

MEDIA RELEASE

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Swiss Prime Site Immobilien acquires Iseli site in Zurich agglomeration

- **Regensdorf industrial site makes attractive addition to existing portfolio**
- **Substantial development potential anticipated**

Regensdorf industrial site makes attractive addition to existing portfolio

Swiss Prime Site Immobilien has acquired the Iseli site in Regensdorf with effect from 1 January 2018. This industrial plot has a total area of some 25 000 m², of which approximately 17 000 m² represent existing facilities. At present, these comprise eight multi-purpose industrial buildings let to specialised trade and service tenants operating in the construction and mechanical engineering industries. The site currently generates annual rental revenue of CHF 1.35 million. Both parties to the transaction have agreed not to disclose the purchase price.

Substantial development potential anticipated

Over the next few years, the forthcoming completion of the area «Regensdorf Bahnhof Nord» and the expansion of the Gubrist motorway tunnel will make Regensdorf an increasingly attractive location. Based on its current rapid rates of growth, the Regensdorf municipality expects to attract a further 8 000 inhabitants by 2040. With its own dedicated railway access and the industrial designation it has already been granted, the Iseli site offers significant potential for further densification. As Peter Lehmann, Swiss Prime Site Immobilien AG's CEO, explains, «This property is ideally suited to our growth strategy. It has the potential to accommodate a further 40 000 m² of rentable floorspace, which we can use to develop new structures in accordance with market requirements.»

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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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