

# Investment strategy

The Company concentrates on energy-efficient “Core/Core+” office properties in selected cities in Switzerland, France and Germany. The properties are actively managed by internal asset management teams in order to identify and implement appropriate value-generating measures.

## Investment guidelines

Property type	Office (Core/Core+)
Location	City center, A and B
Tenant	Excellent solvency
Property quality	Good/very good or with potential for renovation
Holding period	7–15 years
Sustainability	Energy-efficient (Minergie standard)
Risk	Low/medium
IRR	8%–10%
Leverage	40%–60%
Costs	Low owner costs (NOI margin 90%–95%)

## Concentration on 3 countries in selected cities in %

