownership	100%	-	-	-	7'510	7'510				
30907	ZH	Wetzikon	Schönaustrasse 9	Others	22.1	0.1	0.1	100%	8'267	-	-	-	3.0	Sole ownership	100%	-	-	-	7'500	7'500				
30908	ZH	Wetzikon	Weststrasse 26-28	Residential	8.0	0.0	0.0	100%	2'444	2019	-	-	3.0	Sole ownership	100%	-	-	-	1'508	1'508				
31501a	TG	Frauenfeld	Walzmühlestrasse 47 Promotion project	Residential	8.6	0.0	0.0	-	2'375	2019	-	-	-	Promotion project	100%	-	-	-	-	-				
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed	10.0	0.0	0.0	-	10'863	1832	2017	-	3.2	Sole ownership	100%	-	-	-	4'417	4'417				
31504	TG	Frauenfeld	Walzmühlestrasse Parking	Others	1.8	0.0	0.0	49%	3'340	-	-	-	4.0	Sole ownership	100%	-	-	-	6'276	6'276				
31602	NE	Neuchâtel	Plot no. 10729	Others	4.4	0.0	0.0	-	3'419	-	-	-	2.0	Sole ownership	100%	-	-	-	3'960	3'960				
31701	SO	Dornach	Weidenstrasse 50	Industrial	39.9	0.8	0.8	95%	136'685	1895	-	-	4.4	Sole ownership	100%	-	-	-	97'051	97'051				
32105	AG	Windisch	Kunzareal - Zentrum West	Industrial	1.1	0.1	0.1	100%	2'481	1827	1890	-	3.9	Sole ownership	100%	-	-	-	2'308	2'308				
34001	AG	Brugg	Wildschachenstrasse 12-14	Office	4.6	0.6	0.5	95%	11'080	1960	-	-	4.7	Sole ownership	100%	-	-	-	-	-				
34002	AG	Brugg	Wildschachenstrasse 16	Industrial	16.7	1.4	1.1	79%	33'505	1960	-	-	4.9	Sole ownership	100%	-	-	-	24'154	24'154				
36101	SO	Biberist	Fabrikstrasse 2-8	Others	4.4	0.3	0.0	16%	22'524	1937	-	-	5.2	Sole ownership	100%	-	-	-	11'392	1'888				
36102	SO	Biberist	Fabrikstrasse 14-34	Industrial	15.2	0.0	0.0	-	44'000	1972	1990	-	6.0	Sole ownership	100%	-	-	-	45'954	45'954				
36103	SO	Biberist	Fabrikstrasse 57-115	Industrial	7.6	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	5.3	0.3	0.3	100%	19'000	1932	1947	-	5.8	Sole ownership	100%	-	-	-	-	-				
36106	SO	Biberist	Fabrikstrasse 3-35	Industrial	0.6	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	0.0	-	16'000	1946	-	-	6.0	Sole ownership	100%	-	-	-	22'610	22'610				
36108	SO	Biberist	Fabrikstrasse Insel	Industrial	3.2	0.5	0.5	100%	60'400	1991	-	-	5.5	Sole ownership	100%	-	-	-	17'700	17'700				
36109	SO	Biberist	Derendingerstrasse 27-29	Others	7.6	0.0	0.0	-	44'183	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-				
36204	SO	Biberist	Derendingerstrasse 16 (Plot no. 944, 1172, 1179)	Others	0.4	0.0	0.0	-	-	-	-	-	2.0	Sole ownership	100%	-	-	-	-	-				
40101	AG	Menziken	Hauptstrasse 85	Others	-1.3	0.0	0.0	-	10'717	1911	-	-	3.4	Sole ownership	100%	-	-	-	9'600	9'600				
61101	BL	Aesch	Industriestrasse 45-61	Industrial	10.9	0.9	0.8	87%	35'932	1900	1940	-	4.7	Sole ownership	100%	-	-	-	9'180	9'180				
63001	BL	Pratteln	Güterstrasse 23-29, Gempenstrasse 6/6a	Others	27.6	0.0	0.0	-	31'585	1949	2002	-	2.0	Sole ownership	100%	-	-	-	46'650	46'650				
72001	AG	Hausen	Hauptstrasse 96	Others	6.9	0.0	0.0	100%	27'235	-	-	-	2.0	Sole ownership	100%	Yes	Yes	-	11'019	11'019				
72002	AG	Lupfig	Hauptstrasse 98-100	Others	15.0	0.0	0.0	-	37'023	-	-	-	2.0	Sole ownership	100%	Yes	Yes	-	21'154	21'154				
Total			Total		518.2	10.3	8.9	86.3%	931'675										44'330	254'182	7'050	313'354	33'124	652'040

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

2 Net site area does not include agricultural land and land without utilisation (total approximately 1 million sqm).

3 Second building phase.

4 Except for promotion project that are recorded at cost. As at December 2019, only the property 31501a is recorded at cost.