Strategy
Return in accordance with investors, tenants and the environment

Investments
- assetimmo's investment strategy focuses on the long-term interests of its investors and market needs, observes the policies and principles of BVG, the investment foundations and KGAST, and takes into account the needs of the public and the environment.
- The investment universe of the two investment groups focuses on residential and commercial real estate in Switzerland with good marketability and good locations.
- Diversification takes place through the locations and the tenant profiles, as well as through a high degree of independence from local real estate, industry and property size cycles.
- assetimmo sees itself as a core investor in the Swiss real estate market. First and foremost, it acquires existing investment properties of high quality.
- The natural ageing or deterioration of the real estate portfolio (changes in location or property attractiveness) is counteracted by value-preserving and value-enhancing measures and by portfolio optimisation; i.e. purchase and sale of real estate.

Return and risk
- As a leading provider of real estate core portfolios, assetimmo aims to achieve long-term market-oriented performance.
- Returns are enhanced on a situation-by-situation basis through risk and cost optimisation, and the needs of people and the environment.
- assetimmo has an internal control system to effectively and efficiently monitor and manage business processes and safeguard the company's assets and real estate.

Growth
- assetimmo's growth strategy is fundamentally in accordance with the requirements of investors and markets, and is geared towards long-term trends in the Swiss real estate market.
- The investment groups have an optimal size and a well-diversified portfolio.
- Expansion of the portfolios is not absolutely necessary, and takes place when economies of scale can be achieved and the quality of the investments optimised.
- Valuation of the portfolios takes place at market values.
- Alternatively, growth is sought through carefully selected contributions in kind from new investors.
- In the case of development projects, only those with good location and property qualities are permitted.

- Implementation of the growth strategy takes place in the context of market opportunities.

Financing
- The systematic use of external funding as leverage is not in line with assetimmo's objectives.
- Expansion of its investments thus takes place within the scope of self-financing options and the demands of existing and potential investors.

Organisation
- assetimmo is committed to exemplary corporate governance and meets all legal and regulatory requirements.
- The most important investors are represented on assetimmo's Board of Trustees.
- High expectations are placed on the management in terms of professional competence, commitment, objective setting and achievement of those objectives.
- assetimmo cultivates a team-oriented, motivating management style, supports its employees and recognises dedication and success.
- assetimmo's human resources are geared towards current and future requirements, with the aim of ensuring a high level of job security for internal employees. External specialists are called on for short and medium-term projects.
- Our corporate culture with employees and partners is devoted to respect and transparency. This positive working environment promotes motivation and enables a constant improvement of the quality performed.
- The remuneration of employees and partners is fair and performance-based.

Society and environment
- assetimmo conducts itself in accordance with the law, in an environmentally aware manner and with a neutral political and religious stance.
- assetimmo respects the relevant concerns of society and the environment in the planning and implementation of projects.

Approved by the Board of Trustees at the meeting on 19 November 2019:

Dominik Weber
President of the Board of Trustees

Markus Meyer
Member of the Board of Trustees