

PROPERTY ONE

ONEFOCUS
PRACTICAL EXAMPLE
UB39

EVERYTHING FROM A
SINGLE SOURCE

Property One is developing and constructing an apartment building to a high-quality private ownership standard at a central location in Affoltern am Albis. The new build with 12 residential units has been sold to a renowned collective foundation while still in the development stage. An exemplary asset deal for institutional investors that benefits everyone involved – not least the future inhabitants.

The plot is only a short distance from the Affoltern am Albis train station, and is still well known to camping and caravan enthusiasts from the region. This location, right at the heart of the Knonauer Amt region, was for many years home to a well-known company that rented out holiday vehicles and sold camping accessories. But the plot was by no means used to its full potential. With the older residential and commercial buildings on the plot, there was a huge potential for new use and conversion projects. An attractive new build was a fantastic opportunity for this location: There are diverse shopping opportunities, schools of all levels and preschools all within around a five-minute walk, as well as very good S-Bahn connections to Zurich and Zug.

Urban development

The urban development in this sought-after area was more than obvious. Building regulations permitted a 3.5 times increase in the available rentable space. The plans set out the new build of an attractive residential property. Once this investment and development opportunity had been identified, the acquisitions team at Property One was able to acquire the property in the form of a club deal thanks to good connections within the company's own network.

The development of the plot in a way that fully exploited its potential was carried out by the own development team in close collaboration with the Studio JES architectural firm. The legally binding building permit was granted in the first half of 2021, and construction started in August of the same year. Once the permit procedure was complete, the team Planning & Construction took on the project. The apartments are expected to be completed and ready for the new inhabitants to move in at the end of March 2023. The new build was sold to a renowned collective foundation while still in development, as part of an asset deal by the Property One transaction team.

“The new build meets stringent sustainability requirements – which is something that was very important to the investor as well.”

Optimisation, planning and construction management following acquisition

Once the permit had been granted, Property One dealt with the regulations of the relevant authorities and was subsequently granted the necessary construction approval. The team Planning & Construction then started work on the submissions (individual contract award). These covered both cost and quality optimisations as well as a consideration of the longer delivery times as a result of the current situation.

Meticulous internal tenders lead to the different works being awarded to expert companies from the own network.



Apartment building in a central location in Affoltern am Albis.



The rental apartments have a high-end finish typically associated with privately owned apartments.

Having construction management performed by a local company ensured the smooth coordination of works and helped with quality control. The 12 units are made up of nine 4.5-room apartments with a living space of between 100 and 112m², an 85m² 3.5-room apartment and two 4-room maisonette apartments with a living space of 107m². The spacious terraces clearly distinguish the latter units.

All of the apartments feature well-planned layout concepts and high-quality materials. A harmonious relationship between the colour concept and the lighting atmosphere helps to create a really special ambience.

High-quality finish

Four geothermal heat pumps serve as the foundation for the heating system. There is also a photovoltaic system installed on the roof for the building to produce its own electricity. The system is fed into and connected to the grid based on a contract concluded with the electricity works of the canton of Zurich (Elektrizitätswerk des Kantons Zürich – EKZ). The underground car park with 12 parking spaces also includes charging spaces for electric vehicles.

A common theme running through the property is the high-quality finish typically associated with up-market apartments. The new build also meets stringent sustainability requirements, which is something that was very important to the investor as well. All current standards in relation to energy, thermal insulation and living comfort have been either met or exceeded. All apartments have underfloor heating and controlled ventilation.

The property is certified with the Minergie® quality label. It is also designed to be handicapped accessible and wheelchair accessible in accordance with the Swiss standard “SIA 500 hindernisfreie Bauten” (SIA 500 obstacle-free buildings).

Property One proficiency

For the investor, there is a huge benefit to be gained from the substantial increase in revenue-generating areas as a result of the conversion of the plot and the new build of the residential property. With the interconnections between the areas of investment management, development, planning and construction, the property in Affoltern am Albis is an excellent example of Property One's interdisciplinary expertise.



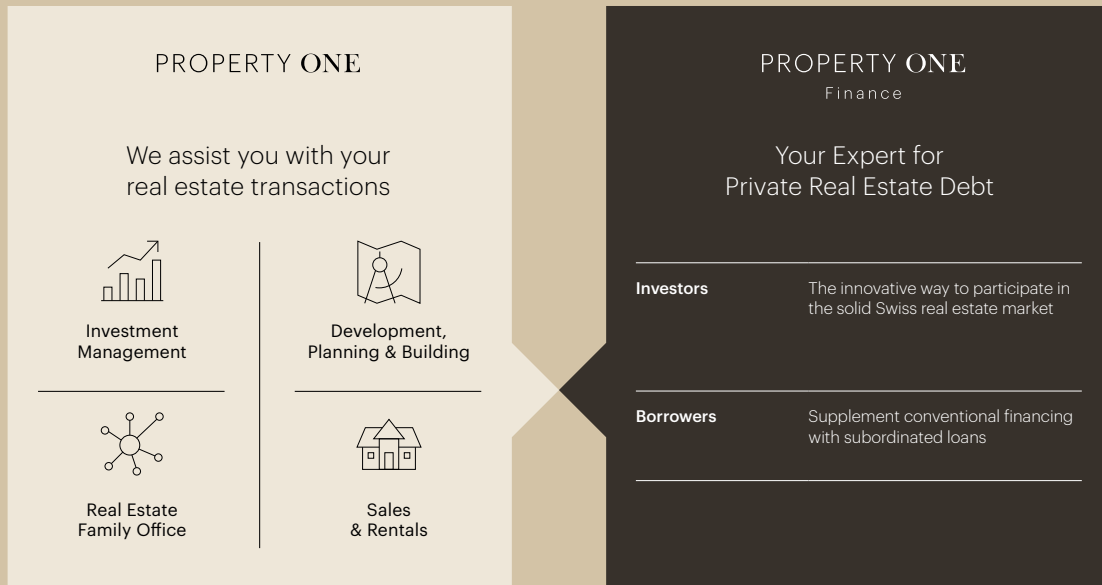
The flat on the attic floor convinces with its generous floor plan.

Our services:

- Identification of investment and development opportunities
- Financing set-up as co-investment
- Acquisition of the plot
- Development, planning, tendering and contract award, as well as construction management
- Creation of an apartment building with 12 units to EEC standards
- Portfolio and asset management
- Sale of the turnkey project to an institutional investor

ONE PASSION

Property One provides services spanning the entire real estate value chain. With sustainable and innovative solutions, Property One creates more value for its clients and gets people excited about real estate. At its four locations in Zurich, Zug, Basel and Ascona, the company combines expertise in the fields of investment, financing, development, execution and marketing as well as real estate family office under one roof. This comprehensive value chain allows Property One to cover the entire property life cycle.



The company consists of an interdisciplinary team and serves all areas in-house, ensuring successful project completion that is both time- and cost-efficient. Property One gives interested investors and potential borrowers access to subordinated financing. The company acts as a central interface for all of the players involved in a project with regard to planning, coordination and organisation, both for private clients and for professional investors. Property One

keeps a constant eye on market developments and reaches out to the various service providers at the appropriate time. The real estate service provider arranges financing, coordinates development and planning, supports the various construction phases, ensures that quality standards are adhered to, takes care of the marketing side of things and structures customised participation models.

