

KGAST-Arbeitsgruppe Immobilien

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Zurich IMRE AG



SkyKey

Facts and figures



- **Tower**
 - Height 63.1 m
 - Storeys 18
- **Base building**
 - Height 28.5 m
 - Storeys 8
- Double-skinned glass facade 18'500 sqm
- Parking lots 250
- NGF 57'483 sqm
- NF 44'686 sqm
- HNF (rentable area) 40'021 sqm
- 2'400 workplaces / 2'800 head / ratio 0.85



- 100% Tochter der Zürich Insurance Group
- Asset Management direkt gehalten Immobilien in der CH
- 21 Mitarbeiter, davon
 - 9 Bauherrenvertreter (2 in Genf)
 - 2 Portfolio-, 5 Asset Manager
 - 2 Transaktion Manager
 - 1 Controller
- AuM CHF 5.7 Mia (Vers) und CHF 2.3 (ZAST)
- 555 Liegenschaften, 65% Wohnen, 28% Büro/Gewerbe, 7% Verkauf

- Bewirtschaftung ist ausgelagert
- Bauprojekte bis CHF 1 Mio werden komplett durch Dritte abgewickelt
- Investition in Bestand rund CHF 100-120 Mio p.a.

Nachhaltigkeit

- Nachhaltigkeits-Strategie

Unsere Geschäftstätigkeit ist auf ein nachhaltiges Immobilien-Management ausgerichtet. Wir verstehen nachhaltiges Immobilien-Management als eine gleichwertige Berücksichtigung von wirtschaftlichen, sozialen und ökologischen Aspekten, mit dem Ziel, langfristig eine überdurchschnittliche, risikoadjustierte Rendite zu erzielen.

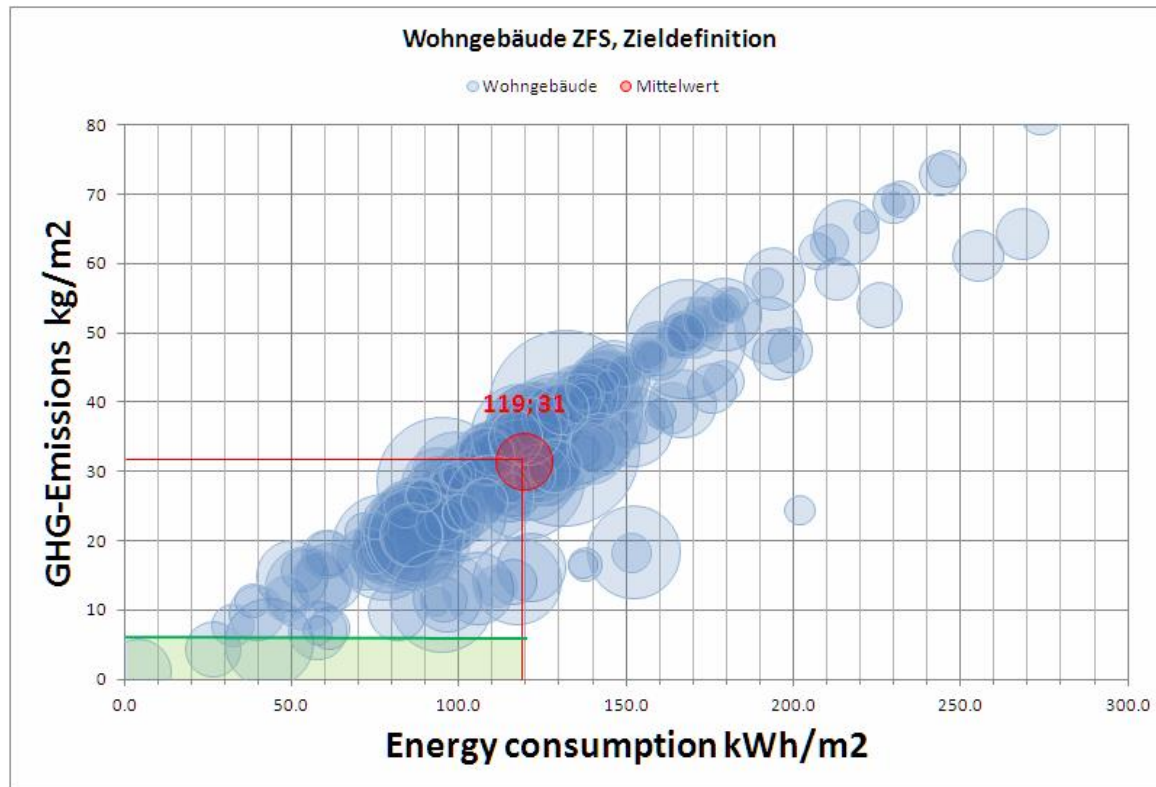
- Standortanalyse – Zieldefinition

1. kurzfristig – sofort umsetzbar, Betriebs- und Verbrauchs-Optimierungen
2. mittelfristig – bis 2020 zu erreichen, Treibhausgasreduktion um 20%
3. langfristig – bis 2050 zu erreichen, Treibhausgasreduktion & Energie aus erneuerbaren Quellen

Portfolio Ausgangsbasis: Jahr 2010

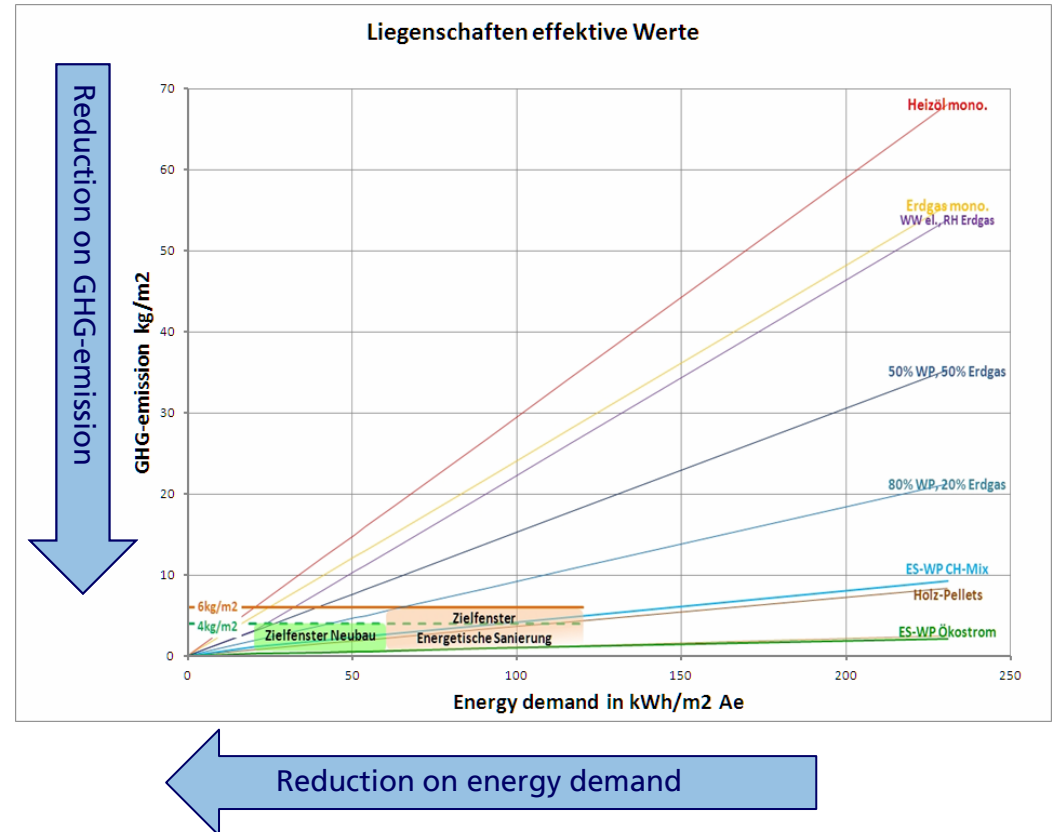
Energieverbrauch und Treibhausgasproduktion

- Im Jahr 2010 betrug der durchschnittliche Energieverbrauch ca. 119 kWh/m² und die Treibhausgasemission ca. 31 kg/m²



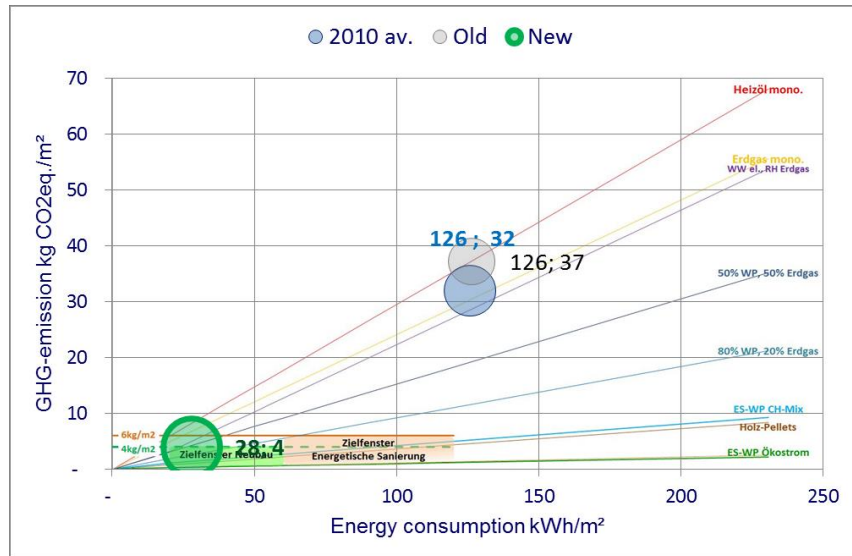
Energieverbrauch und Treibhausgas, zwei wesentliche Grössen

- Soll-Werte sowohl für Energiebedarf und Treibhausgasemission.
- Der zukünftige Energiebedarf soll auf $\frac{1}{2}$ des Durchschnitts gesenkt werden.
- Die künftige Treibhausgasemission sollte auf $\frac{1}{5}$ des heutigen Ausstosses gesenkt werden.



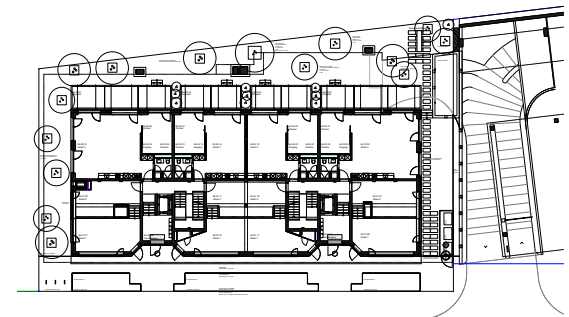
Redevelopment Multi-Family House Alfred-Escher-Strasse 64/66, Zurich

- Zurich Investment Foundation
- Demolition existing building built in 1943
- New construction of a commercial and apartment building, shops/office spaces in the ground floor and 28 apartments 1st – 5th floor. New underground garage with 17 parking spaces
- Site opened on 1. Apr. 2012, completion (turn-key) Feb. 2014
- Lettable area: 2'433 sqm. Increase of lettable area 51 %
- Investment of approx. (without land value) CHF 13.0 M
- Energy Performance improved to Minergie.
- Energy System from domestic fuel oil changed to heat-pump



- Zurich Investment Foundation
- Demolition existing building built in 1943

	Before (2011)	After (2013)
Mix of use:	Residential building 25 apart.; no parking	Shops/office ground floor; 28 apart.; new underground garage 17 parking spaces
Lettable area:	1'610 sqm	2'433 sqm
Rental income:	CHF 254'220	CHF 1'296'732
Rental income (per sqm):	CHF 158	CHF
Market value (W&P):	CHF 5.05 M	CHF 25.0 M
Development gain:		
Gross rate of return:		



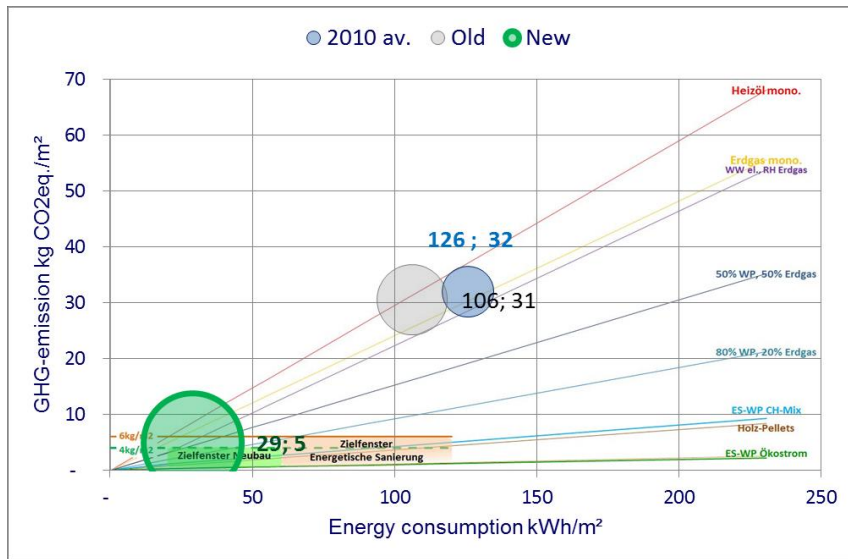
Project:

- New construction of a commercial and apartment building, shops/office spaces in the ground floor and 28 apartments 1st – 5th floor. New underground garage with 17 parking spaces
- Site opened on 1. Apr. 2012, completion (turn-key) Feb. 2014
- Investment of approx. (without land value) CHF 13.0 M



New Multi-Family House Winzerhalde 95 - 109, Zurich

- Zurich Investment Foundation
- Built 1962 with 40 apartments, underground garage with 35 parking spaces
- Total demolition of 4 multi-use houses and construction of 7 new multi-use houses with 67 apartments and 63 parking spaces
- Site opens on 1. July 2014, project completed (turn-key) 30. June 2016
- Change lettable area: +100%
- Investment (without land value) CHF 30 M
- Energy performance improved (new buildings)
- Energy system from domestic fuel oil to river-water-heat-pump



- Zurich Investment Foundation
- Built 1962

	Before (2014)	After (2016)*
Mix of use:	40 apart., underground garage 35 parking spaces	67 apart., underground garage 63 parking spaces
Lettable area:	3'604 sqm	6'600 sqm
Rental income:	CHF 732'936	2'516'520
Rental income (per sqm):		
Market value:	CHF 17.0 M	
Development profit:		
Gross rate of return:		

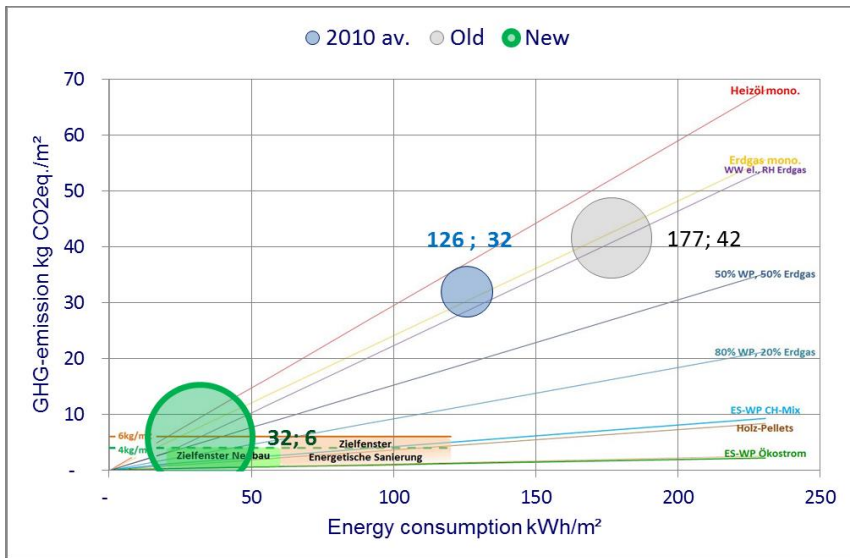
Project:

- Total demolition of 4 multi-use houses and construction of 7 new multi-use houses with 67 apartments and 63 parking spaces
- Site opens on 1. July 2014, project completed (turn-key) 30. June 2016
- Investment (without land value) CHF 30 M



Multi-Family Houses Kleeweidstr. 37-59/Maneggpromenade 160-166, Zurich

- Zurich Life Insurance Ltd, Zurich Investment Foundation
- Built 1957 with 70 apartments
- Total demolition of 11 multi-family houses and construction of 4 new multi-family houses with 136 apartments and 85 parking spaces
- Study in 2013
- Change lettable area: +136%
- Investment forecast (without land value) CHF 45.0 M
- Energy performance improved (new buildings in Minergie P Eco)
- Energy system from natural gas to geothermal-heat pump



- Zurich Life Insurance Ltd, Zurich Investment Foundation
- Built 1957

	Before (2014)	After
Mix of use:	70 apart.; 6 parking sp.	136 apart.; 110 parking sp.
Lettable area:	4'260 sqm	10'050 sqm
Rental income:	CHF 833'568	
Rental income (per sqm):	CHF 196	
Market value:	CHF 21.6 M	
Development gain:		
Gross rate of return:		

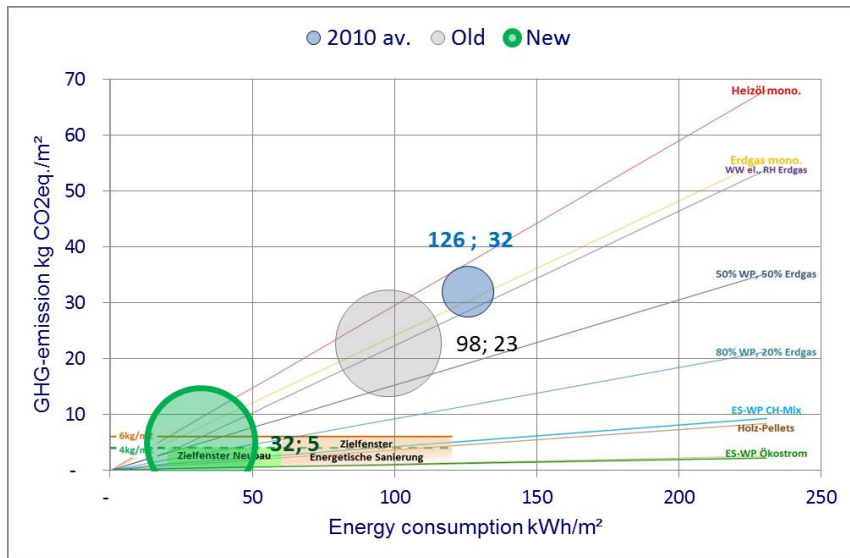


Project:

- Total demolition of 11 multi-family houses and construction of 4 new multi-family houses with 136 apartments and 110 parking sp.
- Study in 2013
- Investment of approx. (without land value) CHF 45.0 M

New Multi-Use House Dufour-, Färber- & Florastrasse , Zurich-Seefeld

- Zurich Life Insurance Company
- Built 1930 with 87 apartments and underground garage with 46 parking spaces
- Total demolition of 8 multi-use houses and construction of 8 new multi-use houses with 83 apartments and 22 parking spaces in additional underground garage
- Site opens on 1. October 2015, project to be completed (turn-key) 30. September 2017
- Change lettable area: +5%
- Investment (without land value) CHF 36.0 M
- Energy performance improved (new buildings in Minergie)
- Energy system from oil to lake-water-heat-pump-contracting



- Zurich Life Insurance Company
- Built 1930

	Before (2014)	After (2017)
Mix of use:	88 apart.; 10 office sp.; 82 parking sp.	83 apart.; 104 parking sp.
Lettable area:	8'300 sqm	8'734 sqm
Rental income:	CHF 2'266'260	
Rental income (per sqm):	CHF 273	
Market value:	CHF 38.6 M	
Development gain:		
Gross rate of return:		



Project:

- Total demolition of 8 multi-use houses and construction of 8 new multi-use houses with 83 apartments and 22 parking spaces in additional underground garage
- Site opens on 1. Oct. 2015, project to be completed (turn-key) 30. Sept. 2017
- Investment of approx. (without land value) CHF 36.0 M