



NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION IN WHOLE OR IN PART, IN, INTO OR FROM THE UNITED STATES, CANADA OR AUSTRALIA OR ANY OTHER JURISDICTION WHERE TO DO SO WOULD CONSTITUTE A VIOLATION OF THE RELEVANT LAWS OF SUCH JURISDICTION.

## MEDIA RELEASE

23 October 2014  
For immediate release

### Project development

## **SkyKey opening – successful conclusion of a challenging project**

**Zurich, 23 October 2014 – A new landmark in Zurich North has been inaugurated this evening: SkyKey. The project was developed as well as executed by Steiner AG as general contractor. As investor, Swiss Prime Site Ltd has concluded a long-term rental agreement with the sole tenant Zurich Insurance Company Ltd. The distinctive structure concludes the urban development project at the original Steiner site.**

The completion of the SkyKey project constitutes a milestone for Steiner – in the development of its original site as well as in the company's history (see box). "We're proud to have played a role in the urban development of the up-and-coming Leutschenbach zone. Emerging from a vision, SkyKey represents the crowning culmination of the Andreaspark development," declared Henri Muhr, CEO of Steiner AG, at the occasion of the symbolic hand-over of the key to Swiss Prime Site.

Swiss Prime Site decided at the outset of 2011 to invest CHF 244 million in the development project, thereby expanding its real estate portfolio with a pioneering commercial building. According to Markus Graf, CEO of Swiss Prime Site: "SkyKey is a property in our portfolio that boasts exemplary character. The building's aesthetic architecture, strict sustainability-relevant criteria, efficiency of use and high level of special comfort indeed make SkyKey a jewel with potential."

### **LEED Platinum certification\* for future-oriented sustainability**

SkyKey was developed and constructed so as to fulfill the requirements for the LEED Platinum label. The structure will be the first Platinum-certified building in Switzerland in accordance with LEED v2009 New Construction. In fact, based on the expected number of points, SkyKey may even rank as one of the top certified structures in Switzerland.

\* LEED is the acronym for Leadership in Energy and Environmental Design, which was launched in the USA in 2000 and has since established itself internationally as the most renowned sustainability label. The rating system comprises seven categories. The number of points achieved determines the level of certification granted: Platinum, Gold, Silver or Certified.

The building's resource consumption ultimately reveals the significant impact of these sustainability measures as well: 50% reduction in electricity, 45% decrease in drinking water versus conventionally designed structures. Furthermore, the certification means that all materials will be practically recycled or appropriately disposed of. More than 75% of the waste materials were recycled already during the construction of SkyKey.

Joachim Masur, CEO of Zurich Switzerland, accepting the symbolic hand-over of key from Markus Graf, explained: "We found partners in Steiner and Swiss Prime Site that dedicatedly and proficiently provided support from the very outset for our ambitious goals regarding energy efficiency and environmental friendliness."

### **Vibrant, transparent and multifunctional**

Located at Hagenholzstrasse in Zurich, SkyKey is a building that is positively out of the ordinary. The structure's dimensions alone are impressive: 63 metres in height and 18 storeys tall, comprising roughly 40 000 square metres of office floor space and 2 400 workplaces. The state-of-the-art building's glass façade emits a vibrant, transparent effect. An eight-story base structure forms the foundation for a tower with an additional ten storeys. The range of in-house facilities consists of a cafeteria, restaurant, kiosk, auditorium, conference rooms, IT service centre, retail floor space and 230 parking places in the subterranean level. Total construction investment including tenants' improvements amounts to CHF 275 million. High quality and flexibility of use of the floor space, sustainability-relevant architecture and close proximity to public transportation create an attractive working environment.

### **Development of Andreaspark in Zurich Leutschenbach**

In 1998, designers, land owners, experts and the city of Zurich all set out to plan the development of the Leutschenbach zone. The original Steiner site with Andreaspark is part of this zone, in addition to the Hunziker site, which is owned by the city of Zurich. The objective was to integrate the development zone into the neighbouring districts according to an urban concept, while at the same time providing the area with its own identity. Hence, the former industrial site was destined to become an attractive location for living, working and enjoying leisure activities – intrinsically intact, albeit connected to the outside world too.

### **Living and working at a former industrial site**

Steiner AG concurrently developed and constructed several projects at its namesake original site: The residential buildings situated at Andreaspark 6 and 7 provide space for 160 apartments and an abundance of greenery. Andreaspark 4 and 5 comprise 184 residential units. Commercial floor space located on the ground floors complement the offerings. The striking Andreaspark G3 building features 90 apartments spanning 14 storeys.

A vast array of residential typology as well as the immediate vicinity with office and residential buildings today provide an interesting mixture for the users. Steiner AG took up residence in its new headquarters in Business Centre Andreaspark (BCA) in 2011 – a timeless complex in accordance with Minergie standards. And SkyKey now stands at the site of the previous Steiner headquarters.

### **Photo Material**

You can find photo material at [www.swiss-prime-site.ch/e/bilder.php](http://www.swiss-prime-site.ch/e/bilder.php)

### **Media contacts**

Barbara Fry, Head Corporate Communications, Steiner AG  
Tel. +41 58 445 21 41, [barbara.fry@steiner.ch](mailto:barbara.fry@steiner.ch)

Peter Lehmann, Chief Investment Officer, Swiss Prime Site Ltd  
Tel. +41 58 317 17 30, [peter.lehmann@swiss-prime-site.ch](mailto:peter.lehmann@swiss-prime-site.ch)

### **Steiner AG**

Steiner AG, one of the leading project developers, total and general contractors (GC/TC) in Switzerland, offers comprehensive services in the fields of new constructions, refurbishment and Real Estate Development. The company, which was established in 1915, has constructed more than 1200 residential construction projects, 540 commercial properties, 45 hotels and 150 infrastructure facilities such as universities, schools, hospitals, prisons and retirement homes. Steiner AG has its headquarters in Zurich and is represented by branches in Basel, Berne, Geneva, Tolochenaz, Lucerne and St. Gallen.

### **Swiss Prime Site Ltd**

Swiss Prime Site Ltd is Switzerland's largest listed real estate investment company. The Group's portfolio is valued at CHF 9.6 billion and comprises first-class, value-retaining and high-quality properties with primarily office and retail floor space situated in prime locations. The real estate investments, coupled with the real estate services provided by subsidiary Wincasa Ltd, make up the real estate segment. The retail and gastronomy segment consists of primarily Jelvoli – The House of Brands department store and Clouds Restaurant in Prime Tower, Zurich. The assisted living segment comprises the senior residences and geriatric care facilities provided by Tertianum Group, which was acquired in mid-2013.

Swiss Prime Site is distinguished by its experienced management team, considerable earnings continuity and excellent risk/return profile. The Company has been listed on the SIX Swiss Exchange since 2000 and reports market capitalisation of CHF 4.4 billion.  
SIX Swiss Exchange / symbol SPSN / securities number 803 838