



## Entwicklungsportfolio

Property ID	Canton	Municipality	Property	Main use <sup>1</sup>	Market value (CHFm)	Full occupancy property rent (CHFm)	Annualised property rent (CHFm)	Occupancy rate (%)	Net site area (m <sup>2</sup> )	Year of construction	Year of construction 2 <sup>3</sup>	Partial renovation	Discount factor (%)	Ownership (%)	Register of polluted sites (KbS)	Compulsory surveillance	Obligatory remediation	Effective area to be developed (m <sup>2</sup> )												
																		Residential (sale)	Residential (rent)	Office	Retail	Industry / Logistics	Storage	Others	Total					
10208	AG	Kleindöttingen	Plot no. 420	Others	10.4	–	–	–	43,400	–	–	–	3.8	Sole ownership	100%	No	–	–	3,500	14,500	–	–	19,992	–	–	37,992				
10304	ZH	Niederhasli	Plot no. 3131	Others	4.1	–	–	–	12,000	–	–	–	4.4	Sole ownership	100%	No	–	–	–	–	–	–	7,800	–	–	7,800				
10501	TG	Ermatingen	Hauptstrasse 181/185	Logistics	5.2	0.5	0.5	100.0%	12,125	1968	1997	–	5.4	Sole ownership	100%	No	–	–	–	–	–	–	826	–	11,107	11,933				
12802	SG	St. Margrethen	Altfeldstrasse West	Industrial	10.5	0.2	0.1	72.2%	38,741	1951	–	–	2.3	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–				
12803	SG	St. Margrethen	Altfeldstrasse Ost	Industrial	8.1	0.2	0.1	65.0%	31,710	1937	–	–	2.3	Sole ownership	100%	Yes	No	No	–	–	–	–	–	–	–	–				
13408	AG	Klingnau	Weierstrasse 8	Others	0.8	–	–	–	2,144	–	–	–	2.3	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–				
16101	ZG	Baar	Ibelweg 18	Residential	49.4	–	–	–	9,218	2015	–	–	2.3	Condominium	100%	No	–	–	–	–	–	–	–	–	–	–				
18102	ZG	Cham	Plot no. 2794	Others	7.9	–	–	–	6,514	–	–	–	2.3	Sole ownership	100%	No	–	–	–	–	–	–	21,000	2,000	–	23,000				
18103	ZG	Cham	Plot no. 3195	Others	39.8	0.0	0.0	100.0%	26,231	–	–	–	2.3	Sole ownership	100%	No	–	–	11,000	11,000	2,700	2,200	–	–	–	26,900				
20101	VS	St-Maurice	Bois-Noir	Industrial	1.6	0.3	0.3	100.0%	33,281	1960	1970	–	5.8	Sole ownership	100%	Yes	No	No	–	–	–	–	12,600	7,470	–	20,070				
22101	VD	Aigle	Route Industrielle 18	Logistics	3.2	0.2	0.2	100.0%	11,410	1991	–	2014	5.2	Sole ownership	100%	No	–	–	–	–	–	–	252	1,532	766	2,550				
22201	GE	Vernier	Chemin de la Verseuse 1–3	Industrial	4.9	0.0	0.0	100.0%	4,507	1964	–	–	4.5	Sole ownership	100%	No	–	–	–	–	–	–	3,049	–	4,466	739	8,254			
22301	GE	Lancy	Route des Jeunes 20–26	Industrial	18.0	0.6	0.5	80.3%	8,783	1960	–	–	4.1	Building right	100%	Yes	No	No	–	–	–	–	25,701	–	–	21,243	46,945			
26101	AG	Bremgarten	Luzernerstrasse 48–50	Industrial	21.0	1.1	1.1	100.0%	20,613	1962	1983	–	4.6	Sole ownership	100%	Yes	No	No	–	–	–	–	2,485	–	10,866	–	13,351			
29001	GE	Meyrin	Route du Nant d'Avril 150	Office	34.9	2.5	2.4	95.7%	34,547	1981	–	–	4.4	Building right	100%	No	–	–	–	–	–	–	24,210	–	23,700	–	47,910			
29002	GE	Meyrin	Route du Nant d'Avril 150	Office	36.3	–	–	–	8,418	2015	–	–	3.4	Building right	100%	No	–	–	–	–	–	–	8,264	–	–	–	8,264			
30101	ZH	Aathal	Plot no. 3990	Others	1.3	0.1	0.1	100.0%	8,163	–	–	–	5.0	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–				
30201	ZH	Aathal	Zürichstrasse 27/33–39, Gstalderstrasse 4	Residential	6.4	0.2	0.2	100.0%	23,938	1850	1870	1990	4.3	Sole ownership	100%	No	–	–	–	–	–	–	4,080	–	–	–	4,080			
30403	ZH	Aathal	Gstalderstrasse 3	Res. mixed	0.9	0.2	0.1	93.3%	1,067	1870	–	1993	5.3	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–				
30602	ZH	Aathal	Chälenerweg 1/11/164, Aretsh. 1–7/11–21/158	Residential	2.5	0.2	0.2	100.0%	10,069	1440	–	1988	4.6	Sole ownership	100%	Yes	No	No	–	–	–	–	–	–	–	–				
30603	ZH	Aathal	Zürichstrasse 22–24	Res. mixed	2.1	0.2	0.2	75.0%	3,567	1870	1860	1989	4.8	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–				
30801	ZH	Wetzikon	Usterstr. 200–202/206, Zürichstr. 119–121	Industrial	6.2	0.6	0.3	50.8%	14,653	1872	1900	1993	5.5	Sole ownership	100%	Yes	No	No	1,900	298	1,669	1,569	–	772	–	6,208				
30906	ZH	Wetzikon	Schönaustrasse 5–13	Residential	5.3	0.3	0.2	68.8%	17,055	2016	–	1943	4.2	Sole ownership	100%	No	–	–	–	–	–	–	120	–	740	7,142				
30907	ZH	Wetzikon	Schönaustrasse 9	Others	21.7	0.1	0.0	42.9%	8,267	2016	–	–	2.3	Sole ownership	100%	Yes	No	No	8,727	–	–	–	–	–	–	8,727				
30908	ZH	Wetzikon	Weststrasse 26–28	Residential	2.1	0.0	0.0	100.0%	1,908	1800	1896	–	4.1	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–				
31501	TG	Frauenfeld	Walzmühlestrasse 47	Res. mixed	2.1	–	–	–	4,564	1926	–	–	4.1	Sole ownership	100%	Yes	No	No	1,515	–	–	623	–	423	–	2,561				
31502	TG	Frauenfeld	Walzmühlestrasse 49	Res. mixed	2.0	–	–	–	2,043	1922	–	–	4.5	Sole ownership	100%	Yes	No	No	–	–	–	–	1,545	1,348	350	61	3,304			
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed	3.1	0.2	0.2	100.0%	10,863	1832	–	–	3.9	Sole ownership	100%	Yes	No	No	4,246	–	–	–	–	–	171	4,417				
31504	TG	Frauenfeld	Walzmühlestrasse Parking	Res. mixed	1.6	0.1	0.0	60.0%	3,340	–	–	–	4.6	Sole ownership	100%	Yes	No	No	–	–	–	–	6,263	–	–	–	6,263			
31601	NE	Neuchâtel	Rue du Plan 30	Industrial	15.8	1.3	0.8	67.2%	11,397	1963	1967	2015	4.6	Sole ownership	100%	Yes	No	No	–	–	–	–	3,200	–	–	–	3,200			
31701	SO	Dornach	Weidenstrasse 50	Industrial	30.9	0.2	0.2	82.6%	136,685	1895	–	–	5.0	Sole ownership	100%	Yes	No	No	–	–	–	–	20,000	10,000	–	10,000	–	40,000		
32103	AG	Windisch	Kunzareal-Feinspinnerei	Residential	15.0	–	–	–	2,081	2015	–	–	2.3	Condominium	100%	No	–	–	3,001	–	–	–	–	–	–	–	3,001			
32104	AG	Windisch	Spinnereistrasse 6	Residential	1.5	–	–	–	8,400	2014	–	–	2.3	Condominium	100%	No	–	–	–	–	–	–	–	–	–	–	–			
32105	AG	Windisch	Kunzareal – Zentrum West	Industrial	1.1	0.1	0.1	100.0%	2,481	1827	1890	–	4.1	Sole ownership	100%	No	–	–	–	–	–	–	2,437	–	–	–	2,437			
32107	AG	Windisch	Kunzareal-Heinrich	Others	1.8	0.1	0.1	72.7%	3,252	1960	–	–	4.6	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	3,252	3,252		
34001	AG	Brugg	Wildschachenstrasse 12–14	Office	4.9	0.6	0.5	93.1%	11,080	1960	–	–	4.7	Sole ownership	100%	Yes	No	No	–	–	–	–	3,439	–	–	313	–	3,752		
34002	AG	Brugg	Wildschachenstrasse 6	Industrial	19.3	1.4	1.4	96.5%	33,505	1960	–	–	4.9	Sole ownership	100%	Yes	No	No	–	–	–	–	–	–	–	–	13,520			
36101	SO	Biberist	Fabrikstrasse 2–8	Others	3.3	0.4	–	0.0%	22,524	1937	–	–	6.2	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	1,416	1,416		
36102	SO	Biberist	Fabrikstrasse 14–34	Industrial	14.9	–	–	–	44,000	1972	1990	–	6.0	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	30,954	15,000	3,000	48,954	
36103	SO	Biberist	Fabrikstrasse 57–115	Industrial	11.1	0.7	0.7	100.0%	40,000	1946	1991	–	5.6	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	33,952	14,000	–	47,952	
36105	SO	Biberist	Fabrikstrasse 1–29	Industrial	4.9	0.2	0.2	100.0%	19,000	1932	1947	–	5.9	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	20,110	–	20,110	
36106	SO	Biberist	Fabrikstrasse 3–35	Industrial	1.8	–	–	–	18,962	1903	1939	–	6.0	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	5,257	22,010	–	27,267
36107	SO	Biberist	Fabrikstrasse 31–77	Industrial	1.0	–	–	–	16,000	1946	–	–	6.1	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	11,000	–	11,000	
36108	SO	Biberist	Fabrikstrasse Insel	Others	3.0	0.3	0.3	100.0%	60,400	1991	–	–	5.6	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	17,700	–	17,700	
36109	SO	Biberist	Derendingerstrasse 27–29	Others	6.6	–	–	–	44,183	–	–	–	2.3	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	–	–	–	
36204	SO	Biberist	plot no. 944, 1172, 1179	Others	0.5	–	–	–	–	–	–	–	2.3	Sole ownership	100%	No	–	–	–	–	–	–	–	–	–	–	–	–	–	
40101	AG	Menziken	Hauptstrasse 85	Others	10.5	–	–	–	9,611	1911	–	–	7.0	Sole ownership	100%	Yes	No	No	–	–	–	–	–	–	–	10,200	–	10,200		
61101	BL	Aesch	Industriestrasse 45–61	Industrial	8.9	0.9	0.6	70.6%	35,932	1900	1940	–	5.1	Sole ownership	100%	Yes	No	No	–	–	–	–	27,000	–	27,000	–	–	54,000		
72001	AG	Hausen	Hauptstrasse 96	Others	10.5	–	–	–	27,235	2017	–	–	4.7	Sole ownership	100%	Yes	No	No	–	–	–	–	4,320	–	11,990	–	–	16,310		
72002	AG	Lupfig	Hauptstrasse 98–100	Others	6.0	–	–	–	34,933	2018	–	–	4.7	Sole ownership	100%	Yes	Yes	Yes	–	–	–	–	–	–	–	–	–	–	16,100	
<b>Total</b>				<b>Total</b>	<b>486.8</b>	<b>13.9</b>	<b>11.8</b>	<b>84.9%</b>	<b>994,800</b>										<b>40,171</b>	<b>47,343</b>	<b>146,737</b>	<b>42,150</b>	<b>236,883</b>	<b>84,535</b>	<b>40,022</b>	<b>637,842</b>				

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 m<sup>2</sup>).

3 Second building phase.

4 According to the Masterplan as at December 2012 between 120'000 and 130'000 m<sup>2</sup> could be developed, only 40'000 m<sup>2</sup> have been planned as of December 31, 2016