



Swisscanto  
Invest

by Zürcher Kantonalbank

# Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial Proceeds from the sale of Werkplatz Altenrhein reinvested in full

Press release

## **The Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial is expanding its portfolio with three attractive commercial properties in St. Gallen, Zurich and Yverdon-les-Bains.**

Zurich, January 10, 2022 – The Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial («Swiss Commercial», ISIN: CH0111959190) acquired three commercial properties in the cities of St. Gallen, Zurich and Yverdon-les-Bains as a follow-up to the recent sale of the Werkplatz Altenrhein. The market value of the three properties is approx. CHF 81.5 million which corresponds to a gross yield of approx. 4.0%. Possession of the properties in St. Gallen and Zurich took effect on January 1, 2022. Possession of the property in Yverdon-les-Bains will take effect on March 1, 2022.

With these acquisitions, it was possible to reinvest the entire proceeds from the sale of the Werkplatz Altenrhein site in new and refurbished existing properties. The resulting optimization of the tenant and usage diversification significantly strengthens the earnings stability of the portfolio and increases the distribution security of the fund. In addition, the sustainability of the Swiss Commercial will be improved by the as-new buildings in the portfolio.

### **About the properties**

The building VIER WINKEL ([www.vierwinkel.ch](http://www.vierwinkel.ch)) is a new office/commercial property at Heiligkreuzstrasse 5 in St. Gallen. The property is located within walking distance of the St. Fiden train station. The property was built in 2020 and has a high occupancy rate of over 75% and a WAULT of around 6.5 years. The tenants with strong credit ratings are active in the following sectors: software development, medical services, engineering services and architecture. For the Swiss Commercial, the property is directly 100% income-generating due to a two-year rental guarantee.

The property Selnaustrasse 33 / Sihlstrasse 97 in Zurich is in an excellent micro-location in the city center (district 1). The upper floors are occupied by offices and commercial space and the top floor by a high-quality apartment. The ground floor is home to a well-known restaurant. The property is almost fully leased and has a WAULT of over 4 years.

The property Rue du Lac 36-38 / Place de l'Ancienne Poste 2 / Rue des Remparts 20 in Yverdon-les-Bains VD, is a broadly diversified and comprehensively renovated building in a prime micro-location in the municipality. The mixed-use property includes retail, office, medical space and apartments on the upper floors. The property has an attractive WAULT of approximately 8 years. The tenant mix includes well-known tenants in the optometry, pharmacy, dental and physical therapy industries. Due to a five-year rent guarantee, the property is immediately 100% income-generating.

### **Contact**

Media Relations Zürcher Kantonalbank, Mr. Alexander Wolski, Telephone +41 44 292 29 79, [medien@zkb.ch](mailto:medien@zkb.ch)

### New commercial building VIER WINKEL in St. Gallen



Photo: Swisscanto Invest

### Property Selnaustrasse 33 in Zurich's city center



Photo: Swisscanto Invest

### Property L'Ancienne Poste 2 in Yverdon-les-Bains



Photo: Swisscanto Invest

### Sold industrial site Werkplatz Altenrhein



Photo: Swisscanto Invest

### About Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial

Swisscanto (CH) Real Estate Fund Responsible Swiss Commercial was launched in 2010 and invests in commercial and mixed-use properties in all market regions across Switzerland. The fund is positioned in the core/core<sub>plus</sub> segment. The provisions specified as part of the fund's sustainability policy also apply. The investment strategy is to achieve stable current income on a sustainable basis. Properties are directly owned by the fund and are taxed by the fund, which means that distributions are therefore tax-free for investors. The fund pursues a responsible growth strategy in order to increase diversification and strengthen the earnings base and the liquidity of the units.

### About Swisscanto Invest by Zürcher Kantonalbank

Proven specialists develop high-quality investment and pension solutions for private investors, companies and institutions under the Swisscanto Invest brand by Zürcher Kantonalbank. With its Swisscanto Invest brand by Zürcher Kantonalbank, Zürcher Kantonalbank is one of the largest fund providers in Switzerland. It is known for its pioneering role in sustainable investments, and its funds regularly win national and international awards. [www.swisscanto.com](http://www.swisscanto.com)

### Legal information

This publication is solely for information and advertising purposes. It is intended for dissemination in Switzerland and is not aimed at investors in other countries. This publication was prepared by Zürcher Kantonalbank with customary due diligence. However, Zürcher Kantonalbank provides no warranty as to the correctness and completeness of the information contained therein and accepts no liability for any losses that may be incurred as a result of using this publication. This publication is neither an offer to enter into a contract nor an invitation to make an offer for products and services. It does not constitute an offer or recommendation to buy, hold or sell financial instruments. The products and services described in this publication are not available to US persons under applicable regulations. Past performance and returns are no guarantee of future investment performance. Every investment involves risks, especially risks related to fluctuations in value and returns. The current fund documents (e.g., fund contracts, terms of contract, prospectuses and/or key investor information as well as annual reports) can be obtained from [www.swisscanto.com](http://www.swisscanto.com), from Swisscanto Fondsleitung AG, Bahnhofstrasse 9, 8001 Zurich or at any branch of Zürcher Kantonalbank.

© 2022 Zürcher Kantonalbank