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Capital Markets Day

Zurich, 26 October 2026

Agenda

01/ SPS at a glance
02/ Portfolio strategy and development update
03/ Asset Management
04/ Financial performance and Ambition 2030
05/ Data and AI demo
06/ Summary and trading update
07/ Q&A
08/ Appendix

Agenda

01/ SPS at a glance

Marcel Kucher

SPS: One Integrated Platform. Two Complementary Pillars. All Real Estate

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Real Estate

CHF 14.0 bn
Investment Properties*

CHF 230.6 mn
Rental income*

Commercial
Residential

5%+
Return on Equity

Asset Management

CHF 14.8 bn
Assets under Management*

CHF 40.0 mn
Fee income*

Commercial
Residential

25%+
Return on Equity

Resilient Swiss economy

* First-half 2026

Transformation complete: The leading Swiss pure-play real estate player

Operational businesses exited, focus on real estate and growth of asset-light business

Earnings profile 2019

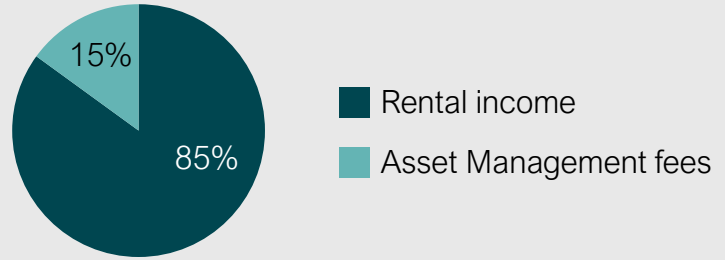
Strategic portfolio simplification

- 2020 Sale Tertianum
- 2023 Sale Wincasa
- 2025 Jelmoli retail exit

Building scale in Asset Management

- 2022 Acquisition Akara
- 2024 Acquisition Fundamenta

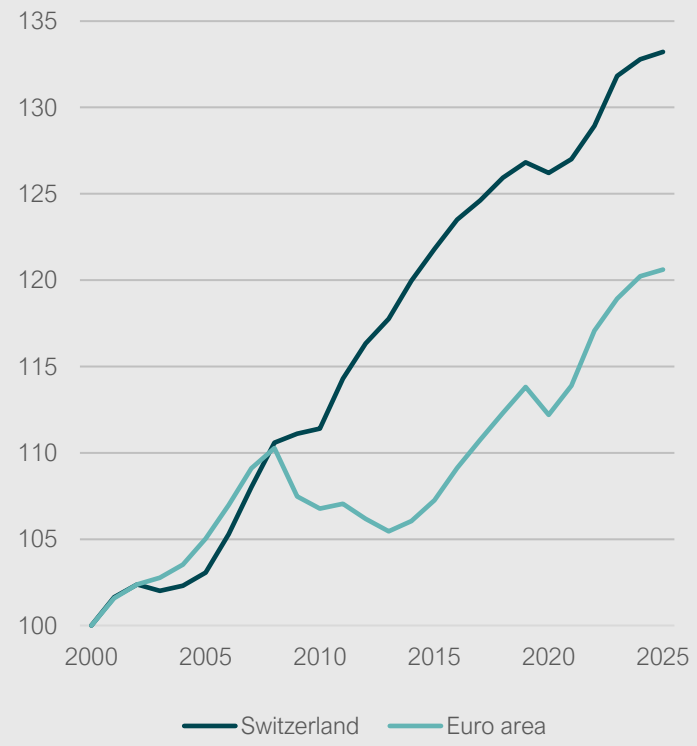
Earnings profile 2026*



* Indicative figures for FY 2026

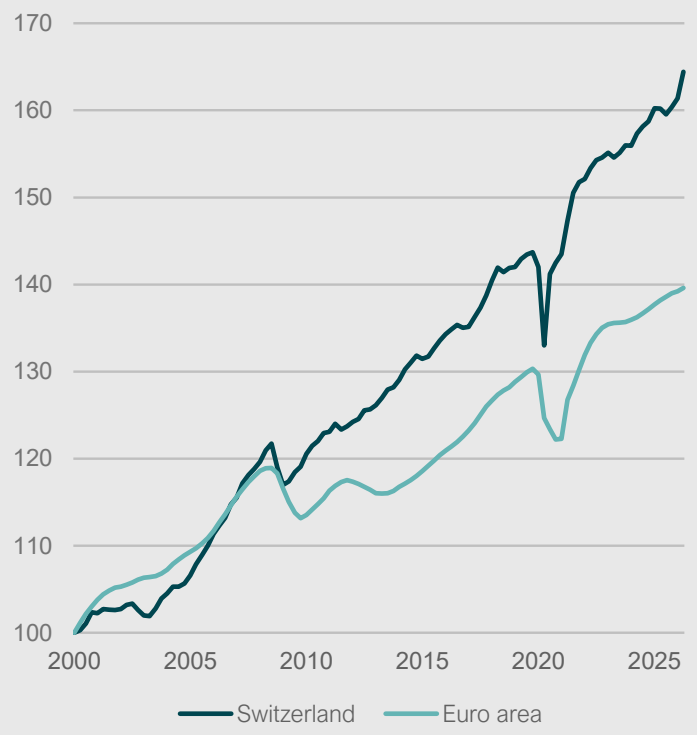
Resilient Swiss economy offers supportive backdrop for real estate…

Employment growth
Indexed to 2000



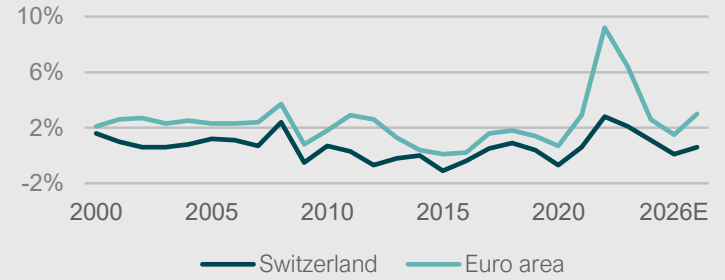
Sources: IMF, World Economic Outlook database

Real GDP development
Indexed to 2000

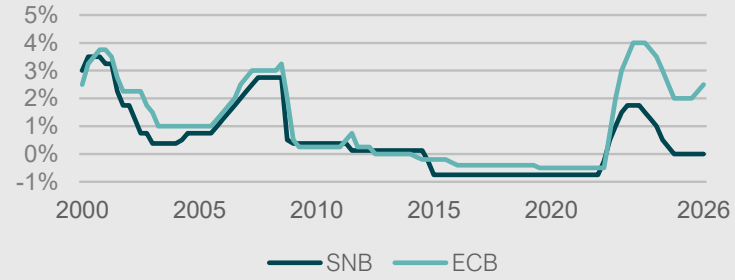


Source: Bloomberg, Eurostat

Inflation
Average consumer prices (%)



Policy rates
2000–2026 (%)



Source: Bloomberg, Seco, Eurostat

… resulting in continued demand for Swiss real estate assets

Transactions

- **Strong investor demand** supported by low rates and attractive spreads
- While residential is driving transaction activity, **prime commercial is benefiting from strong overall sector demand**
- **Further yield compression** driven by elevated transaction activity

Lettings

- **"Flight to quality" in office demand**, with 10-year lease terms maintained despite decisions being taken closer to move-in
- **Growing demand** for **health-focused concepts** and **managed offices**
- **Stable retail demand** for high street and experience-led shopping centres

Financing

- **Continued attractive rate levels**, supported by low inflation and fiscal discipline
- **Favourable financing conditions** across bonds and bank lending, with **spreads of 60-90 bps**
- **Policy rate at zero,** with limited upward pressure

Fund Flows

- **Stable institutional real estate allocations**, supported by attractive yields and spreads
- **Strong inflows** across Asset Management products and services
- **Continued outsourcing trend among pension funds**

Trading update 2026: Increased confidence to exceed guidance

2026 financial targets

FFO I

4.30 – 4.35
CHF per share

Previously
4.25-4.30

LTV

<39%

Confirmed

2026 operational targets

Vacancy rate
Real Estate

~3.5%

Previously
< 3.7%

AuM
Asset Management

+CHF 1.2 bn

Previously
+CHF 1.0 bn

Building on our strengths: Strategic priorities drive resilient growth…

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Real Estate

01 **Continue focused capital upcycling** to further enhance quality and resilience while capturing reversionary potential

02 Deliver on **development and refurbishment pipeline, aiming for >1-1.5% yield spread**

03 **Capture new demand trends** to strengthen portfolio resilience and accelerate l-f-l rental growth (managed offices and health)

Asset Management

01 **Capture ~15% market share** of pension fund real estate allocations

02 **Leverage outsourcing trend among pension funds** to secure discretionary mandates

03 **Selective launch of new products** and **strengthen German platform**

Platform leverage

Unparalleled proprietary data and AI-enabled capabilities

Benefit from best-in-class people

Economies of scale

... as the basis for our Ambition 2030

Ambition 2030*

Financial targets	Operating targets	
Group	Real Estate	Asset Management
FFO I per share +15% (vs. 2026 guidance)	CHF 530 mn+ rental income	CHF 130 mn+ fee income (of which ~70% recurring)
LTV < 39% ICR > 6.0x	Around 3% vacancy rate	AuM CHF 23 bn+

* Based on prevailing financing market expectations and an unchanged regulatory framework.

Agenda

02/ Portfolio strategy and development update

Marcel Kucher

Portfolio strategy: Capital upcycling strengthens quality, resilience and growth

Real Estate

Key strengths

— Prime locations in Switzerland's leading economic centres
— Highest-quality commercial portfolio of significant scale
— Diversified tenant and use mix with focus on office
— Supported by Switzerland's resilient economy
— Attractive development and refurbishment pipeline
— Market-leading sustainability standards across the portfolio
— Deep market expertise and comprehensive in-house capabilities

Strategic priorities

01 **Continue focused capital upcycling** to further enhance quality and resilience while capturing reversionary potential

02 Deliver on **development and refurbishment pipeline aiming for >1-1.5% yield spread**

03 **Capture new demand trends** to strengthen portfolio resilience and accelerate l-f-l rental growth (managed offices and health)

Ambition 2030*

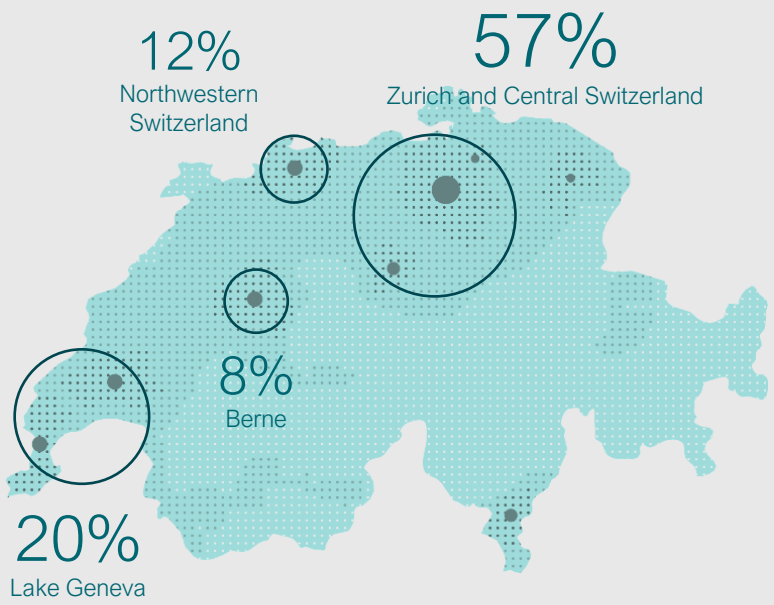
Rental income
CHF 530 mn+

~3% vacancy rate

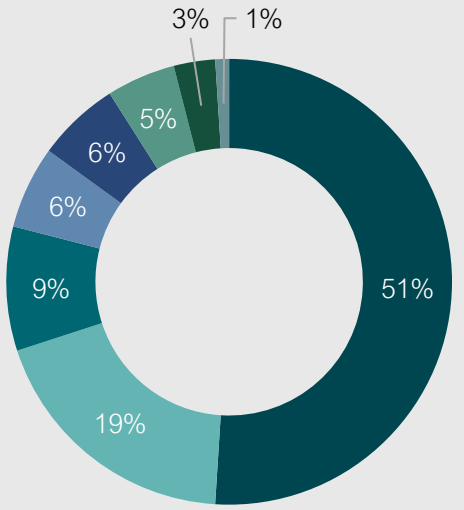
* Based on prevailing financing market expectations and an unchanged regulatory framework.

Office-led portfolio in prime locations with diversified use and Tier 1 tenants

Location split
as at 30.06.2026

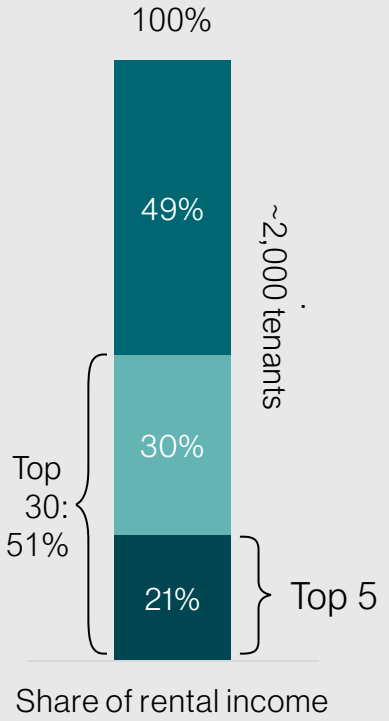


Portfolio split
as at 30.06.2026



- Office
- Retail
- Logistics
- Hotels
- Parking
- Assisted living
- Other
- Residential

Tenant split
as at 30.06.2026



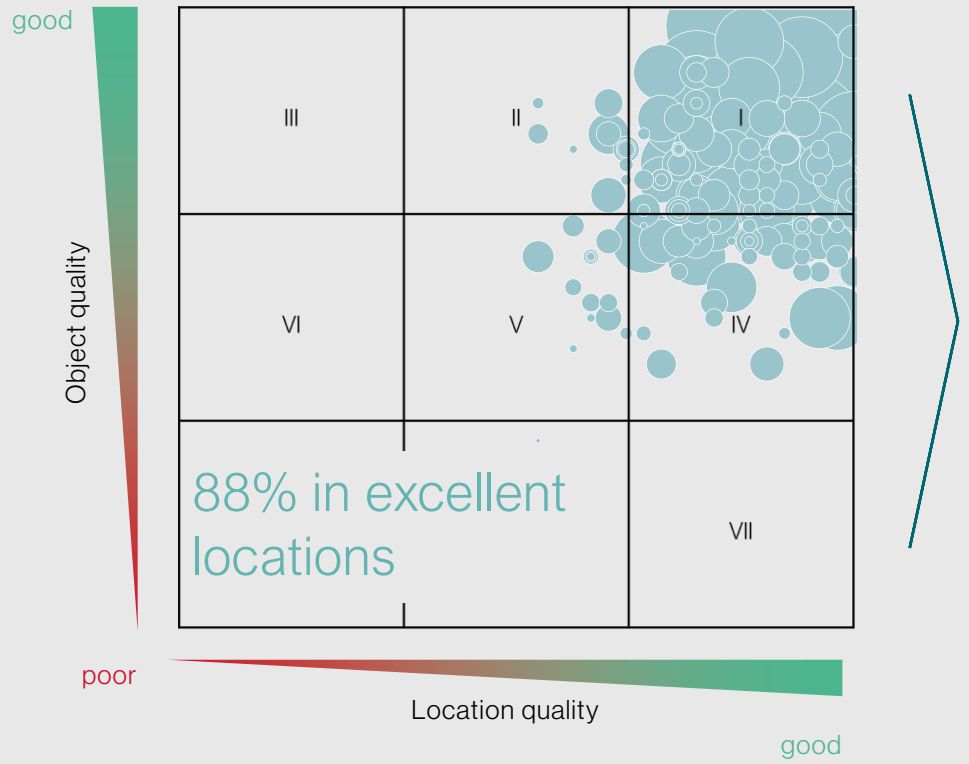
Share of rental income

Selected top tenants

TERTIANUM, swisscom, GLOBUS, ZURICH, Lonza, coop, Kanton Zürich, J.P.Morgan, EY, BNP PARIBAS, MOTEL ONE, Universität Zürich, Homburger

Capital upcycling I: Portfolio quality and locations significantly enhanced

Portfolio matrix end-2022



Portfolio matrix end-June 2026

Note: Source Wüest Partner as per 31/12/2022 and 30/06/2026, respectively.

Capital upcycling II: Clustering larger locations with increased proximity to CBD

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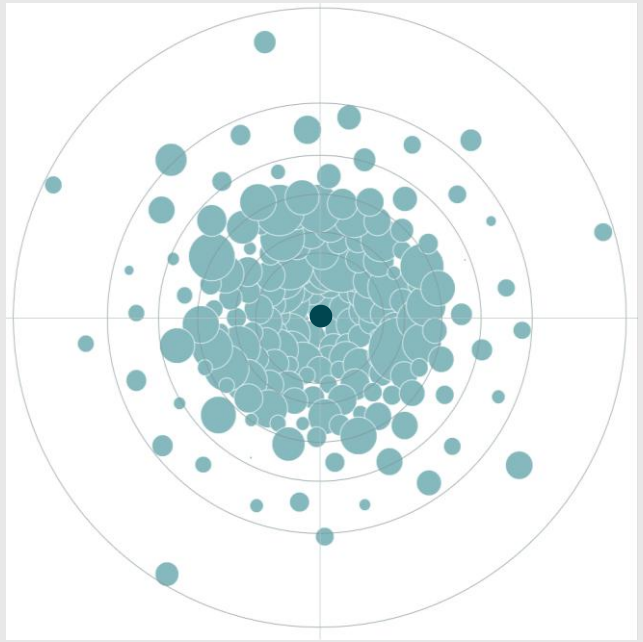
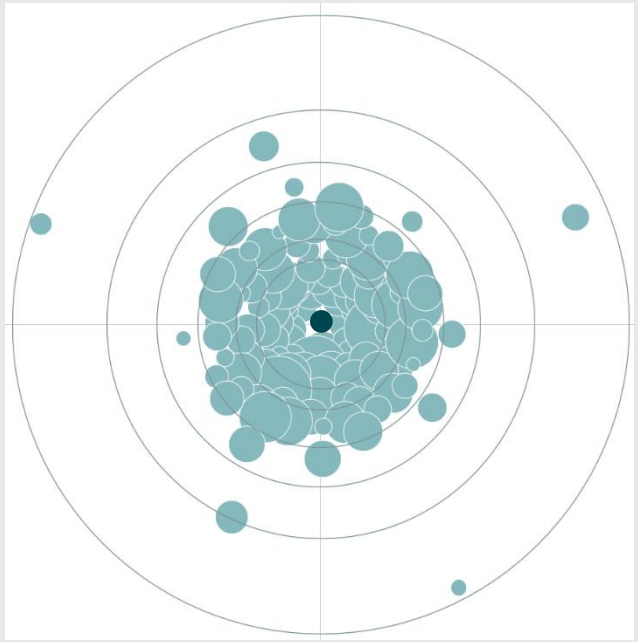
Portfolio proximity end-2020



Proximity
+17%

Portfolio proximity end-June 2026

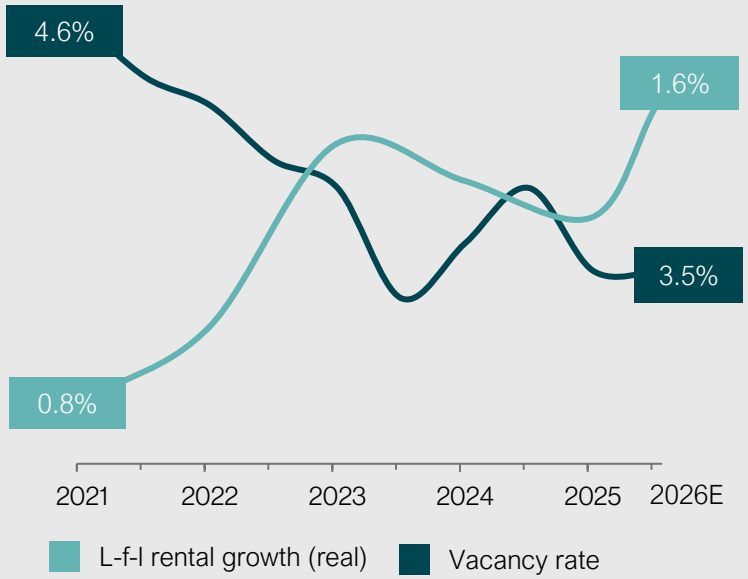


- Disposals of small assets (<CHF 20 mn), unless part of larger cluster
- Portfolio's proximity to nearest InterCity train station increased by 17%
- Tenant survey 2026 supports increased portfolio quality: 85.5% cite location as key to renewal (+4.5% vs. benchmark)

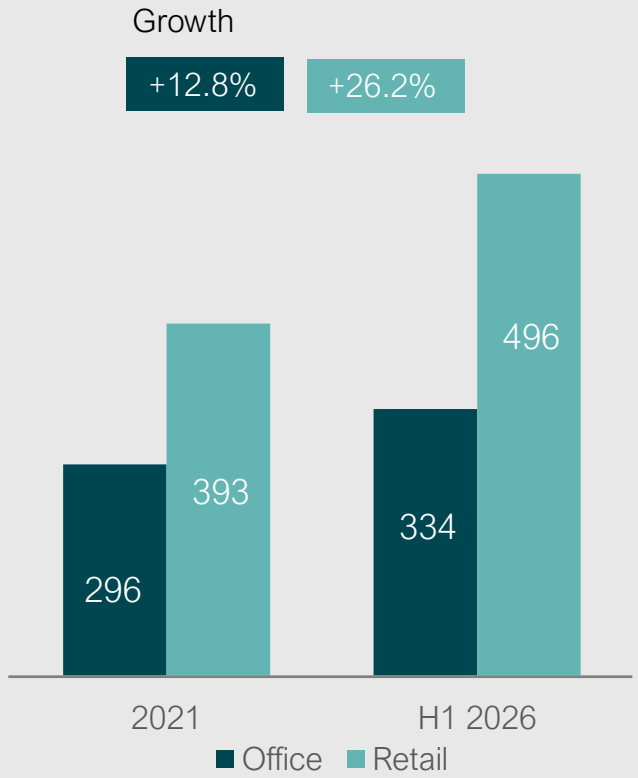
Note: Calculated as average distance to next train stations with Intercity stop across portfolio as per 31/12/2020 and 30/06/2026.

Capital upcycling III: Significant improvement across all dimensions

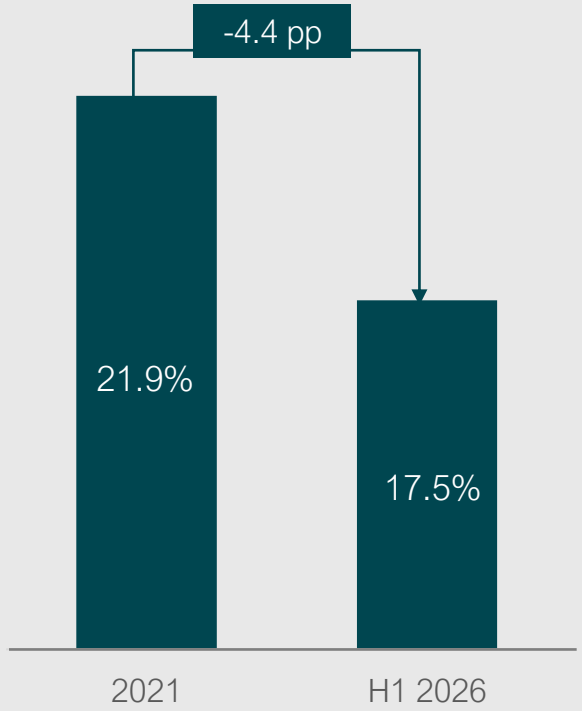
L-f-l rental growth (real) & vacancy rate
(in %)



Average contracted rent/sqm*
(in CHF)



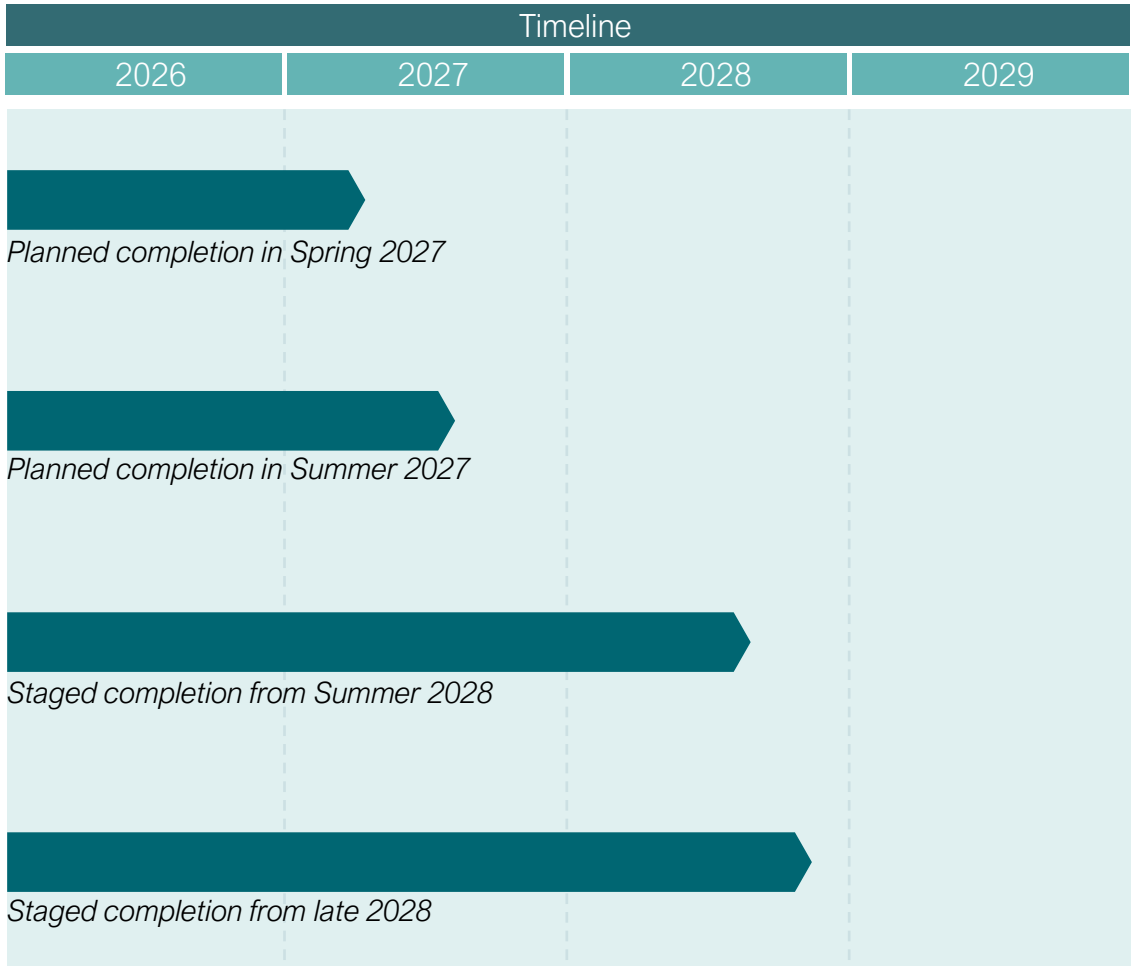
EPRA cost ratio
(in %)



* Excl. intra-group rent

Ongoing construction projects to deliver more than CHF 50 mn top line with 1.5% yield spread

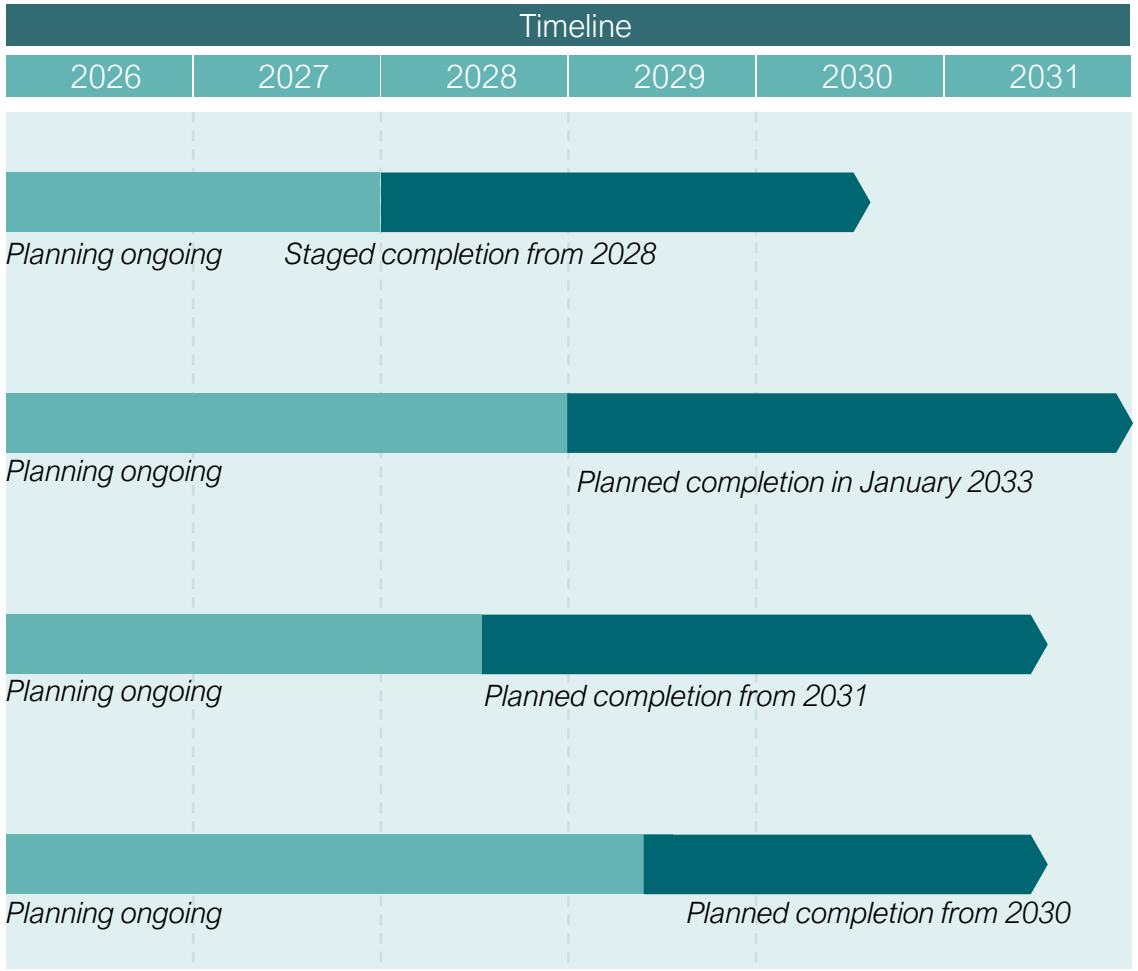
Project	Investment (CHF mn)[1]	Target rent (CHF mn)[2]	Return on Investment[3]	Letting status
Fraumünsterpost	~30	~6	~4.0%	100% pre-let
Alpes One	~15	~4	~7.0%	100% pre-let
YOND Campus	~150 (100% contracted)	~9	~4.5%	~50% pre-let
Destination Jelmoli	~245 (95% contracted)	~33	~3.3%	~50% pre-let



[1] Investment volume: Renovation costs for Fraumünsterpost, Alpes One and Jelmoli, development costs excl. land for YOND Campus.
[2] Total object target rent
[3] Return on incremental investment

Upcoming developments – focus on refurbishments

Project	Investment (CHF mn)[1]	Letting status
Stücki HO70	~60-70	~85% LoI
Maag	~60	100% LoI with Universität Zürich
Centre Carouge	~60-80	Planning ongoing for mixed use
Züri 11	~45-55	Planning ongoing for mixed use



[1]Approximate plan figures, investment totals excluding existing value.

Destination Jelmoli with significantly increased visibility

Concept and construction project

– Premium mixed-use transformation of iconic Jelmoli building for top-tier office (45%), retail (40%) and leisure (15%)

Latest developments / milestones

– **Foundation work completed**; structural refurbishment progressing as planned
– Procurement largely secured, with **around 95% contracted** (excluding interior fit-out)
– **Costs expected at CHF 245 mn** on back of more profound structural work than anticipated
– Office marketing launch planned for 2028

Status	Under construction, 95% contracted (excl. interior fit-out)
Investment volume	CHF ~245 mn
Expected rent / RoI	CHF 33 mn; 3.3% (vs. <2.0% market yield at completion)
Letting status	~ 50% pre-let (95% of retail and 100% of leisure); office to follow
Schedule	Staged completion starting from late 2028
Sustainability	SGNI Gold

Note: Approximate plan figures, investment totals excluding existing value.
Visualisations: exterior view of Bahnhofstrasse and Uraniastrasse.

Managed offices: Capturing structural demand in the Swiss office market

Inspiration: London

582% Growth of Central London managed office space in 2020-2025

8% of London office stock comprises flexible workspace sector

63% Share of managed office take-up of all flexible space

Source: JLL, Managed offices – from void to value, July 2026.

Emerging opportunity also for Switzerland

~5% Share of Zurich CBD office space

12 – 15% Expected growth p.a.

Source: H & B Market report Serviced office Zurich, May 2026, Internal assessment based on Wüest Partner sector review.

Structural demand for managed offices

1. **Prime locations**
   High-quality, central office locations
2. **Minimal upfront capex**
   Capital-light solutions, fitted and furnished
3. **Turnkey solutions**
   Facilities, workplace management and IT
4. **Experience**
   Premium design, amenities, social exchange
5. **Medium-term, all-in-one contracts**
   3- to 5-year contracts, all-in pricing

FlexOffice acquisition captures structural growth in managed offices

Snapshot flexoffice

- **Leading provider of managed / serviced office solutions** in Switzerland (~20% market share)
- Founded in 2015, **operating across 11 locations in Zurich, Geneva, Basel and Berne** with 25 FTEs
- Diversified client base (**mostly larger scale-ups and branches of large Swiss and global players**) seeking 'no hassle' solutions with all-in costs

Strategic rationale

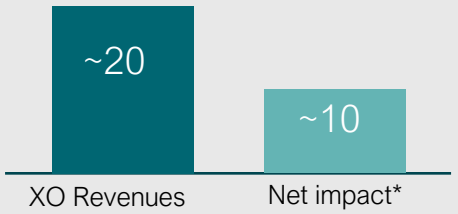
- **Captures structural growth in demand for managed offices** and additional income potential
- Extends SPS' offering **across the full office spectrum**
- Unlocks **synergies across space, services and client relationships**; accelerates time-to-market
- **Strong strategic and cultural fit,** supported by an established partnership

Key transaction terms

- **Acquisition of remaining shares in FlexOffice;** increasing ownership to 100% (33% at HY 2026)
- **Transaction expected to close in 4Q2026**
- **All employees from FlexOffice will remain onboard**
- **FlexOffice to continue operating as standalone company under own brand** within SPS' Real Estate segment

Expected impact

2027E, in CHF mn



Ambition 2030 x2

Office offering

CLASSIC

Classic prime office space, tailored to individual needs; long-term lease agreements

MANAGED

Fitted, furnished and connected; short- to mid-term agreements

PLUG & PLAY | Furnished, work-ready office space, excluding service packages

FULLY MANAGED| Furnished, work-ready office space, including service packages

FLEX

Flexible co-working and shared workspace solutions, including services; short-term agreements

*Net impact reflects full consolidation of FlexOffice, partially offset by elimination of previously recognized rental income.

Health segment offers growth opportunities and attractive value

Structural market opportunity

— Increasing demand driven by current megatrends of **longevity and ageing population, as well as rising awareness around health and wellbeing and a focus on mental health**

— Efficient reuse of traditional office space with **limited incremental capex** – requiring a targeted and differentiated letting approach

Attractive economics

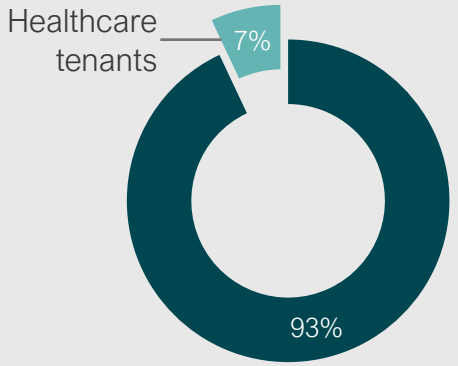
— **Attractive rental levels**

— **Resilient demand**, supported by local patient base and lower sensitivity to economic cycles

Up to 20%
Rental uplift vs. traditional leases

Portfolio Snapshot

as at 30.06.2026



Healthcare tenant composition

– 5% assisted living

– 2% alternative use of office space, mainly for medical practices

~7%
Exposure to health use

Ambition 2030*

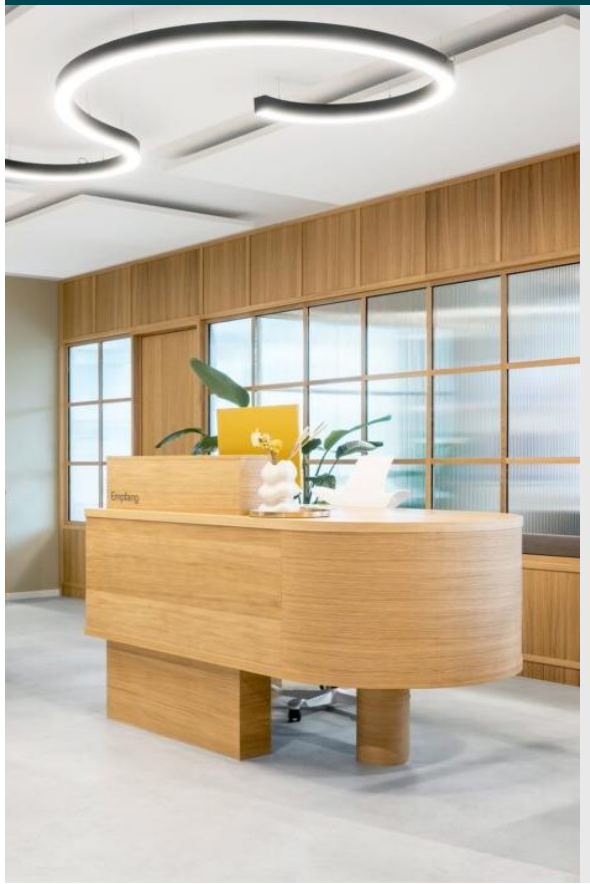
~10%

Exposure to health use

* Based on prevailing financing market expectations and an unchanged regulatory framework.

Unlocking value and income potential beyond traditional office with health use

Case study: General practitioner clinic



— Repurposes around 700m² of existing office space
— Requires minimal capital investment
— Delivers a high-quality fit-out
— Supports tenant retention through a local patient base
— Long-term rental contract with attractive conditions vs. conventional office use

Example: Acquisition in Basel

— Complementing existing cluster around Aeschenplatz
— 40% health focused, 60% office space
— 100% let with rent of ~ CHF 1.6 mn (>4% net yield)
— Off-market transaction
— Signed on 22 October, closing expected year-end 2026

Agenda

03/ Asset Management

Anastasius Tschopp

SPSS: Largest Swiss independent asset manager with multiple growth pillars

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Swiss Prime Site Solutions REAL ESTATE ASSET MANAGERS

Asset Management

Key strengths

— Largest Swiss independent real estate asset manager; CHF ~15.5 bn* AuM across 3 pillars

— Over 2,600 investors (650 pension funds); established structures in Germany and Luxembourg

— Swiss pension system as key AuM driver

— Stable fee structure with built-in share of economies of scale; more than 65% recurring fees

Strategic priorities

01 **Capture ~15% market share** of pension fund real estate allocations

02 **Leverage outsourcing trend among pension funds** to secure discretionary mandates

03 **Selective launch of new products** and **strengthen German platform**

Ambition 2030*

CHF AuM 23bn

Fees CHF 130 mn+
(of which ~70% recurring)

* Based on prevailing financing market expectations and an unchanged regulatory framework.

Comprehensive real estate solutions for institutional investors

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Swiss Prime Site Solutions REAL ESTATE ASSET MANAGERS

Fund Management – Discretionary –

+0.2bn vs 2025

CHF 4.6 bn AuM

Regulated collective investment products

FINMA-regulated:

— Akara Swiss Diversity Fund PK (ADPK)
— Investment Fund Commercial (IFC)

CSSF-regulated:

— FG Wohninvest Deutschland (FGWI) SICAV

Asset Management – Fiduciary –

+0.2bn vs 2025

CHF 7.5 bn AuM

Real estate investment advice for third-party clients

OPSC-regulated products:

— Swiss Prime Investment Foundation (SPA)
— FG Investment Foundation (FGIF)
— BaFin-regulated:
— FG Wohnen Deutschland (FGWD)

Listed products (SIX):

— Fundamenta Real Estate AG (FREN)

Real Estate Advisory – Bespoke –

+0.1bn vs 2025

CHF 2.7 bn AuM

Bespoke solutions, mandates and services for third-party clients

Currently 13 mandates across three client categories:

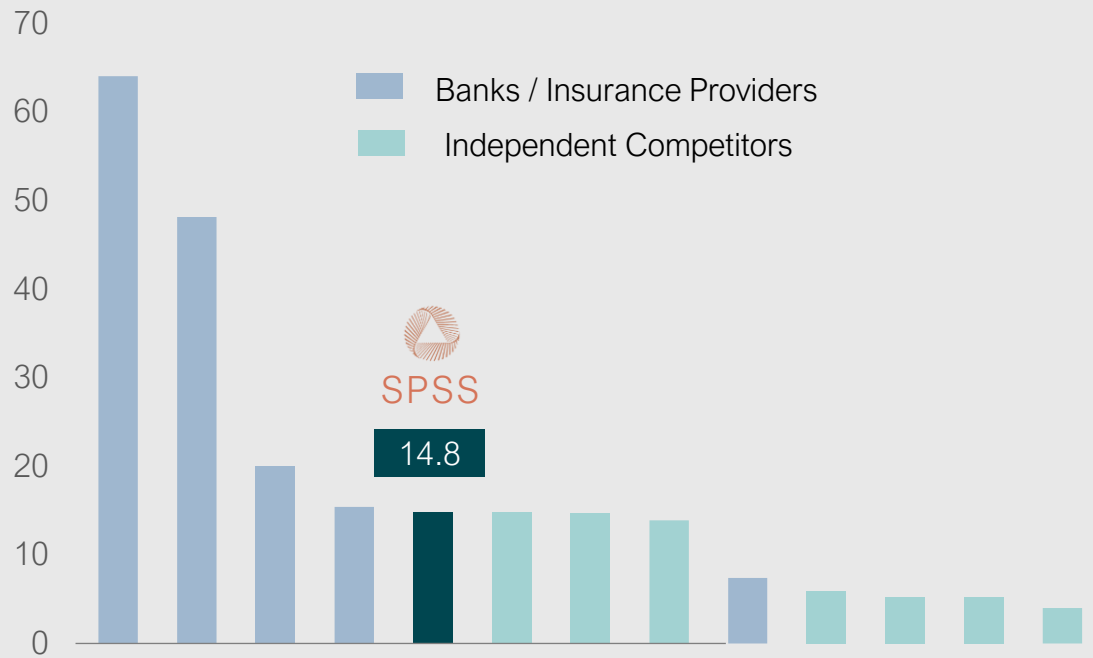
— Consultancy mandates for PF clients (ASGA, BASF, Edifondo, among others)
— Consultancy mandate “RE Direct” (private and institutional investors)
— Fundamenta promotions (development of condominiums)

Note: 1H 2026 figures.

SPSS as leading independent real estate asset manager

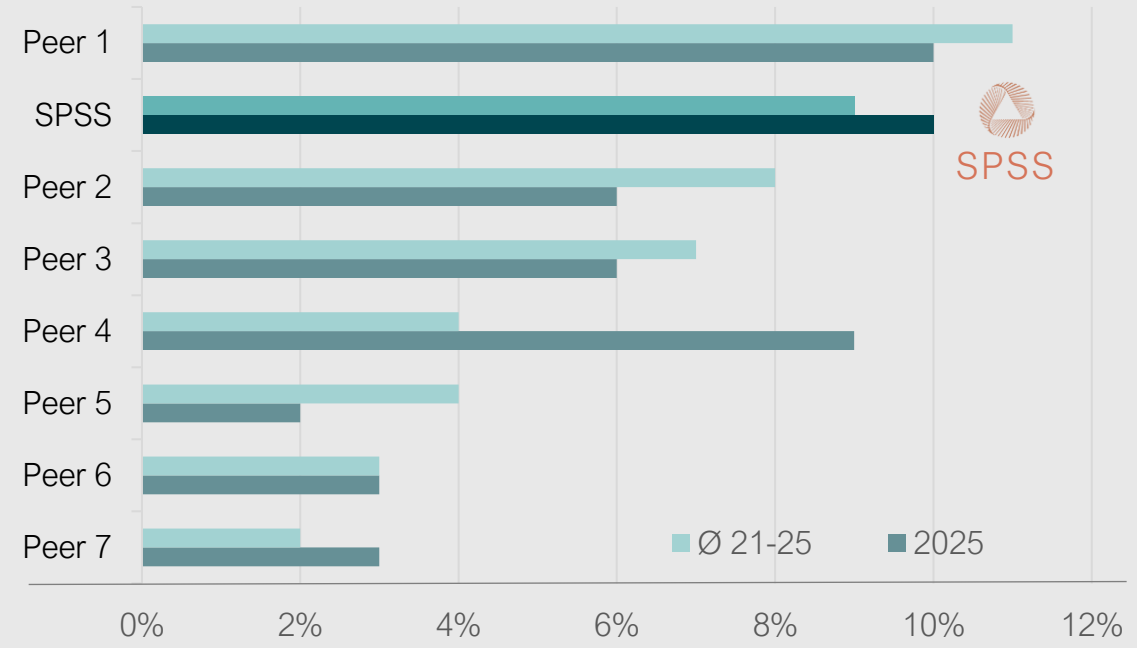
Swiss real estate asset managers*

AuM in CHF bn



SPSS market share

in % of transaction volume

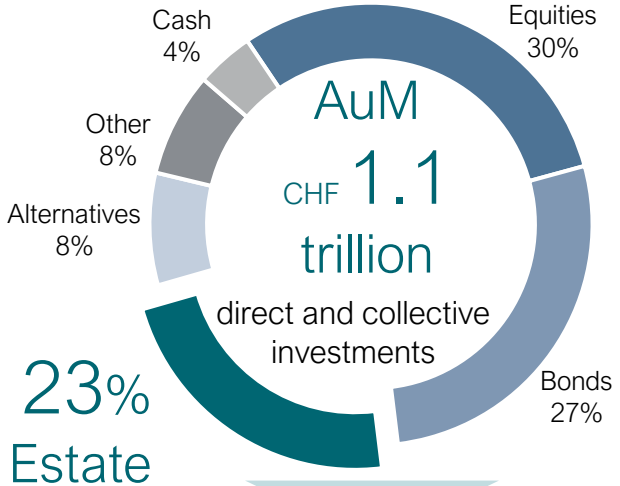


*Swiss real estate asset managers, based on assets under management for direct real estate investments. Figures are based on the latest available information and estimates.

Swiss pension fund system as the key driver of recurring income

4.8 mn

insured and employed



23%
Real Estate
allocation

0.9 mn

retired (pensioners)

1,300

Pension funds in Switzerland

Share of SPSS:
~ 650 pension funds

+ CHF 17 bn[1]

net contributions p.a.

Share of Real Estate:
~ CHF 4-5 bn

Share of SPSS:
~CHF 700 mn+

15% SPSS
market share

[1] Average net contributions between 2022-2024.
Source: Federal Statistical Office (BFS)
Note: Data as of 2024 (latest available).

SPSS can grow along three complementary levers

1 Organic growth in Swiss market

~CHF 1 bn
additional AuM p.a.

~15%	share of equity raisings by Swiss real estate investment vehicles
~CHF 0.7 bn	equity p.a.
30%	leverage

Broad product range and >2,500 investors, of which ~650 pension funds

2 Leverage the outsourcing trend

> CHF 100 bn
Swiss real estate held directly by pension funds[1]

86% → 46%
Direct share of pension funds' Swiss real estate, 2000–2024[2]

Drivers: regulation, net-zero pathways, ESG reporting, consolidation of pension funds
SPSS track record: 13 bespoke mandates (CHF 2.7 bn AuM)
Upside: hard to plan, but single mandates of up to ~CHF 1 bn observed in the market[3]

3 New products and platform expansion

Club deals
Co-investment structures for selected investors

Larger-scale developments
Promotion projects at greater scale

French-speaking Switzerland
Broaden presence and product offering

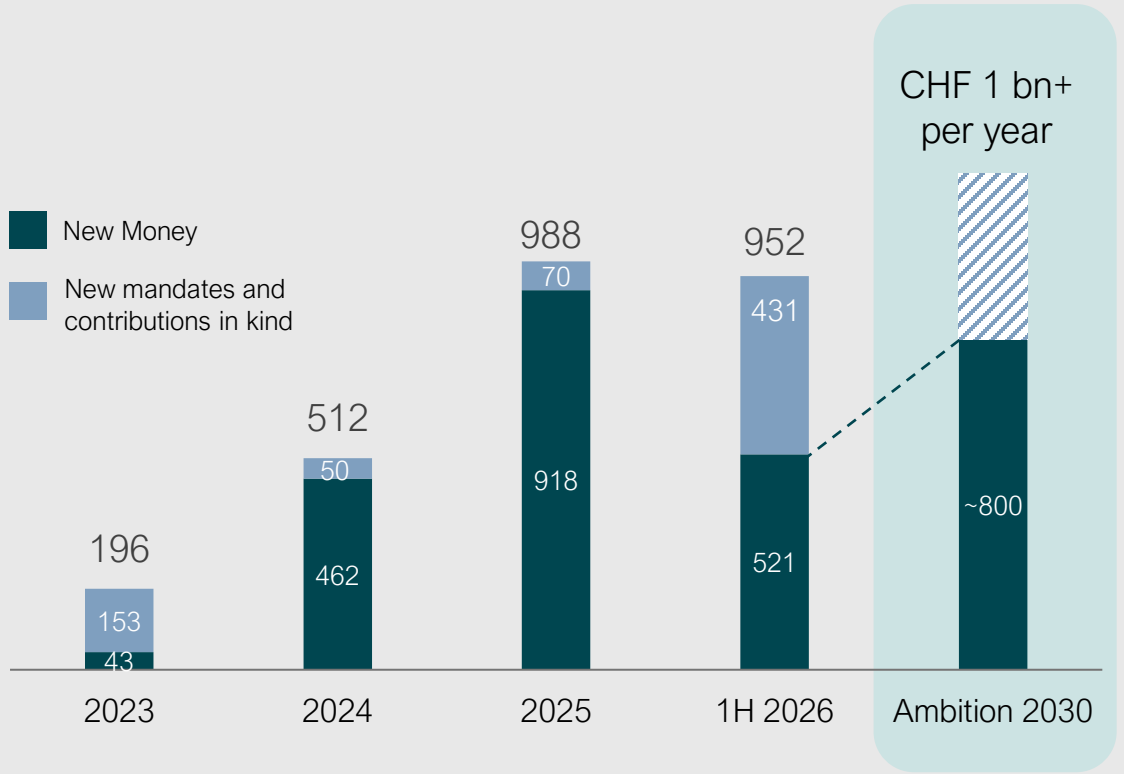
German platform
Strengthen and scale established platform

Three complementary levers: More capital from existing channels, new mandate clients, selective product and platform expansion

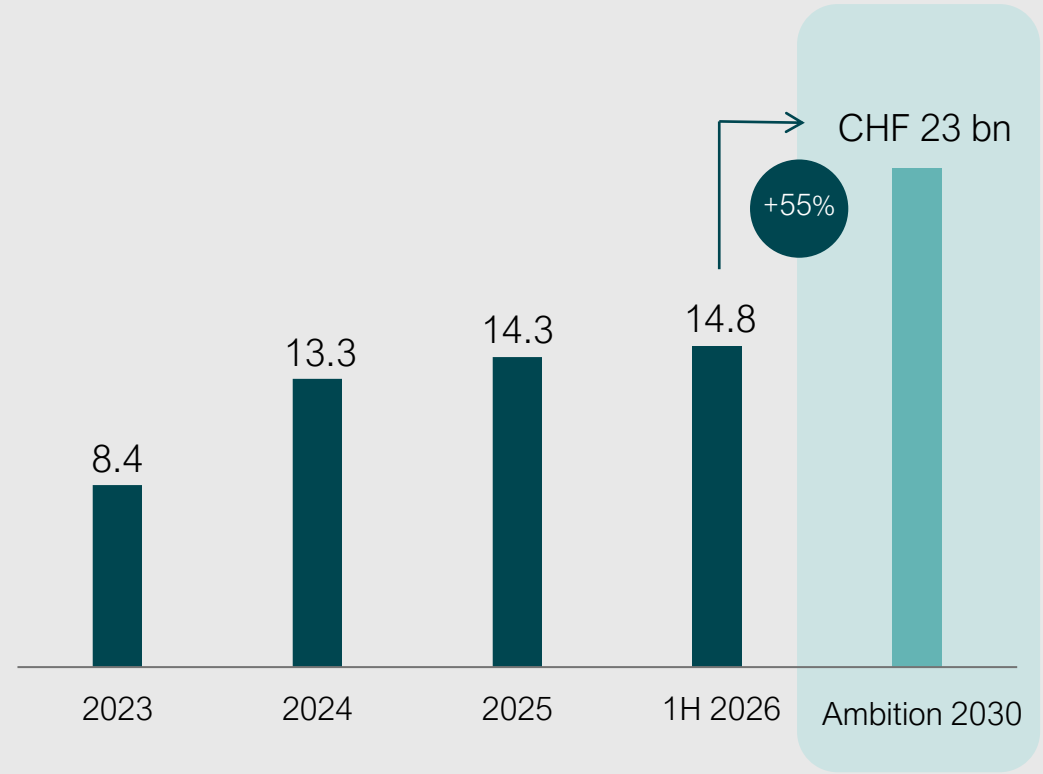
[1] SPSS estimate based on BFS Pensionskassenstatistik 2024 and Complementa Risiko Check-up 2025.
[2] SPSS estimate based on BFS Pensionskassenstatistik 2000 and Complementa 2025.
[3] Public transactions 2022–2026. AuM figures rounded.

Ambition 2030: Organic growth of over CHF 1 bn p.a., CHF 23 bn+ AuM

Capital inflows[1]
in CHF mn (excl. leverage)



Assets under management
in CHF bn



[1] New money is presented based on fee-relevant capital inflows realised during the respective period. Issuances with settlement after the reporting date are excluded until drawn. Prior-period figures have been restated accordingly. Includes capital increases of Akara and Fundamenta since their acquisition.

Agenda

04/ Financial performance and Ambition 2030

Martina Moosmann

Resilient growth through distinct focus and common platform

SWISS PRIME SITE

Real Estate

- Capital upcycling and capturing reversion
- Delivering on developments
- Capture new demand trends

Asset Management

- Capture market growth
- Securing discretionary mandates
- Launching new products / geographies

Platform focus

- Prudent balance sheet
- Data and AI
- Best-in-class people
- Economies of scale

Resilient growth

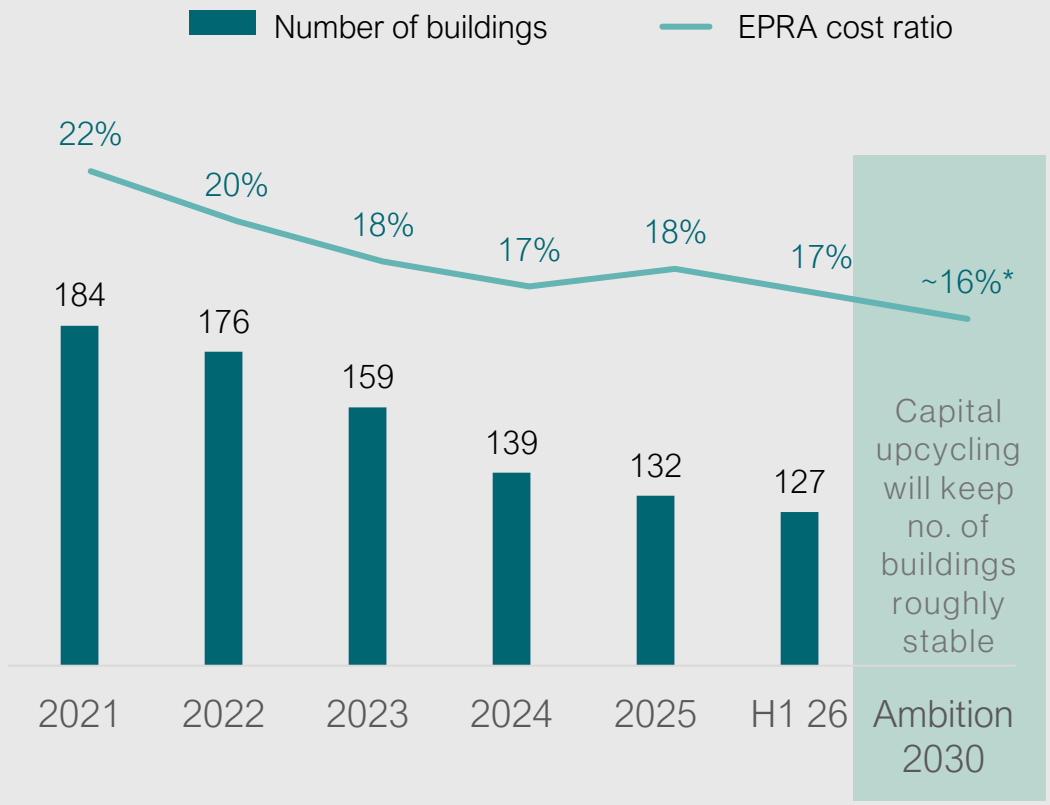
Key financial and operating targets and Ambition 2030

			2025A	2026 guidance	Previous ambition	Ambition 2030[2]
Financial targets	Group	FFO 1 / share	CHF 4.22	CHF4.30–4.35	~10% growth (by 2028)	15%+ growth vs. 2026 guidance
		ICR / LTV[1]	8.0x / 38.1%	<39%	n.a.	>6.0 x / <39%
Operating targets	Real Estate	Rental income	CHF 456.8 mn	n.a.	CHF 500 mn+ (by 2028)	CHF 530 mn+
		Vacancy rate	3.7%	~3.5%	n.a.	~3%
	Asset Management	AuM	CHF 14.3 bn	+CHF 1.2 bn	CHF 16 bn (by 2027)	CHF 23 bn+
		Fees	CHF 83.6 mn (ca. 66% recurring)	n.a.	n.a.	CHF 130 mn+ (ca. 70% recurring)

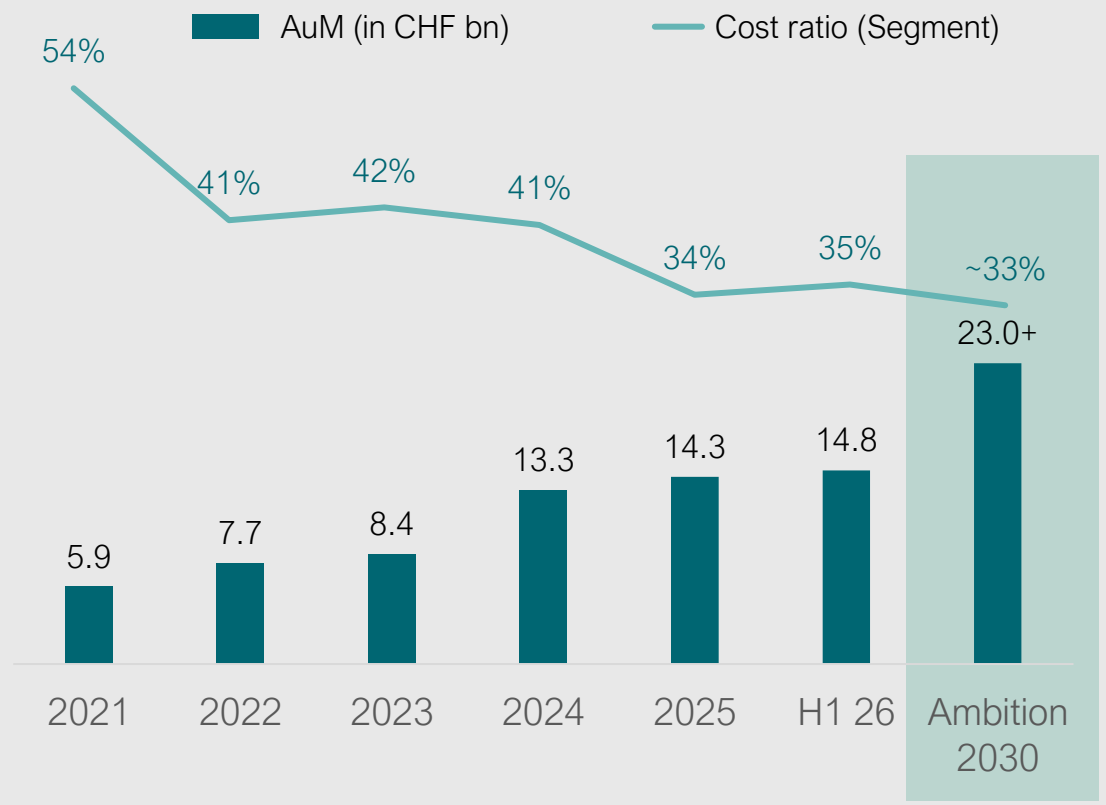
[1] LTV of real estate division as reported.
[2] Based on prevailing financing market expectations and an unchanged regulatory framework.

Driving scale benefits on a broadly flat cost base

Real Estate



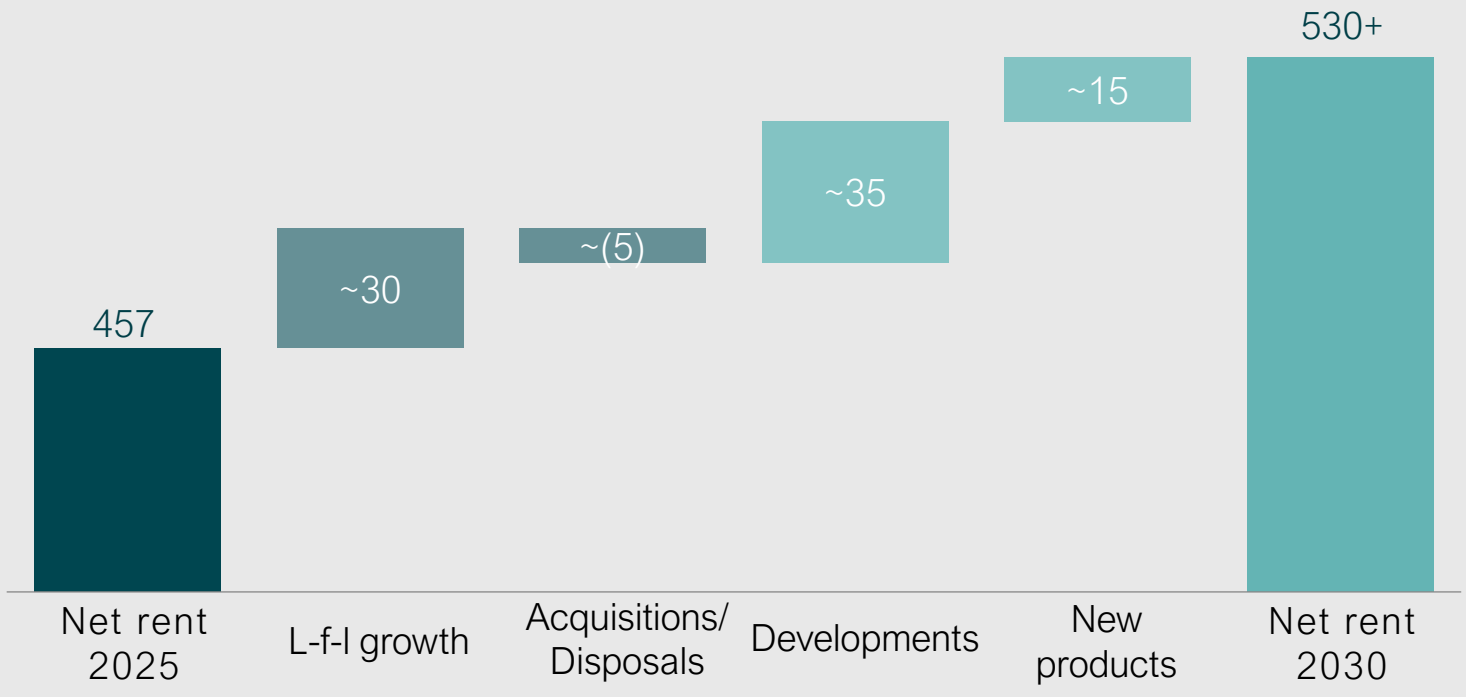
Asset Management



*Excluding effects from FlexOffice / Managed Office products.

Real Estate: Strategic priorities accelerate rental growth

Rental income bridge
in CHF mn

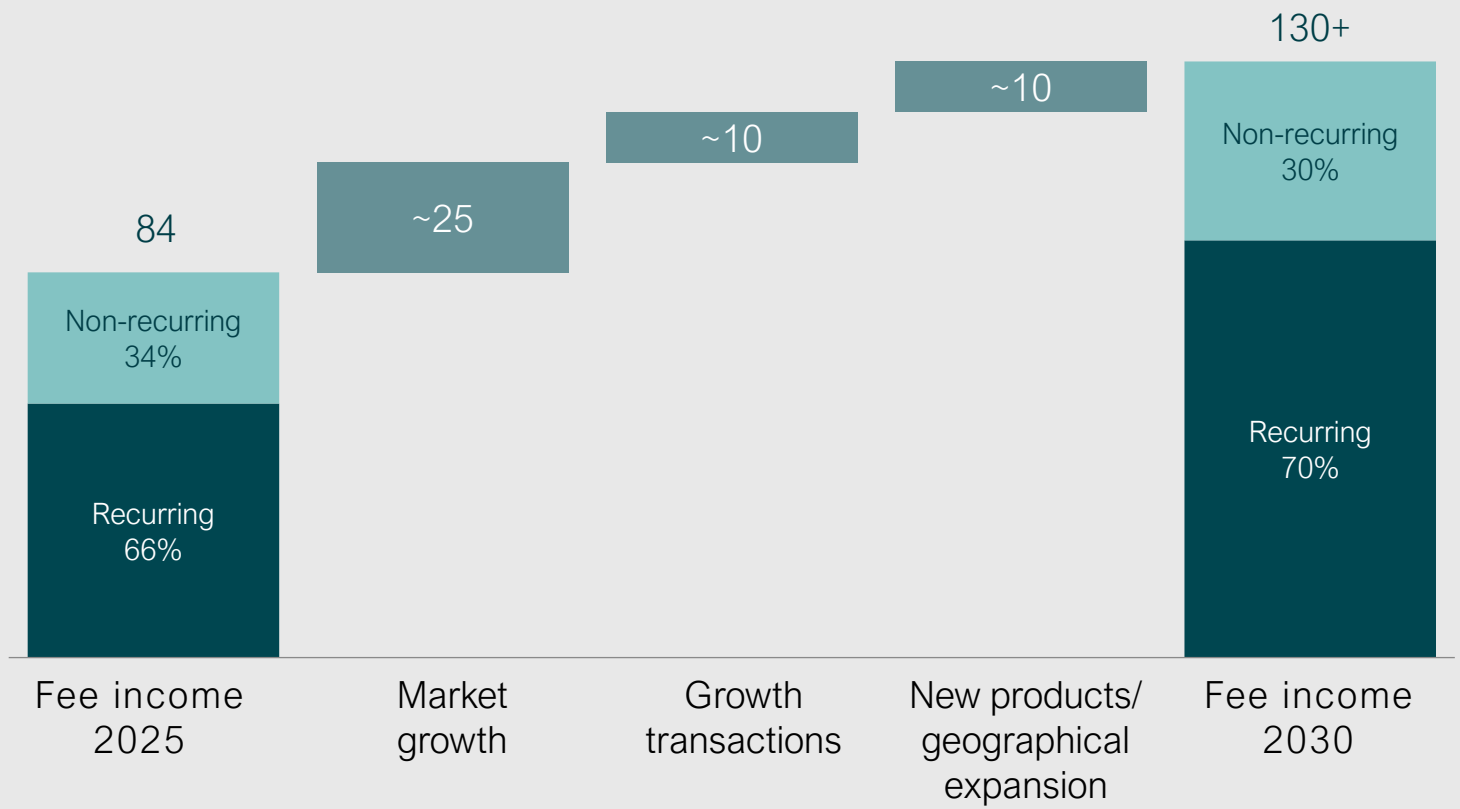


- Continued strong l-f-l rental growth
- Development deliveries along defined pipeline
- Contribution from newly initiated products (FlexOffice, “health” tenants)

Asset Management: Sustainable growth driven by recurring fee income

Fee income bridge

in CHF mn



—Continued recurring growth from pension fund real estate allocations

—New discretionary mandates resulting from pension fund outsourcing trends

—Selective launch of new products incl. further strengthening of German platform

Continuation of our prudent financing strategy

Financing parameters

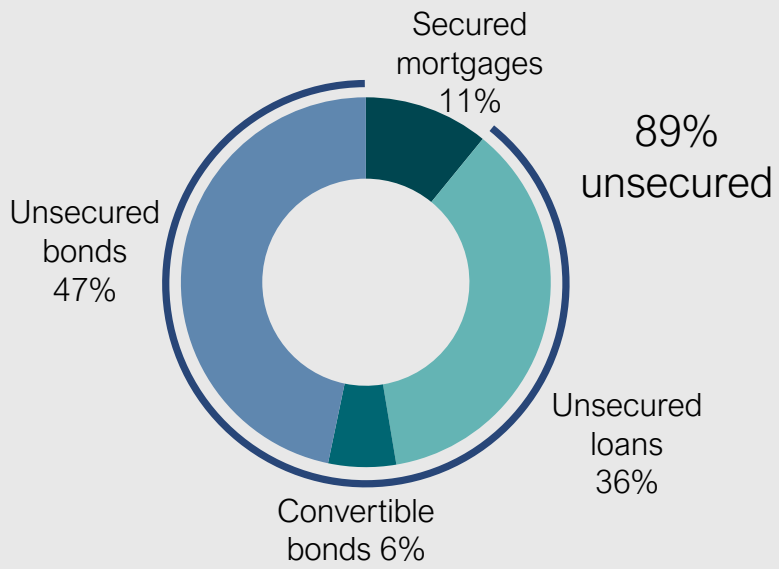
in CHF mn

	1H 2026	Ambition 2030
Investment properties	14 005	
of which unencumbered	*85%*	ICR: >6.0 x
Financial liabilities (Real Estate segment)	5 604	
of which fixed interest rate	*84%*	
Net financial liabilities[1] (Real Estate segment)	5 588	LTV: <39%
LTV (net)	39.9%	
ICR	8.2x	
Ø interest rate	0.83%	
Ø maturity	4.0 years	

[1]Net of cash and cash equivalents.

Consolidated financing structure

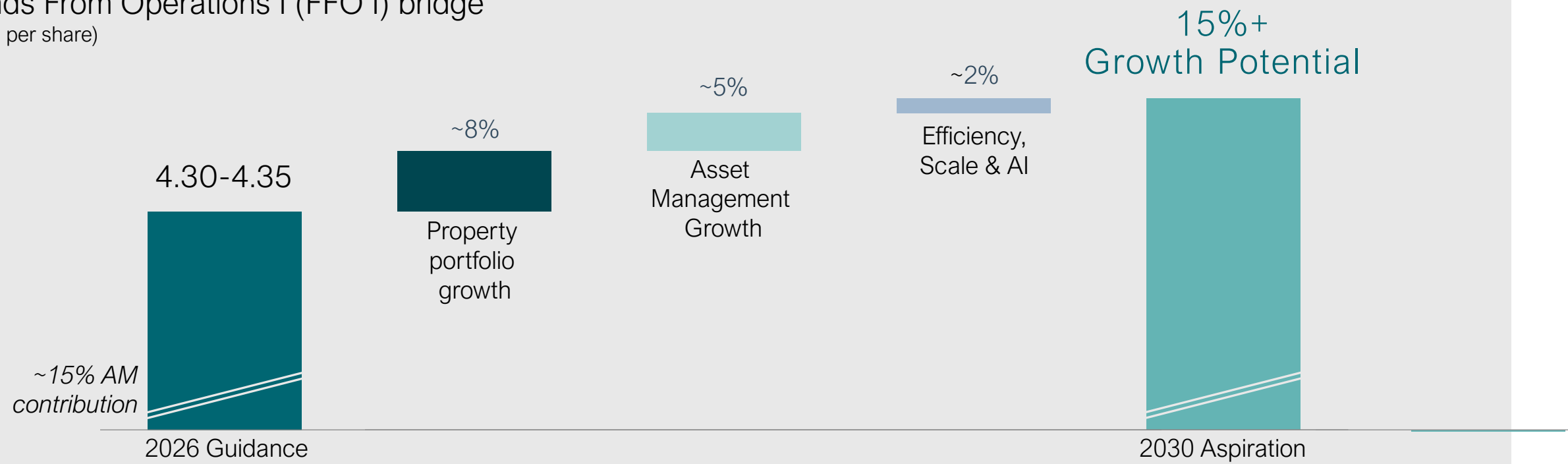
A3 stable



- CHF ~700 mn unused credit lines
- CHF 450 mn bond maturities in 2027
- Return to EUR market in 2027 subject to market conditions

Delivering cash flow for an attractive dividend upside

Funds From Operations I (FFO I) bridge
(CHF per share)



Unchanged Dividend Policy: 80-90% of FFO I

Agenda

05/ Data and AI demo

Marcel Kucher

Turning proprietary data into competitive advantage

What we have	How we activate it	What it creates
Unique data foundation	One Lake and data products *Developed since 2024*	Competitive advantage

— CHF 28 bn+ AuM

— ~2,500 transactions p.a.

— >2,600 investors

— Extensive tenant data (~10,000 tenants)

— Deep real estate expertise

— SPS One Lake as integrated, cloud-native and governed data foundation, combining information from transactions, letting, valuations, tenant interactions, property and sustainability reporting, ERP/accounting, HR, etc.

— Scalable data products across assets, portfolios and clients

— AI-enabled workforce

— Live market insights

— Differentiated client experience

— Enhanced productivity and value-add focus

— New digital products and service experiences

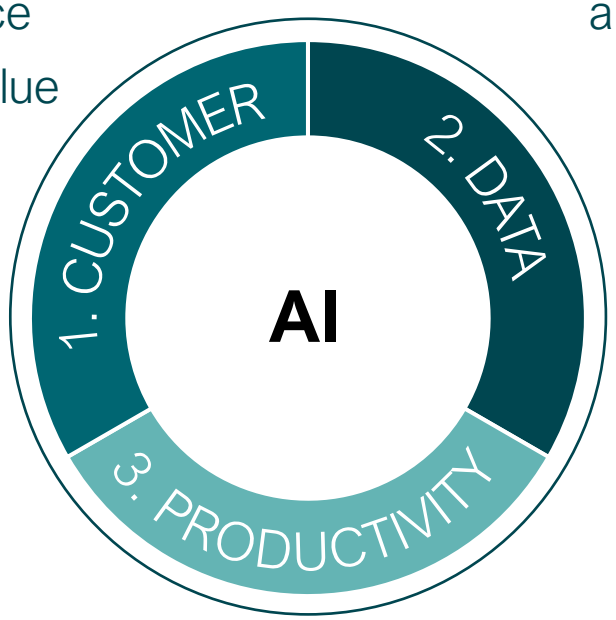
From early AI adoption to enterprise-wide impact

Tenant experience

Investor value add

Decision speed and quality

Data insights



Best-in-class cost efficiency

Since 2023
Exclusivity on our data

Since August 2026
Number of
AI-Agents > FTEs

Business-led innovation

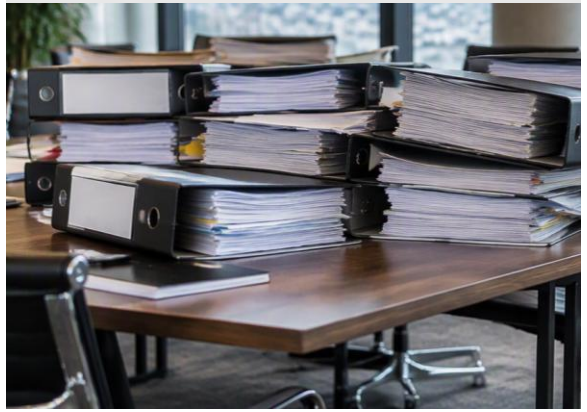
Dedicated
AI factory

Case study I: From manual screening to AI-augmented decisions

SWISS PRIME SITE

Manual review → Digital search → AI-powered analysis

Manual
40 h
~300 physical documents



Searchable
24 h
~10 GB of data to screen

Automated
4 h
Human validation

10x
More/faster

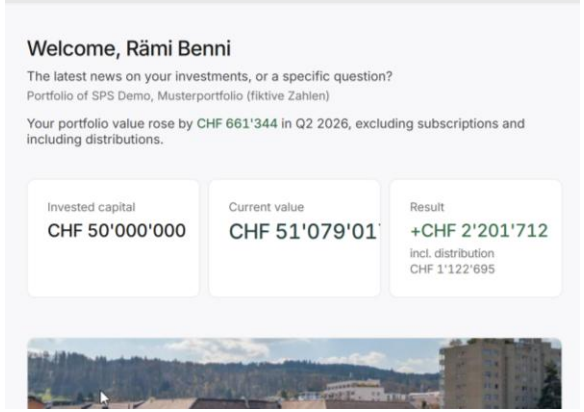
Better decisions

Scalable across products

Case study II: From bi-annual reporting to real-time engagement

SWISS PRIME SITE

Static information	Digital access	Intelligent engagement
Printed prospectuses Periodic reporting Static information	Corporate websites Investor portals Searchable content	AI-powered interactions Real-time insights Personalised



Live insights

Interactive

Experience

Agenda

06/ Summary and trading update

Marcel Kucher

Recap: Building on our strengths: Strategic priorities drive resilient growth…

SWISS PRIME SITE

Real Estate

01 **Continue focused capital upcycling** to further enhance quality and resilience while capturing reversionary potential

02 Deliver on **development and refurbishment pipeline, aiming for >1-1.5% yield spread**

03 **Capture new demand trends** to strengthen portfolio resilience and accelerate l-f-l rental growth (managed offices and health)

Asset Management

01 **Capture ~15% market share** of pension fund real estate allocations

02 **Leverage outsourcing trend among pension funds** to secure discretionary mandates

03 **Selective launch of new products** and **strengthen German platform**

Platform leverage

Unparalleled proprietary data and AI-enabled capabilities

Benefit from best-in-class people

Economies of scale

... as the basis for our Ambition 2030

Ambition 2030*

Financial targets	Operating targets	
Group	Real Estate	Asset Management
FFO I per share +15% (vs. 2026 guidance)	CHF 530 mn+ rental income	CHF 130 mn+ fee income (of which ~70% recurring)
LTV < 39% ICR > 6.0x	Around 3% vacancy rate	AuM CHF 23 bn+

* Based on prevailing financing market expectations and an unchanged regulatory framework.

Agenda

07/ Q&A

Marcel Kucher

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Corporate calendar

Results – full-year 2026	11 February 2027
Annual General Meeting	11 March 2027
Results – half-year 2027	22 July 2027

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Agenda

08/ Appendix

Snapshot: Fraumünsterpost

Concept and construction project

— Fraumünsterpost, a landmark property in central Zurich, has been undergoing extensive refurbishment since 2025, while Lidl continues to operate as ground-floor retail tenant during construction.

— Value-enhancing refurbishment with upgraded building services, improved energy efficiency, earthquake retrofitting and circular-economy renovation measures

— 8,590 m² rental space, comprising 75% office, 15% retail and 10% warehouse use

Latest developments / milestones

— Circular-economy refurbishment with 350 m³ of high-quality building components upcycled

— Modernised common areas and upgraded office space in a prime central location

Outside and inside images after the refurbishment

Status	Under construction
Investment volume	CHF ~30 mn
Expected rent / RoI	CHF ~6 mn / 4.0% (Return on incremental investment)
Letting status	100% pre-let
Schedule	Planned completion in Spring 2027
Sustainability	BREEAM In-Use

Note: Approximate plan figures, investment totals excluding existing value.

Snapshot: YOND Campus

Concept and construction project

— Modular campus comprising two new buildings and one refurbished existing asset

— Positioned for industrial and life-sciences users, complemented by commercial uses

— 35,000 m² rental space: 60% light manufacturing, 30% office and 10% parking, amenities and gastronomy

Latest developments / milestones

— Robust leasing momentum with agreements signed with Züriwerk Foundation, Turbinenbräu and Eberle Engineering

— Site preparation and joint carparks completed; YOND 02/03 above-ground construction underway

Visualisations: Production on the ground floor and exterior view of YOND.03 and .02

Status	Under construction
Investment volume	CHF ~150 mn (100% contracted)
Expected rent / RoI	CHF ~9 mn / 4.5%
Letting status	~50% pre-let
Schedule	Staged completion from Summer 2028[1]
Sustainability	SGNI Gold and Silver

Note: YOND 02/03 is currently under construction and expected to be completed in Summer 2028. Letting status refers to YOND 02/03/04; Investment volume refers to entire project including YOND 02/03/04.
Approximate plan figures, investment totals excluding existing value.

Snapshot: Stücki HO70

Concept and construction project

— Stücki HO70 project transforms an existing property at Stücki Park Basel to meet future needs.

— The redevelopment will create modern, future-ready spaces while enhancing the appeal of one of northwestern Switzerland's most dynamic development areas.

— Combined with its attractive location in the Basel border region, the sustainable redevelopment of the existing property and the continued growth of Stücki Park, HO70 offers compelling potential for sustainable capital appreciation and long-term returns.

Latest developments / milestones

— A letter of intent with a public institution is already in place for approximately 85% of the lettable area.

— Targeted upgrades to the existing building structures conserve resources and make optimal use of existing infrastructure

Note: Approximate plan figures, investment totals excluding existing value.

Images: Entrance to Stücki Park and green façade.

Status	Start construction 2027
Investment volume	CHF ~60-70 mn
Expected rent/RoI	Not disclosed
Letting status	~ 85% LoI
Schedule	Staged completion from 2028
Sustainability	BREEAM In-Use

Snapshot: Maag

Concept and construction project

— Creating the basis for a sustainable and broadly supported development of the Maag site as a cultural centre within Zurich's industrial district

— Transformation of the Maag halls into a year-round cultural destination with exhibition and event spaces – all while maintaining the historic Maag buildings

— Under the current plans, the Maag halls would contain exhibition and event spaces, which would be complemented by a publicly accessible atrium in the Lichtstrasse area

Latest developments / milestones

— A Letter of Intent has been signed with the University of Zurich as a possible new location for the Natural History Museum.

— The current lease agreement with Maag Music & Arts for the temporary use of the Maag halls was recently extended by mutual agreement until the end of May 2029

— The pending appeal related to the "Maaglive" was withdrawn

Note: Approximate plan figures, investment totals excluding existing value.

Outside and inside images after the refurbishment

Status	Planning started
Investment volume	CHF ~60 mn
Expected rent/RoI	Not disclosed
Letting status	100% LoI Universität Zürich
Schedule	Planning ongoing
Sustainability	BREEAM In-Use

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