



## **MEDIA RELEASE**

Olten, 1 December 2017

### **Swiss Prime Site Immobilien makes substantial acquisition in Winterthur**

- **Three fully-let buildings acquired on top-quality site by railway station**
- **All redbrick buildings adjoining Roter Turm tower now owned by Swiss Prime Site**

#### **Three fully-let buildings acquired on top-quality site by railway station**

Swiss Prime Site Immobilien has acquired Bellevue-Bau AG from its parent company, the fenaco LANDI Foundation. Bellevue-Bau AG's assets include two plots of land with an overall surface area of 7 534 m<sup>2</sup> adjacent to the Roter Turm tower. The plots house three buildings constructed in 2000 and 2004. These buildings are very centrally located, right next to Winterthur railway station. They have an aggregate floorspace of 22 700 m<sup>2</sup> and are fully let, generating rental income of CHF 5.4 million annually. Long-term rental agreements are in place with the principal tenants, the Zurich University of Applied Sciences (ZHAW) and Fenaco. The purchase agreement was signed and completed on 30 November 2017. Both parties have agreed not to disclose the purchase price.

#### **All redbrick buildings adjoining Roter Turm tower now owned by Swiss Prime Site**

Winterthur is a core element in the «Greater Zurich Area» economic region. It has experienced substantial growth and is one of the centres on which Swiss Prime Site is focusing its investment activities. The key attractions of this acquisition are its proximity to the railway station and the fact that it has the ZHAW as one of its anchor tenants. Swiss Prime Site Immobilien already owns the Roter Turm, which has an occupancy rate of nearly 100 percent and forms part of the overall site. Ownership of the entire site will now enable the company to benefit from important synergies. As Peter Lehmann, CEO Swiss of Prime Site Immobilien, explains, «By acquiring these centrally located properties we have been able to combine buildings which belong together. In this way, we will be able to create a small, independent business centre for the city of Winterthur.»

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### **Swiss Prime Site Immobilien AG**

Swiss Prime Site Immobilien AG is a Group company owned by the exchange-listed Swiss Prime Site AG Group. Its real-estate portfolio is currently valued at over CHF 10 billion. Swiss Prime Site Immobilien focuses its investment activities on top-quality properties in prime locations in Switzerland. The majority of these are let to commercial tenants. The transformation, development and modernisation of entire large-scale sites also constitutes an important part of the activities of this business field.

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