

Acquisition.

Purchasing and selling properties at Real Estate Switzerland

We offer integrated real estate solutions



Short portrait

Real Estate manages approximately CHF 91 billion¹ in real estate assets worldwide, making the business one of the largest real estate investment manager worldwide. The Swiss Real Estate business manages around CHF 21 billion² real estate assets in different listed and non-listed funds and investment trusts.

- Asset Deal: Acquisition of single properties or portfolios
- Asset Swaps (investment in kind): Swap direct real estate into indirect real estate
- Sale and lease back: Outsourcing Corporate Real Estate
- Share Deal: Acquisition of real estate companies

Our primary investment criteria

Purpose of use (Core & Value add)

Residential

Office

Retail

Storage and logistic buildings

Service centers

Commercial properties

Retirement communities

Restaurants

Laboratory buildings

Hotels

Manufacturing

Parking

Investment amount

Properties from CHF 5m

Developments from CHF 10m

Type of ownership

Sole ownership

Co-ownership (limited)

Buildings rights (limited)

Condominiums (limited)

Important documents

Land register

- Latest extract from the land register
- Latest cadastral plan
- Building rights (if applicable)

Location

- Specific address (possibly including map)

Information about the building

- Floor plans and sectional views
- Pictures (indoor and outdoor)
- Information about recent renovations (type, date and cost of renovation)

Insurance

- Copy of insurance policy

Lease

- Copy of all commercial lease contracts
- Two exemplary copies of residential lease contracts

List of tenants

- Name of tenant
- Circumscription of rental object (usage and floor)
- Surfaces (rentable floor area)
- Vacancies
- Lease durations and options

Additional information

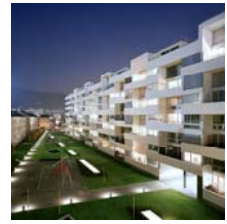
- Real estate valuation (if available)

Additional information for developments

- Calculation of costs
- Building permit
- Building specification
- Visualisation

¹ As per Marc 31, 2018

² As per June 30, 2018



In Switzerland we invest for following real estate products:

Listed funds

- UBS (CH) Property Fund – Direct Residential
- UBS (CH) Property Fund – Direct Urban
- UBS (CH) Property Fund – Léman Residential «Foncipars»
- UBS (CH) Property Fund – Swiss Residential «Anfos»
- UBS (CH) Property Fund – Swiss Commercial «Swissreal»
- UBS (CH) Property Fund – Swiss Mixed «Sima»

Investment trusts

- UBS AST Real Estate Switzerland
- UBS AST Commercial Real Estate Switzerland

External mandates

Your contact persons at Real Estate Switzerland

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