

## NEWS

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Zurich, 7 March 2024

### **Investment Group “Real Estate Switzerland” - Successful completion and full letting of the “Ehden Parc” apartment building in Bussigny**

**1291 The Swiss Investment Foundation acquired the property "Ehden Parc" at Rue du Parc 3a et 3b in Bussigny in 2022 for its investment group “Real Estate Switzerland”. Construction was successfully completed at the end of 2023. The apartments will be ready for the new tenants at the end of March 2024.**

1291 The Swiss Investment Foundation acquired the property “Ehden Parc” as a turnkey project in 2022. The five-storey apartment building is located in the centre of Bussigny, a municipality between Morges and Lausanne, and consists of 21 rental flats and a modular commercial space of approx. 110 m<sup>2</sup>. The property is located in the immediate vicinity of schools, shops and doctors' surgeries and has excellent public transport. The railway station is just a few minutes' walk away. A direct tram connection with Lausanne is also planned for 2027.

The Minergie-certified apartment building is equipped with geothermal probes and a heat pump, which enable both heat generation and free cooling. In addition, the energy generation is supplemented by PV systems with ZEV (connection for self-consumption) on the roof. The new construction project offers 5 electric charging stations. Pre-installation for further expansion is already planned.

Various apartment types are available for families and singles, including four maisonette flats. All apartments are modern and functionally equipped and impress with their light-flooded architecture. The new development also boasts spacious and individually usable outdoor areas for residents. The fit-out standard and materials are of a high quality and therefore appeal to a modern tenant base.

The completion of the property will generate annual rental income of around CHF 0.7 million and the residential ratio in the portfolio can be increased to 59%. The new residential property will also allow the attractive property portfolio of the Investment Group “Real Estate Switzerland” to be focussed and sustainably expanded.

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#### **1291 Die Schweizer Anlagestiftung**

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