

# Property details

## Details of trading properties

Location, address	Economic area <sup>1</sup>	Description <sup>2</sup>	Carrying amount in TCHF <sup>3</sup>	Built	Realisation period	Project status <sup>3</sup>	Sales volumes in TCHF	Sales status (certified purchase agreement) <sup>3</sup>	Acquired	Site area in m <sup>2</sup>	Register of polluted sites
Arlenheim, Bruggweg 60	NW	open	8,272	1904	open	in planning	open	open	May 2019	3,855	no
Dietikon, Schöneeggstrasse	ZH	29 con	12,976		open	in planning	open	open	Jan 2022	4,213	no
Herrenschwanden, Mettlenwaldweg 19	BE	open	6,545		open	in planning	open	open	Nov 2018	10,273	yes (insignificant)
Köniz, Hallmatt, Unders Juuch	BE	open	8,000		open	in planning	open	open	Dec 2018	21,407	no
Köniz, Niederwangen, Papillonallee <sup>4</sup>	BE	64 con	3,370		open	in planning	open	open	Sep 2022	6,850	no
Langenthal, Kühlhausstrasse 8	BE	open	2,715		open	in planning	open	open	Sep 2015	13,080	yes (insignificant)
Maur, Dorfacherstrasse	ZH	open	11,765	1959	open	in planning	open	open	Dec 2019/June 2020	5,033	no
Merlischachen, Chappelmat-Strasse (Burgmatt)	C	79 con	17,548		open	in planning	open	open	2014/2015	15,283	no
Uster, Brauereistrasse	ZH	open	23,283		open	in planning	open	open	Jan 2021	5,335	no
<b>9 land entities and development projects</b>			<b>94,474</b>							<b>85,329</b>	
Horgen, Allmendgütlistrasse 35/39/43	ZH	37 con	2,087		2022/2024	under construction	70,015	35/37	Feb 2018/Aug 2020	5,526	no
Oberägeri, Lutisbachweg	C	90 con	47,776		2023/2026	under construction	209,489	18/90	Oct 2019	24,167	no
<b>2 properties under construction</b>			<b>49,864</b>				<b>279,504</b>			<b>29,693</b>	
Allaman, Chemin des Grangettes 2 <sup>5</sup>	F	open	24,550	1991	open	in planning	open	open	Sep 2015	23,213	no
Lausanne, Avenue de Beaumont 76 <sup>5</sup>	F	19 con	10,715	1938	open	in planning	open	open	Feb 2021	2,190	no
Lausanne, Avenue Marc-Dufour 15 <sup>5</sup>	F	open	29,583	1962	open	in planning	open	open	Mar 2022	1,618	no
Lausanne, Chemin de Montétan 11; Avenue de France 66 <sup>5</sup>	F	open	12,942	1902/1930	open	in planning	open	open	Mar 2021	1,406	no
Wangen-Brüttisellen, Stationsstrasse 31/33; Zürichstrasse 64/64a <sup>5</sup>	ZH	open	42,465	1953/2011	open	in planning	open	open	Dec 2021	11,895	yes (insignificant)
<b>5 completed real estate and development properties</b>			<b>120,257</b>							<b>40,322</b>	
<b>16 trading properties<sup>6</sup></b>			<b>264,595</b>				<b>279,504</b>			<b>155,344</b>	

<sup>1</sup> BE: Berne; C: Central Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.

Economic area-related overviews are presented on pages 15 to 16.

<sup>2</sup> Con: condominiums.

<sup>3</sup> Data as at 31.12.2023.

<sup>4</sup> Excluding right-of-use asset.

<sup>5</sup> Development properties.

<sup>6</sup> Allaman, Chemin des Grangettes 2 and Köniz, Hallmatt, Unders Juuch are classified as commercial properties (trading) as the main usage is expected to be commercial. The other trading properties are classified as residential properties (trading). For further information, see overview of the portfolio on page 15. The planned usage of the trading properties can change during the planning phase and exemplifies the current expectation.

## Project descriptions

<b>Dietikon, Schöneeggstrasse</b>	
Project description	The intention is to construct 29 condominium units in the mid-price segment in Dietikon.
Project status/ estimated completion date	The application for building permission was submitted in May 2023. The building permission is expected to become legally valid in early 2024. Construction is scheduled to start in 2025.
Marketing	Marketing will commence once legally valid building permission has been obtained.
<b>Horgen, Allmendgütlistrasse 35/39/43</b>	
Project description	37 condominium units spread across three buildings are being constructed in a quiet location in Horgen. The development is being realised in accordance with the Minergie-ECO standard and includes a photovoltaic system.
Project status/ estimated completion date	The works have begun, with completion scheduled for the third quarter of 2024.
Marketing	As at the reporting date, 35 of the 37 condominium units had been notarised.
<b>Köniz, Niederwangen, Papillonallee</b>	
Project description	In Köniz, Niederwangen, 64 planned mid-price condominium units are covered by building rights. The project consists of two buildings together with an underground garage. It will be realised in accordance with the requirements for a 2000-Watt site and has been designed as a Plus-Energie district.
Project status/ estimated completion date	The building permission is legally valid. Construction is scheduled to start in mid-2024.
Marketing	Marketing will begin once the general works contract has been signed.
<b>Lausanne, Avenue de Beaumont 76</b>	
Project description	19 condominium units are being built in a quiet residential district near Lausanne University Hospital. The project is a timber construction development and will meet the Minergie-P-ECO standard.
Project status/ estimated completion date	An appeal has been raised against the building permission. The appeal process is still ongoing. Construction is expected to start in late 2024.
Marketing	Marketing will commence once legally valid building permission has been obtained.

<b>Lausanne, Avenue Marc-Dufour 15</b>	
Project description	The project on Avenue Marc-Dufour consists of an existing property that formerly housed a student residence. The property was purchased with the intention of building a condominium. The building is to be completely renovated and a new construction added. The development is being carried out in accordance with the Minergie standard. The buildings will in future contain serviced apartments.
Project status/ estimated completion date	The project is currently in the approval phase. The general works contract has been finalised and will be signed once the building permission takes legal force.
Marketing	A potential tenant has been found. The lease is due to be signed in 2024. As soon as it has been signed, the property will be transferred to the investment portfolio.
<b>Merlischachen, Chappelmat-Strasse (Burgmatt)</b>	
Project description	A development of 14 buildings is planned in Merlischachen. The 79 apartments will be constructed in accordance with the Minergie standard and sold as condominium units.
Project status/ estimated completion date	An objection has been raised against the building permission granted for the construction project. The appeal process is still ongoing. A Swiss Federal Supreme Court ruling is expected in 2024.
Marketing	Marketing will commence once legally valid building permission has been obtained.
<b>Oberägeri, Lutisbachweg</b>	
Project description	90 condominium units spread over ten buildings are being constructed in accordance with the Minergie standard in Oberägeri, at a premium hillside location with views of the Ägerisee lake.
Project status/ estimated completion date	The excavation and specialised civil engineering work has been completed. The structural work will start in spring 2024. Completion is expected in early 2026.
Marketing	As at the reporting date, ownership of 18 of the 90 units had been transferred and a further 27 had been reserved.

The remaining trading properties not listed here are currently still at an early stage in the project, which is why they are not described in more detail here.

## Details of commercial properties

Location, address	Economic area <sup>1</sup>	Property description <sup>2</sup>	Fair value in TCHF	Built	Year renovated	Gross yield in % <sup>3</sup>	Target rental income in TCHF <sup>4</sup>	Vacancy rate in % <sup>5</sup>	Total rentable area in m <sup>2</sup>	Office space in % <sup>6</sup>	Sales space in % <sup>6</sup>	Commercial space in % <sup>6</sup>	Residential space in % <sup>6</sup>	Other in % <sup>6</sup>	Vacant area in % <sup>6</sup>	Ownership <sup>7</sup>	Acquired	Site area in m <sup>2</sup>	Register of polluted sites
Aarau, Bahnhofstrasse 102 (Relais 102)	NW	com	36,040	1975	2019	6.4	2,295	9.3	13,220	62.4	0.0	8.1	1.4	28.1	8.4	SO	Mar 2004	5,675	no
Aarau, Industriestrasse 20 (Polygon)	NW	com	24,530	2012		5.1	1,243	0.0	4,375	89.1	0.0	0.5	0.0	10.4	0.0	SO	Jun 2001	2,379	no
Affoltern am Albis, Obstgartenstrasse 9; Alte Obfelderstrasse 27/29	ZH	com/res	80,760	2014		4.5	3,627	0.0	10,625	0.0	0.0	0.0	93.0	7.0	0.0	SO	Aug 2011	6,455	no
Biel/Bienne, Zentralstrasse 42	BE	com	11,010	1949	2010	4.2	459	0.0	2,230	84.8	0.0	0.0	0.0	15.2	0.0	SO	Dec 2021	487	no
Brugg, Bahnhofstrasse 11	NW	com	21,460	2005		5.5	1,191	12.9	4,054	33.1	33.7	20.9	0.0	12.3	9.8	con	Jun 2006	2,726	no
Dübendorf, Sonnentallstrasse 5	ZH	com	27,800	1975	2000	6.9	1,907	14.9	9,401	20.9	0.0	69.3	0.0	9.8	15.2	SO	Mar/Dec 1999	4,269	yes (to review)
Fribourg, Avenue de la Gare 13; Avenue de Tivoli 4	F	com/res	18,780	1924	2009	4.4	830	0.0	3,850	74.1	0.0	0.0	5.2	20.7	0.0	SO	Dec 2021	1,322	no
Horgen, Seestrasse 80/82	ZH	com	13,490	1960/2010/2011	2008	6.2	836	1.8	2,215	74.0	0.0	18.5	0.0	7.5	0.0	SO	Nov 2005	3,483	no
Horgen, Seestrasse 93 (Seehallen)	ZH	com	48,080	1956	2018	6.6	3,149	5.4	16,521	16.6	0.0	65.3	0.0	18.1	5.2	SO	Nov 2005	10,542	yes (insignificant)
Kreuzlingen, Lengwilerstrasse 2	E	com	6,080	2007		5.4	330	0.0	1,348	0.0	66.5	0.0	0.0	33.5	0.0	SO	Apr 2007	6,993	no
Kreuzlingen, Leubernstrasse 3; Bottighoferstrasse 1	E	com	33,450	1983/2002	2003	10.3	3,438	29.2	16,441	10.7	86.0	0.0	0.0	3.3	40.9	SO	Nov 2006	25,529	no
Kreuzlingen, Romanshonerstrasse 126	E	BR	1,850	n/a		4.3	80	0.0	2,214	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2006	2,214	no
Kriens, Am Mattenhof 4, 4a	C	com/res	36,480	2019		5.1	1,873	12.2	7,734	52.4	12.3	1.6	32.9	0.8	14.2	SO	Mar 2005/ Feb 2013	3,139	no
Kriens, Am Mattenhof 8	C	com/res	18,300	2019		7.6	1,382	55.4	4,840	53.1	11.7	0.0	29.0	6.2	68.1	SO	Mar 2005/ Feb 2013	1,796	no
Kriens, Am Mattenhof 10, Parking	C	CP	21,020	1986	2016	4.6	962	0.0	131	0.0	0.0	0.0	0.0	100.0	0.0	SO	Feb 2004	5,073	no
Kriens, Am Mattenhof 12/14	C	com/res	72,920	2019		5.5	3,996	0.4	13,518	55.2	8.9	0.0	32.4	3.5	1.2	SO	Mar 2005/ Feb 2013	4,799	no
Kriens, Am Mattenhof 16, 16a	C	com/h	41,770	2019		5.9	2,453	5.7	9,477	34.9	0.0	0.8	0.0	64.3	7.0	SO	Mar 2005/ Feb 2013	3,683	no
Kriens, Sternmatt 6	C	com	7,000	1986	2008	7.3	508	3.7	6,378	0.6	0.0	55.5	0.0	43.9	3.7	SO	Feb 2004	5,678	no
Lausanne, Avenue d'Ouchy 4 – 6 (Horizon)	F	com	73,620	1962	2013	4.7	3,464	0.0	8,072	96.3	0.0	0.0	0.0	3.7	0.0	SO	May 2010	12,612	yes (insignificant)
Lausanne, Place de la Gare 4	F	com	31,670	1961	2016	5.1	1,605	0.0	4,784	63.6	0.0	0.0	0.0	36.4	0.0	SO	Nov 2009	630	no
Lausanne, Place de la Gare 10; Chemin de Mornex 3; Rue du Petit-Chêne 36/38	F	com/res	96,640	1955/1958		4.0	3,825	0.4	14,805	64.9	18.9	0.0	8.3	7.9	0.6	SO	Dec 2017/ Nov 2020	3,341	no
Lausanne, Place de l'Europe 6	F	com/h	5,560	1905	2012	5.2	289	0.0	923	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	519	yes (insignificant)
Lausanne, Place de l'Europe 7	F	com	9,270	1905	2001	5.1	472	0.0	1,476	64.8	7.8	0.0	0.0	27.4	0.0	SO	Nov 2009	550	yes (insignificant)
Lausanne, Place de l'Europe 8	F	com	12,440	1911	1989	5.7	706	0.0	1,650	75.3	24.7	0.0	0.0	0.0	0.0	SO	Nov 2009	743	yes (insignificant)
Lausanne, Place de l'Europe 9	F	com	25,730	1900	2002	5.3	1,366	0.0	3,602	48.3	4.2	0.0	0.0	47.5	0.0	SO	Nov 2009	1,502	yes (insignificant)
Lausanne, Rue de Genève 2/4/6/8	F	com	21,450	1904	2002	6.3	1,354	0.0	4,720	8.5	86.5	0.0	0.0	5.0	0.0	SO	Nov 2009	3,181	yes (insignificant)
Lausanne, Rue de Genève 7	F	com <sup>8</sup> /res	36,080	1932	2011	4.8	1,727	0.0	5,527	38.7	25.5	0.0	20.0	15.8	0.0	SO	Nov 2009	2,636	yes (insignificant)
Lausanne, Rue de Genève 17	F	com	19,910	1884	2002	7.0	1,395	0.0	7,110	44.2	21.9	3.0	0.0	30.9	0.0	SO	Nov 2009	3,257	yes (insignificant)
Lausanne, Rue de Genève 23	F	com	4,280	1915	2005	7.2	310	0.0	2,588	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	1,056	yes (insignificant)
Lausanne, Rue de Genève 31 (Parking du Centre)	F	BR	10,100	n/a		5.3	539	0.0	6,526	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	6,526	yes (insignificant)
Lausanne, Rue de la Vigie 3	F	com/h	22,740	2019		5.3	1,208	0.0	4,612	0.0	0.0	15.0	0.0	85.0	0.0	SO	Nov 2009	1,567	yes (insignificant)
Lausanne, Rue de la Vigie 5	F	com	14,440	1963	2015	6.2	893	0.0	3,368	64.3	0.0	5.6	0.0	30.1	0.0	SO	Nov 2009	1,443	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 1/3/5	F	com	11,930	2017		5.3	633	0.0	2,087	20.7	39.5	0.0	0.0	39.8	0.0	SO	Nov 2009	1,386	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 6	F	com	8,860	1921	2009	4.7	412	0.0	2,188	53.2	19.7	0.0	0.0	27.1	0.0	SO	Nov 2009	750	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 8/10	F	com	9,360	1946	1998	5.8	544	0.0	2,089	77.7	0.0	0.0	0.0	22.3	0.0	SO	Nov 2009	1,116	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 12	F	com	2,950	1918	2004	8.6	252	0.0	978	21.4	0.0	0.0	0.0	78.6	0.0	SO	Nov 2009	466	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 14	F	com	1,270	1963		3.1	40	0.0	841	0.0	86.2	0.0	0.0	13.8	0.0	SO	Nov 2009	662	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 16	F	com/res	6,410	1912	2007	5.5	352	0.0	1,113	27.0	0.0	0.0	25.2	47.8	0.0	SO	Nov 2009	763	yes (insignificant)

<sup>1</sup> BE: Berne area; C: Central Switzerland; E: Eastern Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area. Economic area-related overviews are presented on pages 15 to 16.

<sup>2</sup> BR: building right; com: commercial property; h: hotel; CP: multi-storey car park; res: residential property.

<sup>3</sup> Target rental income as at 31.12.2023 as a % of market value.

<sup>4</sup> Including building right interest.

<sup>5</sup> Vacancy rate as at 31.12.2023 as a % of target rental income.

<sup>6</sup> Data as at 31.12.2023 as a % of the total rentable area.

<sup>7</sup> SO: sole ownership; con: condominiums.

<sup>8</sup> Share in investment property.

## Details of commercial properties

Location, address	Economic area <sup>1</sup>	Property description <sup>2</sup>	Fair value in TCHF <sup>3</sup>	Built	Year renovated	Gross yield in % <sup>3</sup>	Target rental income in TCHF <sup>4</sup>	Vacancy rate in % <sup>5</sup>	Total rentable area in m <sup>2</sup>	Office space in % <sup>6</sup>	Sales space in % <sup>6</sup>	Commercial space in % <sup>6</sup>	Residential space in % <sup>6</sup>	Other in % <sup>6</sup>	Vacant area in % <sup>6</sup>	Ownership <sup>7</sup>	Acquired	Site area in m <sup>2</sup>	Register of polluted sites
Lausanne, Rue des Côtes-de-Montbenon 20 – 24	F	com	44,770	2013		5.3	2,376	0.0	8,017	18.9	0.0	0.0	0.0	81.1	0.0	SO	Nov 2009	3,498	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 26	F	BR	1,740	n/a		4.5	79	0.0	867	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	1,092	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 28/30	F	com	7,310	1948		8.7	634	6.5	5,209	53.7	0.0	5.1	0.0	41.2	7.1	SO	Nov 2009	1,840	yes (insignificant)
Lausanne, Rue du Port-Franc 9	F	com	8,060	1927	2009	4.6	372	0.0	1,756	41.2	21.4	0.0	0.0	37.4	0.0	SO	Nov 2009	609	yes (insignificant)
Lausanne, Rue du Port-Franc 11	F	com	13,600	2008		5.7	772	0.0	2,173	38.0	7.6	0.0	0.0	54.4	0.0	SO	Nov 2009	1,033	yes (insignificant)
Lausanne, Rue du Port-Franc 16 (Flonplex)	F	BR	4,520	n/a		4.6	210	0.0	1,953	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	2,750	yes (insignificant)
Lausanne, Rue du Port-Franc 17	F	com/res	17,830	2002		5.8	1,034	0.0	2,559	48.1	9.5	0.0	20.9	21.5	0.0	SO	Nov 2009	1,096	yes (insignificant)
Lausanne, Rue du Port-Franc 20; Rue de Genève 33	F	com	41,800	2007		6.0	2,489	25.5	9,896	52.2	13.9	0.0	0.0	33.9	38.2	SO	Nov 2009	4,150	yes (insignificant)
Lausanne, Rue du Port-Franc 22; Rue de la Vigie 1	F	com	22,030	2007		4.9	1,070	0.0	3,399	87.0	12.1	0.0	0.0	0.9	0.0	SO	Nov 2009	1,441	yes (insignificant)
Lausanne, Voie du Chariot 3	F	com	17,220	2008		5.2	892	0.0	2,310	72.3	17.1	0.0	0.0	10.6	0.0	SO	Nov 2009	993	yes (insignificant)
Lausanne, Voie du Chariot 4/6	F	com	40,410	2008	2020	5.1	2,069	0.0	5,884	86.8	7.0	0.0	0.0	6.2	0.0	SO	Nov 2009	2,417	yes (insignificant)
Lausanne, Voie du Chariot 5/7	F	com/res	37,160	2008		4.9	1,816	0.0	5,049	53.8	16.2	0.0	15.3	14.7	0.0	SO	Nov 2009	2,190	yes (insignificant)
Neuchâtel, Rue du Seyon 12	F	com	8,070	1970	2010	4.9	399	0.0	2,083	80.7	0.0	0.0	0.0	19.3	0.0	SO	Dec 2021	307	no
St. Gallen, Oberer Graben 16	E	com	7,020	1965	2004	7.1	497	9.1	2,339	61.5	14.5	0.0	0.0	24.0	11.2	SO	Jan 2021	861	no
St. Gallen, Schochengasse 6	E	com	12,810	1974	2000	8.7	1,114	1.0	4,351	95.3	0.0	0.0	0.0	4.7	1.7	SO	Feb 2004	1,315	no
St. Gallen, Wassergasse 42/44	E	com/res	16,000	1967	2000	6.4	1,021	16.9	4,129	79.4	0.0	0.0	9.0	11.6	8.8	con (867/1000)	Feb 2004	1,713	no
St. Gallen, Wassergasse 50/52	E	com	15,580	1998	2023	4.4	693	19.7	3,426	6.2	0.0	83.5	0.0	10.3	7.1	SO	Feb 2004	1,372	no
Wangen-Brüttisellen, Zürichstrasse 70	ZH	BR	2,320	n/a		4.1	95	0.0	1,462	0.0	0.0	0.0	0.0	100.0	0.0	SO	Dec 2021	1,462	no
Wangen-Brüttisellen, Zürichstrasse 72	ZH	com	11,280	2008		5.5	623	52.3	2,724	36.0	0.0	31.5	0.0	32.5	53.1	SO	Dec 2021	2,837	no
Winterthur, Industriestrasse 26	ZH	com	18,240	1994	2002	8.4	1,537	0.2	11,142	53.9	1.0	22.6	0.0	22.5	0.0	SO	Oct 1999	3,583	no
Zug, Poststrasse 30	C	com	12,190	1970	2014	5.5	674	0.0	2,252	0.0	0.0	80.5	0.0	19.5	0.0	SO	Jan 2021	912	no
Zurich, Badenerstrasse 694	ZH	com	19,600	1973	2006	5.8	1,144	1.4	4,984	71.3	0.0	3.9	0.0	24.8	4.5	SO	Jan 2021	1,084	no
Zurich, Friedaustasse 17	ZH	com/res	15,880	1968	2013	4.5	711	6.5	2,570	57.2	0.0	12.1	10.2	20.5	12.6	SO	Oct 1998	869	no
Zurich, Friesenbergstrasse 75	ZH	com	75,800	1976	2020	5.1	3,857	4.3	16,588	70.7	0.0	13.6	0.0	15.7	2.7	SO	Feb 2014	6,823	no
Zurich, Rautstrasse 12	ZH	com	22,160	1972	2011	5.9	1,298	0.4	6,005	76.9	9.5	4.7	1.3	7.6	0.0	SO	Nov 1999	1,894	yes (petrol station)
Zurich, Seestrasse 356	ZH	com	24,270	1897	1994	4.5	1,092	13.7	4,116	88.9	0.0	3.3	0.0	7.8	11.7	SO	Mar 2020	1,684	no
Zurich, Thurgauerstrasse 23; Siewerdstrasse 25	ZH	com	14,510	1963/1968/1985	1998	6.6	959	1.2	3,902	59.1	6.8	6.9	0.0	27.2	0.3	SO	Mar 2002	2,651	no
Zurich, Turbinenstrasse 20 (Mobimo Tower Hotel)	ZH	h	104,000	2011		5.5	5,669	0.0	21,254	0.0	0.0	0.0	0.0	100.0	0.0	con (546/1000)	May 2008	5,808	no
<b>66 Commercial investment properties</b>			<b>1,581,710</b>			<b>5.5</b>	<b>87,143</b>	<b>5.5</b>	<b>350,030</b>	<b>42.7</b>	<b>10.6</b>	<b>10.4</b>	<b>6.6</b>	<b>29.7</b>	<b>6.9</b>			<b>199,232</b>	
Aarau, Industriestrasse 28; Torfeldstrasse Parkhaus	NW	com	24,350	1905/1916/1929/ 1943/1954/1974		3.4	829	2.9	24,267	0.0	0.0	87.9	0.0	12.1	58.6	SO	Jun 2001/ Oct 2006	14,893	yes (insignificant)
Lausanne, Avenue d'Ouchy 4 – 6	F	com	58,670	1962		4.8	2,803	1.3	21,416	63.3	10.5	0.4	0.0	25.8	0.6	SO	May 2010	n/a <sup>8</sup>	yes (insignificant)
<b>2 development properties</b>			<b>83,020</b>			<b>4.4</b>	<b>3,632</b>	<b>1.6</b>	<b>45,683</b>	<b>29.7</b>	<b>4.9</b>	<b>46.9</b>	<b>0.0</b>	<b>18.5</b>	<b>31.4</b>			<b>14,893</b>	

<sup>1</sup> C: Central Switzerland; E: Eastern Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.  
Economic area-related overviews are presented on pages 15 to 16.

<sup>2</sup> BR: building right; com: commercial property; h: hotel; res: residential property.

<sup>3</sup> Target rental income as at 31.12.2023 as a % of market value.

<sup>4</sup> Including building right interest.

<sup>5</sup> Vacancy rate as at 31.12.2023 as a % of target rental income.

<sup>6</sup> Data as at 31.12.2023 as a % of the total rentable area.

<sup>7</sup> SO: sole ownership; con: condominiums.

<sup>8</sup> Development on the site at Lausanne, Avenue d'Ouchy 4 – 6 (Horizon) that is included in the investment portfolio.

## Details of residential properties

Location, address	Economic area <sup>1</sup>	Property description <sup>2</sup>	Fair value in TCHF	Built	Year renovated	Gross yield in % <sup>3</sup>	Target rental income in TCHF	Vacancy rate in % <sup>4</sup>	Total rentable area in m <sup>2</sup>	1 – 1 ½-room apartments	2 – 2 ½-room apartments	3 – 3 ½-room apartments	4 – 4 ½-room apartments	5 or more room apartments	Total apartments	Other forms of use in % <sup>5</sup>	Vacant area in % <sup>5</sup>	Ownership <sup>6</sup>	Acquired	Site area in m <sup>2</sup>	Register of polluted sites
Aarau, Aeschbachweg 2	NW	res/com	28,850	2018		4.6	1,330	2.2	4,090	0	28	21	0	0	49	0.6	0.0	SO	Oct 2006	4,056	no
Aarau, Aeschbachweg 6/8	NW	res/com	21,240	2018		4.9	1,042	0.5	5,655	0	0	16	10	0	26	10.8	0.8	SO	Oct 2006	3,813	no
Aarau, Aeschbachweg 12	NW	res/com	27,180	2018		3.7	1,018	0.3	3,798	0	18	21	1	0	40	5.7	0.7	SO	Oct 2006	2,110	no
Aarau, Buchserstrasse 9/11	NW	res/com	23,880	2018		3.8	916	0.0	3,523	3	9	12	3	3	30	1.2	0.0	SO	Oct 2006	2,027	no
Aarau, Buchserstrasse 15	NW	res/com	15,940	2018		4.1	655	3.0	2,665	0	12	8	2	0	22	11.3	7.5	SO	Oct 2006	1,636	no
Affoltern am Albis, Alte Obfelderstrasse 31 – 35	ZH	res	34,590	2013		3.6	1,254	0.4	4,706	0	1	15	26	0	42	0.8	0.0	SO	Aug 2011	5,173	no
Au, Alte Landstrasse 93 – 99	ZH	res	60,750	1974 – 1975	2017	3.1	1,877	2.1	6,922	0	21	47	21	0	89	0.5	1.4	con (966/1000)	Aug 2018	17,342	no
Bergdietikon, Baltenschwilerstrasse 3/5/7/9/11/13/15/17	NW	res	25,600	1973/1980	2007	4.0	1,019	5.7	5,233	0	8	18	28	0	54	5.9	3.3	SO	Oct 2007	11,131	no
Carouge, Rue de la Fontenette 13	F	res	9,710	1973	2018	3.8	372	0.0	1,342	1	7	7	3	5	23	0.0	0.0	SO	Nov 2015	230	no
Geneva, Boulevard de la Cluse 18	F	res	9,310	1951		1.9	180	0.0	1,012	0	14	5	2	0	21	0.0	0.0	SO	Nov 2015	228	no
Geneva, Rue Chandieu 5	F	res	15,350	1976	2005	3.6	558	1.4	1,946	0	0	12	12	2	26	0.0	0.0	SO	Nov 2015	315	no
Geneva, Rue de la Canonnière 11	F	res	13,080	1951	2022	3.3	431	0.0	1,316	1	14	12	1	0	28	0.0	0.0	SO	Nov 2015	248	no
Geneva, Rue de la Ferme 6	F	res	9,790	1900	2022	3.4	330	0.0	929	4	17	4	0	0	25	2.9	0.0	SO	Nov 2015	272	no
Geneva, Rue de la Poterie 34	F	res	4,880	1895	2021	4.2	207	7.5	715	2	7	4	2	0	15	0.0	5.7	SO	Nov 2015	242	no
Geneva, Rue de l'École-de-Médecine 3	F	res	6,180	1900	2022	4.0	248	0.0	1,162	1	0	7	4	0	12	0.0	0.0	SO	Nov 2015	492	no
Geneva, Rue de Malatrex 30	F	res	10,420	1951	2012	4.8	499	0.0	1,314	20	10	0	0	0	30	0.0	0.0	SO	Nov 2015	241	no
Geneva, Rue de Vermont 9	F	res	9,920	1969	2014	4.3	429	3.1	1,177	10	0	0	6	4	20	0.0	0.0	SO	Nov 2015	426	no
Geneva, Rue des Confessions 9	F	res	11,170	1923	2022	3.2	355	0.0	1,595	0	4	15	6	0	25	1.4	0.0	SO	Nov 2015	351	no
Geneva, Rue des Cordiers 5	F	res	23,390	1965	2008	3.9	909	0.0	2,835	0	0	3	21	3	27	13.0	0.0	SO	Nov 2015	1,157	no
Geneva, Rue des Etuves 16 – 18	F	res/com	16,130	1910	2022	3.5	559	0.0	2,034	1	0	17	1	3	22	0.4	0.0	SO	Nov 2015	484	no
Geneva, Rue des Photographes 12	F	res	5,570	1905	2013	4.0	220	0.0	743	1	2	4	1	1	9	6.5	0.0	SO	Nov 2015	188	no
Geneva, Rue Dr-Alfred-Vincent 23	F	res	4,660	1950	2022	4.3	200	0.0	696	0	8	6	1	0	15	0.0	0.0	SO	Nov 2015	234	no
Geneva, Rue du 31 Décembre 35	F	res	8,760	1956	2014	4.4	382	0.0	1,644	1	17	0	6	0	24	19.8	0.0	SO	Nov 2015	290	no
Geneva, Rue Henri-Blanvalet 14	F	res	7,740	1915	2022	3.7	285	0.0	847	0	7	3	4	0	14	3.0	0.0	SO	Nov 2015	260	no
Geneva, Rue Schaub 3	F	res	11,410	1960	2010	4.0	454	0.0	1,938	0	0	14	12	1	27	4.1	0.0	SO	Nov 2015	439	no
Geneva, Rue Zurlinden 6	F	res	13,450	1985	2012	4.1	557	0.9	1,802	0	3	4	8	0	15	18.1	0.0	SO	Nov 2015	437	no
Kriens, Am Mattenhof 6	C	res/com	16,080	2019		4.3	686	0.0	2,681	0	0	28	0	0	28	6.8	0.0	SO	Mar 2005/ Feb 2013	1,029	no
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	F	res/com	27,520	1895/1906/1907	2004	3.0	813	8.8	5,002	0	2	5	6	15	28	9.0	5.0	SO	Nov 2009	1,710	yes (insignificant)
Lausanne, Avenue Edouard Dapples 9/13/15/15a	F	res	46,900	1925/1926	2020	3.0	1,420	0.1	7,306	2	4	3	29	17	55	0.7	0.2	SO	Apr 2013	5,246	yes (insignificant)
Lausanne, Rue Beau-Séjour 8	F	res	73,190	2011		3.5	2,588	2.4	5,931	0	13	32	10	6	61	0.9	2.1	SO	Nov 2009	1,995	no
Lausanne, Rue des Fontenailles 1	F	res	6,330	1910/1963		3.5	219	0.0	1,100	1	0	0	4	4	9	0.0	0.0	SO	Nov 2009/ Apr 2013	853	no
Lausanne, Rue Voltaire 2 – 12	F	res	92,560	2015		3.2	2,929	1.1	8,663	7	21	41	21	8	98	0.6	0.0	SO	Oct 2012	4,743	no
Oberengstringen, Zürcherstrasse 1a, 1b, 3, 5	ZH	res	14,240	1963		3.5	494	12.6	2,072	1	10	3	5	6	25	0.0	9.8	SO	Aug 2018	2,469	no
Onex, Avenue des Grandes Communes 21/23/25	F	res	40,440	1964	2023	4.4	1,786	2.5	6,372	0	0	54	52	0	106	0.0	1.8	SO	Nov 2015	930	no
Opfikon-Glattbrugg, Farmanstrasse 47/49	ZH	res	35,110	2008		3.2	1,134	2.1	3,607	1	13	15	10	0	39	0.4	0.0	SO	Dec 2010	3,840	no
Regensdorf, Schulstrasse 95/97/99/101/103/105	ZH	res	71,490	2015		3.4	2,444	0.9	8,716	0	16	50	30	0	96	0.0	0.0	SO	Jun 2007	10,551	no
Rheinfelden, Rütteliweg 8; Spitalhalde 40	NW	res	35,860	1972	2017	4.0	1,430	3.9	5,520	8	30	0	46	0	84	0.5	2.4	SO	Sep 2006	14,831	no
Thalwil, Freiestrasse 23 – 37	ZH	res	31,510	1950/1972 – 73	1990	2.9	905	0.5	3,742	0	20	18	15	0	53	4.1	0.0	SO	Aug 2018	4,466	no
Urdorf, In der Fadmat 1 – 63; Uitikonerstrasse 22, 24	ZH	res <sup>7</sup>	105,250	1964 – 68/ 1991/1997	2017	3.7	3,867	1.2	15,179	21	46	48	61	15	191	1.2	0.0	SO	Aug 2018	32,851	no
Winterthur, Stockenerstrasse 54 – 84;																					
Landvogt-Waser-Strasse 95 – 109	ZH	res <sup>8</sup>	28,970	1983/1984	2008	3.9	1,116	0.4	6,035	0	0	0	18	26	44	0.3	0.0	SO	Aug 2018	9,521	no
Winterthur, Wartstrasse 158 – 162; Blumenaustrasse 20, 22	ZH	res	49,310	2015/2016		3.2	1,559	5.3	5,632	0	8	24	15	6	53	3.7	4.4	SO	Aug 2018	6,831	no
Zürich, Allmendstrasse 90/92/94/96/98/100/102/104 (Manegg)	ZH	res/com	141,880	2023		3.3	4,636	0.0	11,944	8	54	88	0	7	157	0.0	0.0	SO	Apr 2010	6,276	no
Zürich, Hohlstrasse 481 – 485b; Albulastrasse 34 – 40	ZH	res/com	190,940	2018		2.9	5,471	0.6	15,682	28	85	75	13	0	201	0.1	0.5	SO	Apr 2010	8,190	no
Zürich, Letziggraben 134 – 136	ZH	res	82,120	2016		2.9	2,357	0.4	6,975	0	33	34	5	0	72	2.2	0.0	SO	Sep 2006	5,003	yes (insignificant)
Zürich, Talwiesenstrasse 123 (Tiergarten)	ZH	res	63,610	1992	2023	3.2	2,012	8.8	5,964	15	30	9	5	0	59	32.8	24.0	SO	Sep 2006	4,708	no
<b>45 residential investment properties</b>			<b>1,582,260</b>			<b>3.4</b>	<b>54,151.0</b>	<b>1.7</b>	<b>189,762</b>	<b>137</b>	<b>592</b>	<b>802</b>	<b>526</b>	<b>132</b>	<b>2,189</b>	<b>3.3</b>	<b>1.7</b>			<b>179,865</b>	

<sup>1</sup> C: Central Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.  
Economic area-related overviews are presented on pages 15 to 16.

<sup>2</sup> com: commercial property; res: residential property.  
<sup>3</sup> Target rental income as at 31.12.2023 as a % of market value.

<sup>4</sup> Vacancy rate as at 31.12.2023 as a % of target rental income.  
<sup>5</sup> Data as at 31.12.2023 as a % of the total rentable area.  
<sup>6</sup> SO: sole ownership; con: condominiums.

<sup>7</sup> Apartments and terraced homes.  
<sup>8</sup> Semi-detached and detached homes.

### Details of investment properties under construction

Location, address	Economic area <sup>1</sup>	Description of property <sup>2</sup>	Fair value in TCHF	Built	Realisation period	Total rentable area in m <sup>2</sup>	Ownership <sup>3</sup>	Acquired	Site area in m <sup>2</sup>	Register of polluted sites
Lausanne, Rue de Genève 19/21	F	com	36,710	1893/1902	2021/2023	7,186	SO	Nov 2009	3,122	yes (insignificant)
Lausen, Hauptstrasse	NW	res	11,230		2023/2025	4,076	SO	Dec 2022	4,813	no
Zurich, Hardturmstrasse 3/3a/3b (Mobimo-Hochhaus)	ZH	com	62,680	1974	2023/2024	8,226	SO	Nov 1999	1,975	no
<b>3 properties under construction</b>			<b>110,620</b>			<b>19,488</b>			<b>9,910</b>	

### Details of owner-occupied properties

Location, address	Economic area <sup>1</sup>	Description of property <sup>2</sup>	Carrying amount in TCHF <sup>4</sup>	Built	Year renovated	Total rentable area in m <sup>2</sup>	Ownership <sup>3</sup>	Acquired	Site area in m <sup>2</sup>	Register of polluted sites
Küsnacht, Seestrasse 59 <sup>4</sup>	ZH	com	7,131	2006		2,046	SO	Sep 2002	2,125	no
Lausanne, Rue de Genève 7	F	com <sup>5</sup>	1,917	1932	2011	632	SO	Nov 2009	3,343	yes (insignificant)
<b>2 properties<sup>6</sup></b>			<b>9,048</b>			<b>2,678</b>			<b>5,468</b>	

<sup>1</sup> F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.  
Economic area-related overviews are presented on pages 15 to 16.

<sup>2</sup> com: commercial property; res: residential property.

<sup>3</sup> SO: sole ownership.

<sup>4</sup> Excluding right-of-use asset and tenant improvements in a rented property in Küsnacht reported under owner-occupied properties (see Note 22).

<sup>5</sup> Share in own use.

<sup>6</sup> The target rental income for the owner-occupied properties is TCHF 1,094 for the economic area Zurich and TCHF 204 for the economic area French-speaking Switzerland.

## Project descriptions

### Lausanne, Rue de Genève 19/21

Project description	In Lausanne's Le Flon district, the two buildings at Rue de Genève 19 and 21 (also known as "Les Jumeaux") have been extensively renovated for commercial and leisure use.
Project status/ estimated completion date	Completion has taken place. Further tenant-specific finishings will be completed by the beginning of 2024.
Marketing	Mobimo has started looking for tenants. As at the reporting date, more than 77% of the space had been let, with contracts being finalised for a further 7%.

### Lausen, Hauptstrasse

Project description	A development consisting of six new buildings and a conversion is being realised at the Scholer site next to Lausen railway station. The site is a multi-generational development and includes a retirement and care home. Mobimo is realising two residential buildings with 65 apartments and a communal underground car park. The apartments are designed for age-friendly living and meet the LEA Bronze and Minergie standards.
Project status/ estimated completion date	The excavation and specialist civil engineering works have been completed, and the structural work has started. Completion is scheduled for the fourth quarter of 2025.
Marketing	Mobimo plans to start looking for tenants in 2025.

### Zurich, Hardturmstrasse 3/3a/3b (Mobi-mo-Hochhaus)

Project description	This well-known tower block, located right by the Hardbrücke road bridge, is being adapted to meet the latest infrastructural and security requirements. The building was previously used by a single tenant; once the work has been completed, it will offer the flexibility to accommodate multiple tenants on a floor-by-floor basis.
Project status/ estimated completion date	Construction has started. Tenant-specific finishings can start from the third quarter of 2024. The property is expected to enter into operation at the end of 2024.
Marketing	Mobimo has started to look for tenants.

The remaining development properties not listed here are currently still at an early stage in the project, which is why they are not described in more detail here.