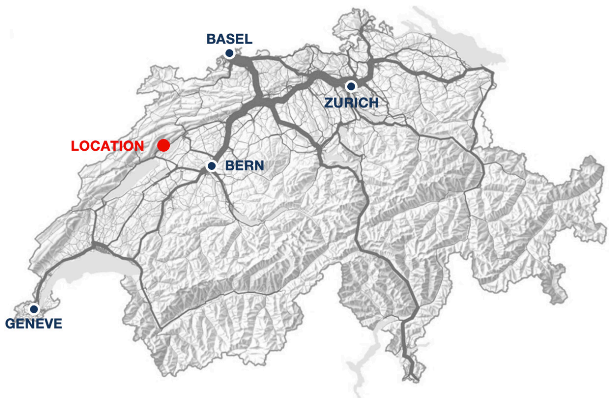
RESIDENTIAL DEVELOPMENT OPPORTUNITY IN LA NEUVEVILLE/BE

2,527 M² SITE WITH EXISTING COMMERCIAL PROPERTY, INTERIM RENTAL INCOME AND RESIDENTIAL REDEVELOPMENT POTENTIAL



SWISS
COMMERCIAL
INVEST

INVESTMENT HIGHLIGHTS

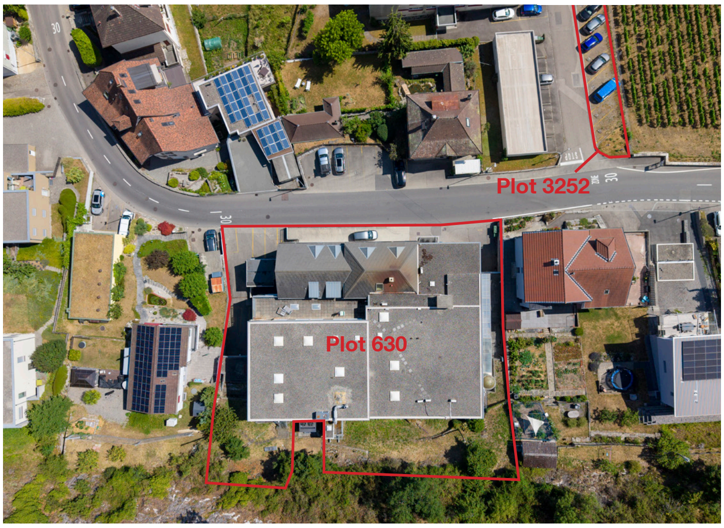
Attractive location in La Neuveville/BE, embedded in an established residential environment of the Lake Biel region. The property is conveniently located close to the historic town centre, railway station, schools and everyday amenities.

Significant residential redevelopment potential through the envisaged integration of the site into the adjacent H4A residential zone. Its location within a predominantly residential neighbourhood provides a basis to reposition the property.

2,527 m2 site comprising two plots, currently developed with commercial and industrial premises and complemented by parking areas. The existing building provides approximately 2,211 m2 of lettable office, commercial and storage space.

Attractive value-add investment profile, combining existing rental income and further interim letting potential with a longer-term residential redevelopment strategy to unlock the underlying development value of the site.

ATTRACTIVE LOCATION IN THE LAKE BIEL REGION

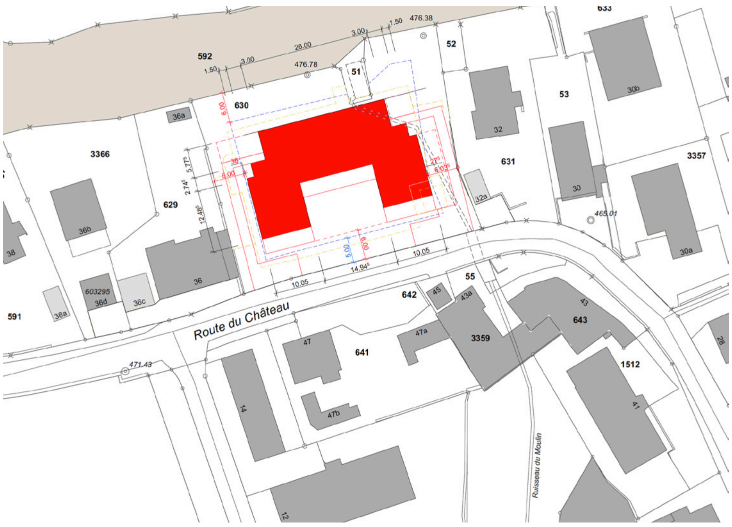


RESIDENTIAL REDEVELOPMENT WITH ATTRACTIVE LAKE VIEWS

PROJECT OVERVIEW

Use		Residential area
Residential	2x 1.5-room apts.	79 m2
	2x 2.5-room apts.	137 m2
	8x 3.5-room apts.	817 m2
	4x 4.5-room apts.	432 m2
Underground parking	14 units	
Total		**1,465 m2**

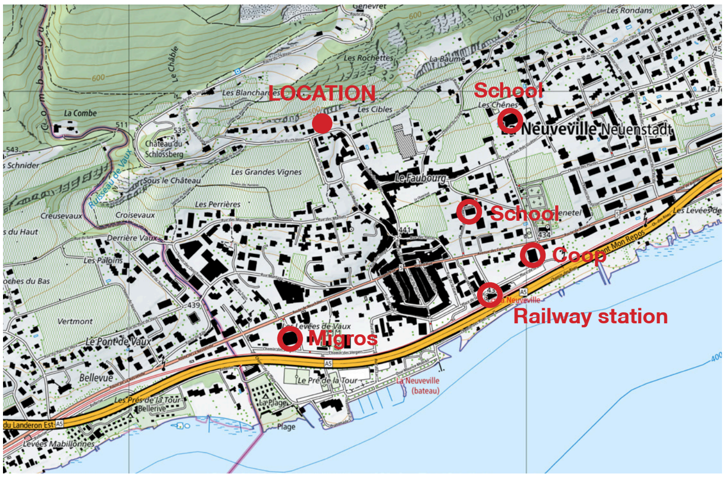
Floor	GFA SIA	GV SIA
Basement	814 m2	2,492 m3
Ground floor	651 m2	1,993 m3
1st - 3rd floor	1,621 m2	4,962 m3
4th floor	61 m2	182 m3
Total	**3,147 m2**	**9,630 m3**

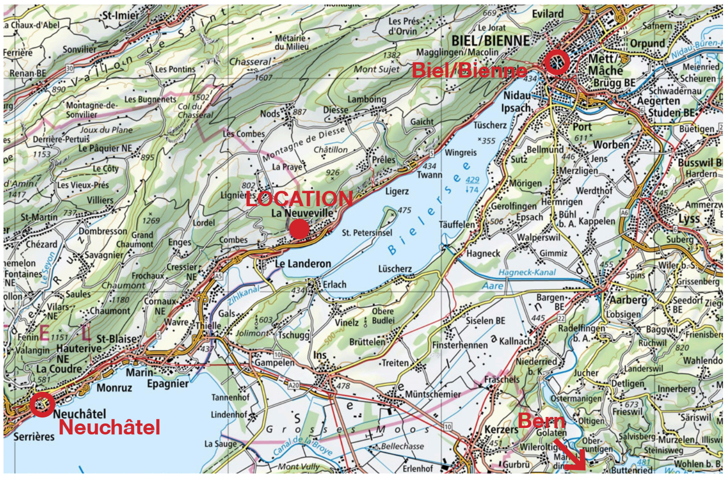


RESIDENTIAL DEVELOPMENT WITH ATTRACTIVE LAKE VIEWS

The feasibility study provides for a high-quality residential development comprising 16 apartments with approximately 1,465 m2 of residential floor area, offering a diversified mix of 1.5- to 4.5-room units. The apartments are predominantly south-facing, with generous balconies and terraces offering attractive views towards Lake Biel. The project further includes shared outdoor areas, a rooftop terrace with panoramic lake views and 14 underground parking spaces.

The study assumes the cancellation of an existing “NOVIS” neighbourhood plan and rezoning into the adjacent HA4 residential zone, whose planning parameters form the basis of the proposed development concept.





LOCATION

- Attractive residential location overlooking Lake Biel, strategically located between Biel/Bienne and Neuchâtel
- Close to the historic centre and local infrastructure, such as railway station, schools, shops and everyday amenities
- Established residential neighbourhood
- Surrounded by vineyards and natural landscape

TRANSACTION PROPERTY

- Address: Route du Château 34, 2520 La Neuveville/BE
- Existing commercial and industrial property
- Approx. 2,211 m2 lettable area
- Total land area of 2,527 m2 across plots 630 and 3252
- Sole ownership, no land lease
- Transaction structure: Asset Deal, structured sales process

PLOT / ZONING

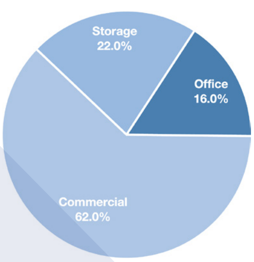
- Plot 630: 1,917 m2, currently subject to a neighbourhood plan (PQ Novis)
- Additional plot 3252: 610 m2, primarily used for parking
- Envisaged cancellation of an existing neighbourhood plan and integration into the adjacent residential area (HA4 zone)
- Architectural feasibility study based on HA4 residential zone
- Residential development with a maximum utilisation index of 1.0

TENANCY SITUATION

- Multi-tenant commercial property with office, commercial and storage space
- Existing leases (net rental income approx. CHF 99‘300 p.a.) provide interim income during the planning and redevelopment phase
- Short lease maturities provide a high degree of flexibility for the future residential redevelopment
- Further interim letting potential within the existing property

AREA BREAKDOWN

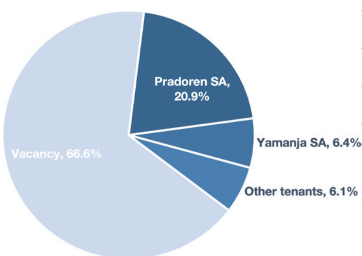
Breakdown by use



Office	354 m2	16.0%
Commercial	1,370 m2	62.0%
Storage	487 m2	22.0%
TOTAL	**2,211 m2**	**100.0%**
Ext. parking	44 units	

RENTAL INCOME / VACANCY

Share of potential net rental income



Pradoren SA	20.9%
Yamanja SA	6.4%
Other tenants	6.1%
Vacancy	66.6%
TOTAL	**100%**

TRANSACTION PROCESS

The transaction will be conducted as a structured sales process in the form of an Asset Deal. Upon execution of a confidentiality agreement, interested parties will be provided with the Information Memorandum and access to the data room for the NBO phase.

Submission of indicative offer (NBO) by **Wednesday, October 28, 2026 (12:00 PM)**.
Submission of binding offer (BO) by **Wednesday, November 25, 2026 (12:00 PM)**.

The closing of the transaction is targeted for the end of Q4 2026.