

SWITZERLAND

Population: 9'051'029

GDP Growth: 1.3%

GDP per capita: CHF 88'717

Inflation: 0.2% YoY

Gross Wage: CHF 81'500 (nat. avg.)

Unemployment Rate: 2.8%

FX CHF 1 = USD 1.26 / EUR 1.07

5y fixed interest rate: 1 % - 3% p.a.



OFFICE

| | |
|-------------------|---------------------|
| Yield | 3.5 - 6 % |
| Prime Rent per m2 | CHF 600 - 800 |
| Vacancy Rate | 5% |
| Top Markets | Zürich, Geneva, Zug |

INDUSTRIAL

| | |
|-------------------|----------------|
| Yield | 4.5% |
| Prime Rent per m2 | CHF 150 - 300 |
| Vacancy Rate | 2.1% |
| Top Markets | Zürich, Aargau |

LOGISTICS

| | |
|-------------------|---|
| Yield | 4.5% |
| Prime Rent per m2 | CHF 100 - 150 |
| Vacancy Rate | 2.5% |
| Top Markets | A1 / A3 Corridor, Airports & surroundings |

RETAIL

| | |
|-------------------|--|
| Yield | 4% |
| Prime Rent per m2 | CHF 2'000-7'000 |
| Vacancy Rate | 4.5% |
| Top Markets | Bahnhofstrasse Zürich, Rue du Rhône Geneva |

LOCAL DEMAND DRIVERS

The low to zero interest rate environment has made CRE investments increasingly attractive to investors. This has fueled activity across multiple sectors, with demand for offices in prime locations staying strong as companies implement return-to-office policies, reinforcing the value of high-quality office buildings.

NOTABLE LISTING / DEVELOPMENT

- Hotel/Conference property in Geneva, over 150 rooms, long-term lease with owner participation, CHF 44 M / 4.5% yield
- Life Sciences property in Zurich, in development, 15'000 m2, CHF 50 M / 5.5% yield
- Industrial Land in Lucerne, 8'000 m2, CHF 18 M

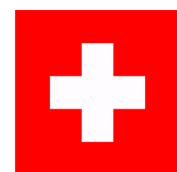
BRIDGEMER'S SUGGESTIONS

Invest in an office/industrial building generating reliable returns for you and the next generation. Over the past generations, even a low yield in Switzerland resulted in a fabulous return in your local currency.

This stability has made Swiss real estate a trusted cornerstone of wealth management. Business activity in the local markets remains strong.

THE SWISS ADVANTAGE

- Low interest rate
- Stable economy
- Strong currency
- Safe haven
- High quality of living
- Foreign business friendly
- Highly skilled work force with high work ethic



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