

Helvetica Property Investors AG

MEDIA INFORMATION

Norweger mit Schweizer Wurzeln kaufen den ehemaligen Geschäftssitz des dänischen Spielwarenherstellers LEGO in Baar (ZG)

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Zurich, 17 June 2010: Helvetica Property Group has acquired the former production facility and administration building of the Danish toy manufacturer LEGO in Baar, Canton Zug, for the Scandinavian real estate fund Swiss Real Estate Danmark ApS. The founder and managing partner of the Helvetica Property Group is Hans R. Holdener, a dual citizen of Norway/Switzerland.

With the purchase of the former LEGO production facility and administration building in the "Lättich" industrial estate in Baar (ZG) from Keystone Development AG, the Helvetica Property Group is adding two more properties to its portfolio at selected locations in the extended Zurich economic area. The sale is based on strategic considerations of the seller. With the closure of LEGO in 2006, after 26 years of operation, Keystone Development AG acquired the LEGO real estate portfolio with the aim of developing the properties and letting them to new users. The properties have then been successfully developed in recent years and transferred to the new use with attractive new leases. The properties are almost fully let to well-known local and international companies.

Hans R. Holdener, Helvetica Property Group, said: "Thanks to the high level of efficiency and transparency in processing, we have succeeded in acquiring another property for our fund after the Mövenpick Hotel Regensdorf, which will contribute to a secure and stable investor return". Holdener continued: "Swiss real estate is a first-class, sustainable investment with great potential and manageable risks. For this reason, the Helvetica Property Group has set itself the goal of marketing Swiss real estate worldwide as an investment with transparent, cost-efficient and innovative products".

The object and the main tenants

The properties comprise two buildings (the former administration building and the production building) with approximately 13,600 m² of rentable space, which is currently virtually 100% leased to approximately ten tenants. The main tenants are, among others, the local printing company Speck Print AG, which has existed for about 100 years, and Arvato Teleservice GmbH, a subsidiary of the listed German Bertelsmann Group.

Another successful transaction for Helvetica Property Group

Thanks to the excellent cooperation between the seller and the Helvetica Property Group, the transaction was completed within a few weeks and follows the purchase of the 4-star hotel Mövenpick Regensdorf, which was already announced on 8 April 2010. Crucial factors in the successful completion of the transaction were the greatest possible transparency for an efficient and careful examination, uncomplicated teamwork between the relevant decision-makers and a well-established network of partners from the legal, tax and financing sectors.

Brief portrait of the Helvetica Property Group

Helvetica Property Group, Zurich, is the fund advisor for Swiss Real Estate Danmark ApS, a real estate fund under Danish law, which operates in Switzerland under the Helvetica Property brand with its own subsidiaries. The Swiss Real Estate Danmark ApS real estate fund invests exclusively in Swiss real estate according to clearly defined criteria. The focus is on the economic areas of Zurich, Basel, Bern, Geneva and Lausanne. The investors are made up of 2500 companies, private and institutional investors.