

Media release

Rue du Grand-Pré, Geneva: acquisition of an attractive property with development potential successfully completed

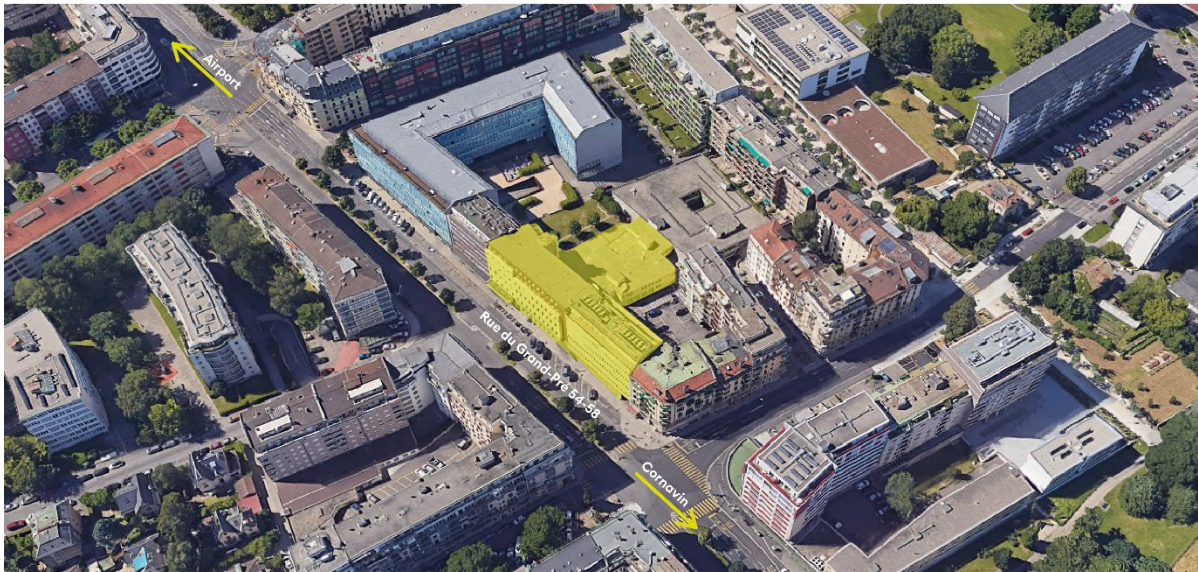
Glattpark (Opfikon), 1 April 2022 – On Wednesday, 30 March, Ina Invest successfully completed the acquisition of the property at Rue du Grand-Pré 54-58 in Geneva, which had already been announced and notarised in 2021. The purchase price amounts to CHF 60.5 million.

With this acquisition, the company is expanding its portfolio by adding an existing property in a central location: just ten minutes from Geneva-Cornavin railway station and around fifteen minutes from Geneva airport, the property has been given the highest score of “5.0 Excellent” in the location rating by WüestPartner.

The site covers three plots with a total area of 2,821 m². The buildings have a current net rental area of 6,356 m², are occupied and comprise 95% commercial use and 5% residential. They currently generate target gross rental income of more than CHF 2 million per year.

Thanks to its excellent situation in a mixed zone that permits 100% residential, the property offers potential for development: by adding more floors and making use of the unused space in the inner courtyard of the property, Ina Invest will increase the usable area by more than 1,500 m² to a total of more than 7,800 m² over the next few years. Residential units will make up around 45% of this in future, with the remainder still being used for commercial purposes.

The acquisition is in line with Ina Invest’s strategy and its focus on properties that can be used flexibly. Ina Invest CEO Marc Pointet said: “On Rue du Grand-Pré we are continuing the story of Ina Invest with a sustainable transformation and are developing a versatile, hybrid property in a lively mixed-use zone that focuses on people.”



By means of a sustainable transformation, Ina Invest is developing a versatile, hybrid property at Rue du Grand-Pré that focuses on people.



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Ina Invest is an independent Swiss real estate company that develops sustainable spaces to live, work and relax in, with a focus on hybrid real estate that ensures long-term flexibility of use and profitability. Ina Invest, which was created as a spin-off from Implenla, now has one of the largest and most high-potential development portfolios on the Swiss market. The properties are situated in high-quality locations and can be used in a variety of ways. Ina Invest plans to keep on investing and growing while maintaining an above-average development ratio and at least 50% residential space in its portfolio. Ina Invest achieves the highest sustainability standards by taking a holistic approach to sustainability across all parts of the value chain. In addition, the GRESB Benchmark Assessment for Real Estate found that Ina Invest is the most sustainable company in its peer group in Western Europe. Ina Invest has been listed on the SIX Swiss Exchange since June 2020 (INA, CH0524026959). Further information is available at ina-invest.com.