



PRIME AND STRATEGIC LOCATIONS



ASSET AND SHARE DEALS



CORE / CORE + WITH
EXISTING CASH-FLOWS



SALE AND LEASEBACK
TRANSACTIONS



MIXED-USE PROPERTIES



LEASEHOLD AND CONDOMINIUM
OWNERSHIP POSSIBLE

Martin Rühlemann
Chief Investment Officer (CIO)

acquisition@allswiss.com
+41 52 511 06 00



Asset Class	Hotel	Office & Retail	Logistic & Light Industrial	Residential
Locations	<ul style="list-style-type: none"> • Zurich, Geneva and Basel • Top 7 cities (Berlin, Dusseldorf, Frankfurt, Hamburg, Cologne, Munich and Stuttgart) • Mountain destinations: Gstaad, St. Moritz and Zermatt • City centre locations or strategic micro locations (for the respective use) with good transportation links 	<ul style="list-style-type: none"> • Zurich, Geneva and Basel • Top 7 cities (Berlin, Dusseldorf, Frankfurt, Hamburg, Cologne, Munich and Stuttgart) • City centre or CBD locations 	<ul style="list-style-type: none"> • Agglomeration of Zurich, Geneva and Basel • Logistics clusters, transportation hubs and border regions 	<ul style="list-style-type: none"> • Zurich, Geneva, Basel, Lausanne, Bern, Lucerne and St. Gallen • Top 7 cities (Berlin, Dusseldorf, Frankfurt, Hamburg, Cologne, Munich and Stuttgart) • Locations with positive economic and demographic development
Properties	<ul style="list-style-type: none"> • Single assets and portfolios • 4 and 5 star category • Rental or management agreements with terms exceeding 5 years 	<ul style="list-style-type: none"> • Single assets and portfolios • Vacancy rate maximum 20% • Company headquarters in peripheral locations possible, depending on lease terms • Mixed-use (residential share possible) • Lease terms (WAULT) exceeding 5 years 	<ul style="list-style-type: none"> • Single assets and portfolios • Reputable, creditworthy tenants • Lease terms (WAULT) exceeding 5 years 	<ul style="list-style-type: none"> • Exclusively portfolios (cross-location portfolios possible) • Preferably rental growth potential and land reserves • Commercial share possible (preferably < 15%)
Ticket Sizes	<ul style="list-style-type: none"> • Single assets from €/CHF 80 M • Portfolios from €/CHF 100 M 	<ul style="list-style-type: none"> • Single assets from €/CHF 100 M • Portfolios from €/CHF 150 M 	<ul style="list-style-type: none"> • Single assets from €/CHF 100 M • Portfolios from €/CHF 150 M 	<ul style="list-style-type: none"> • Portfolios from €/CHF 125 M