

Übersicht Portfolio und Nutzflächen

| Ort, Adresse | Marktwert ¹ am 30.6.2022 | Miet- ertrag ² | Leer- stand ³ | Leer- stand ⁴ | Versiche- rungswert ⁵ | Eigentums- verhältnis ⁶ | Baujahr | Letzte Renovation | Grundstück- fläche | Nutzflächenübersicht | | | | | | | Total Nutz- fläche | PP innen ¹⁰ | PP ausser ¹⁰ | Total Park- plätze ¹⁰ |
|--|--|------------------------------|-----------------------------|-----------------------------|-------------------------------------|---------------------------------------|-----------|----------------------|-----------------------|----------------------|----------------|----------------|------------------|----------------|----------------|----------------|--------------------------|---------------------------|----------------------------|--|
| | | | | | | | | | | Wohnen | Büro | Verkauf | Gastro- nomie | Gewerbe | Lager | Diverse | | | | |
| Allschwil BL, Binningerstrasse 95, Fabrikstrasse 2 | TCHF | TCHF | % | % | TCHF | AE | 1964 | 2019 | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | Anzahl | Anzahl | Anzahl |
| Basel, Falknerstrasse 35 | | | 0,00 | | 6904 | AE | 2009 | - | 368 | 342 | 736 | 737 | 0 | 0 | 16 | 0 | 1831 | 0 | 0 | 0 |
| Basel, Greifengasse 23 | | | 0,00 | | 13175 | AE | 1995 | 2019 | 430 | 403 | 860 | 1063 | 0 | 0 | 446 | 0 | 2772 | 0 | 0 | 0 |
| Basel, Grenzacherstrasse 79 | | | 0,04 | | 7475 | AE | 1932 | 2001 | 1578 | 0 | 1078 | 0 | 0 | 0 | 202 | 0 | 1280 | 0 | 41 | 41 |
| Basel, Grenzacherstrasse 62, Fischerweg 2/4 | | | 0,65 | | 38895 | AE | 1996 | - | 2195 | 0 | 5463 | 1163 | 0 | 0 | 1581 | 0 | 8207 | 49 | 0 | 49 |
| Basel, Münchensteinerstrasse 127 | | | 1,75 | | 13123 | AE | 1993 | - | 1229 | 342 | 2066 | 630 | 0 | 0 | 298 | 0 | 3336 | 43 | 0 | 43 |
| Basel, Schneidergasse 11 | | | 0,00 | | 3539 | AE | 1914 | 1996 | 138 | 231 | 0 | 0 | 195 | 0 | 111 | 0 | 537 | 0 | 0 | 0 |
| Basel, Steinenberg 23 | | | 0,00 | | 12670 | AE | 2016 | - | 517 | 583 | 951 | 305 | 552 | 0 | 0 | 0 | 2391 | 0 | 0 | 0 |
| Buchs AG, Webereiweg 3 | | | 0,00 | | 11806 | AE | 1994 | - | 6036 | 0 | 3313 | 0 | 0 | 0 | 0 | 0 | 3313 | 24 | 93 | 117 |
| Gossau SG, Industriestrasse 149 | | | 4,82 | | 24700 | AE | 1991 | 2021 | 4174 | 0 | 8816 | 528 | 0 | 580 | 773 | 0 | 10697 | 119 | 42 | 161 |
| Landquart GR, Bahnhofstrasse 54 | | | 3,75 | | 29905 | AE | 1989 | 2021 | 5131 | 1272 | 1058 | 2576 | 0 | 245 | 1731 | 0 | 6882 | 163 | 53 | 216 |
| Liestal BL, Bahnhofplatz 11 | | | 1,25 | | 22522 | AE | 2011 | - | 1693 | 0 | 3365 | 899 | 0 | 0 | 196 | 0 | 4460 | 77 | 0 | 77 |
| Netstal GL, Centro 6 | | | 3,90 | | 17261 | AE | 2009 | - | 6127 | 550 | 446 | 1096 | 348 | 1837 | 301 | 0 | 4578 | 66 | 60 | 126 |
| Schaffhausen SH, Stauffacherstrasse 36 | | | 7,56 | | 10977 | AE | 1991 | 2017 | 2706 | 0 | 1800 | 0 | 0 | 0 | 721 | 496 | 3017 | 32 | 26 | 58 |
| Schlieren ZH, Zürcherstrasse 111 | | | 0,00 | | 29340 | AE | 1992 | 2005 | 2797 | 0 | 3632 | 432 | 0 | 0 | 585 | 0 | 4649 | 87 | 6 | 93 |
| Weinfelden TG, Kreuzlingerstrasse 21 | | | 0,00 | | 11781 | AE | 1985/2003 | - | 2449 | 0 | 0 | 0 | 0 | 2149 | 0 | 0 | 2149 | 16 | 9 | 25 |
| Zofingen AG, Untere Grabenstrasse 30 | | | 0,00 | | n/a | AE/BRG | n/a | - | 3833 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zürich, Rotbuchstrasse 46 | | | 0,96 | | 13690 | AE/SE ⁷ | 1929 | 2004 | 1176 | 124 | 2797 | 0 | 0 | 0 | 524 | 0 | 3445 | 57 | 0 | 57 |
| Kommerziell genutzte Liegenschaften | 326333 | 7718 | 2,88 | 5,07 | 280863 | | | | 44244 | 3847 | 39054 | 9429 | 1095 | 4811 | 8010 | 496 | 66742 | 733 | 361 | 1094 |
| Basel, Brüglingerstrasse 9/Walkeweg 6 | | | 0,00 | | 12778 | AE | 2008 | - | 1941 | 1738 | 167 | 1287 | 0 | 0 | 248 | 0 | 3440 | 35 | 11 | 46 |
| Basel, Grenzacherstrasse 60, Burgweg 3 | | | 0,48 | | 5582 | AE | 1900 | 1995 | 270 | 517 | 14 | 0 | 343 | 0 | 206 | 0 | 1080 | 0 | 0 | 0 |
| Basel, Innere Margarethenstrasse 26/28 | | | 0,54 | | 7112 | AE | 1935 | 2007 | 602 | 923 | 239 | 0 | 351 | 0 | 131 | 0 | 1644 | 0 | 5 | 5 |
| Binningen BL, Hauptstrasse 50 | | | 1,36 | | 3056 | AE | 1986 | - | 495 | 714 | 232 | 0 | 0 | 0 | 40 | 0 | 986 | 19 | 0 | 19 |
| Lupfig AG, Flachsacherstrasse 15/17/19, Ahornwegli 2 | | | 2,54 | | 27823 | AE | 1993 | 2003 | 8398 | 2930 | 0 | 2552 | 60 | 0 | 515 | 0 | 6057 | 128 | 41 | 169 |
| Rorschach SG, Hauptstrasse 30 | | | 7,92 | | 10658 | AE | 1989 | - | 1122 | 1804 | 851 | 163 | 0 | 0 | 345 | 8 | 3171 | 29 | 0 | 29 |
| Gemischt genutzte Liegenschaften | 73936 | 1792 | 2,31 | 3,75 | 67009 | | | | 12828 | 8626 | 1503 | 4002 | 754 | 0 | 1485 | 8 | 16378 | 211 | 57 | 268 |

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|---|--|------------------------------|-----------------------------|-----------------------------|-------------------------------------|---------------------------------------|-----------|----------------------|-----------------------|----------------------|---------------|---------------|------------------|--------------|---------------|--------------|--------------------------|---------------------------|---------------------------|--|
| | | | | | | | | | | Wohnen | Büro | Verkauf | Gastro- nomie | Gewerbe | Lager | Diverse | | | | |
| Aarburg AG, Pilatusstrasse 9-13, Sägestrasse 26-32 | | | 4,39 | | 14 359 | AE | 1991 | 2021 | 3 412 | 3 056 | 54 | 314 | 0 | 50 | 132 | 16 | 3 622 | 65 | 2 | 67 |
| Allschwil BL, Binningerstrasse 152/154/156, Weiherweg 1/1a/3 | | | 2,57 | | 30 640 | AE | 1965 | 2002 | 8 989 | 5 671 | 108 | 662 | 0 | 0 | 527 | 0 | 6 968 | 62 | 32 | 94 |
| Basel, Alemannengasse 62/64 | | | 0,91 | | 4 164 | AE | 1995 | 2010 | 693 | 873 | 61 | 0 | 0 | 0 | 62 | 0 | 996 | 0 | 0 | 0 |
| Basel, Alemannengasse 65 | | | 3,51 | | 1 712 | SE/ME ⁹ | 2004 | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 47 |
| Basel, Blochmonterstrasse 2 | | | 0,00 | | 2 315 | AE | 1949 | 2014 | 660 | 574 | 0 | 0 | 0 | 0 | 0 | 0 | 574 | 2 | 0 | 2 |
| Basel, Chrischonastrasse 38 | | | 0,95 | | 10 422 | AE | 1983 | 2013 | 2 300 | 1 898 | 391 | 0 | 0 | 0 | 95 | 0 | 2 384 | 45 | 0 | 45 |
| Basel, Dornacherstrasse 150 | | | 1,89 | | 3 222 | AE | 1971 | 2015 | 443 | 864 | 0 | 0 | 0 | 0 | 35 | 0 | 899 | 0 | 0 | 0 |
| Basel, Fischerweg 6/8/10, Alemannengasse 33/35/37 | | | 0,53 | | 32 595 | AE | 1996 | 2014 | 4 743 | 6 566 | 543 | 0 | 0 | 0 | 92 | 233 | 7 434 | 121 | 0 | 121 |
| Basel, Im Witterswilerhof 2-6 | | | 0,33 | | 11 013 | AE/BRN | 1961 | 1990/2014 | 2 876 | 3 400 | 0 | 0 | 0 | 0 | 0 | 0 | 3 400 | 5 | 0 | 5 |
| Basel, Landskronstrasse 1 | | | 1,63 | | 3 968 | AE | 1996 | - | 343 | 893 | 0 | 0 | 141 | 0 | 44 | 0 | 1 078 | 0 | 0 | 0 |
| Basel, Riehenring 17 | | | 0,00 | | 3 013 | AE | 1932/1943 | 1997 | 642 | 647 | 0 | 0 | 0 | 180 | 0 | 0 | 827 | 0 | 11 | 11 |
| Basel, Rütlistrasse 32 | | | 0,03 | | 7 532 | AE | 1968 | 2019 | 1 090 | 1 505 | 57 | 0 | 0 | 0 | 0 | 0 | 1 562 | 24 | 0 | 24 |
| Basel, Schützenmattstrasse 26/28 | | | 2,86 | | 9 406 | AE | 1979 | - | 1 136 | 2 559 | 0 | 0 | 0 | 0 | 75 | 0 | 2 634 | 0 | 0 | 0 |
| Basel, St.Alban-Rheinweg 188, Ramsteinerstrasse 4 | | | 3,41 | | 5 273 | AE | 1900/1992 | 2019 | 455 | 853 | 95 | 0 | 0 | 0 | 55 | 0 | 1 003 | 0 | 0 | 0 |
| Bergdietikon AG, Honerethof 5-7 | | | 0,58 | | 8 864 | AE | 1991 | - | 5 134 | 2 226 | 316 | 0 | 0 | 0 | 74 | 0 | 2 616 | 42 | 8 | 50 |
| Bützberg BE, Kindergartenweg 5/7, Südstrasse 13 | | | 0,94 | | 5 050 | AE | 2011 | - | 2 933 | 1 448 | 0 | 0 | 0 | 0 | 0 | 0 | 1 448 | 0 | 22 | 22 |
| Erlinsbach SO, Rainlistrasse 21/23/25 | | | 11,20 | | 8 271 | AE | 2017 | - | 4 043 | 2 138 | 0 | 0 | 0 | 0 | 0 | 0 | 2 138 | 33 | 21 | 54 |
| Hausen AG, Hauptstrasse 4/6/12/14, Unterdorfstrasse 11-15 | | | 5,53 | | 11 793 | AE/ME ⁸ | 1984 | 2009/2010 | 5 434 | 3 958 | 0 | 0 | 0 | 0 | 0 | 210 | 4 168 | 46 | 3 | 49 |
| Islikon TG, Alte Landstrasse 17-19 | | | 0,18 | | 6 310 | | 1983 | - | 5 051 | 1 902 | 0 | 0 | 0 | 0 | 0 | 82 | 1 984 | 18 | 9 | 27 |
| Kilchberg ZH, Bächlerstrasse 34/36 | | | 0,62 | | 10 250 | AE | 1971/2006 | 2008 | 3 502 | 2 228 | 0 | 234 | 0 | 0 | 221 | 55 | 2 738 | 22 | 18 | 40 |
| Neftenbach ZH, Zürichstrasse 36-40 | | | 0,66 | | 6 900 | AE | 1986 | - | 5 310 | 1 980 | 0 | 0 | 0 | 0 | 140 | 0 | 2 120 | 30 | 22 | 52 |
| Niederlenz AG, Ahornweg 2-12 | | | 2,66 | | 10 742 | AE | 1985 | 2011/2012 | 6 637 | 2 836 | 0 | 0 | 0 | 0 | 0 | 298 | 3 134 | 32 | 16 | 48 |
| Rickenbach SO, St. Laurentiusstrasse 6-20, Wendelinweg 1-3 | | | 2,24 | | 21 193 | AE | 1986 | 2016 | 10 834 | 6 434 | 0 | 0 | 0 | 0 | 0 | 30 | 6 464 | 70 | 26 | 96 |
| Riehen BS, Im Finsteren Boden 15/17 | | | 0,83 | | 7 316 | AE | 1975 | 2007 | 2 330 | 1 321 | 0 | 0 | 0 | 0 | 0 | 216 | 1 537 | 18 | 0 | 18 |
| Rudolfstetten AG, Hofackerstrasse 44-48 | | | 3,55 | | 8 218 | AE | 1987 | 2017 | 4 704 | 2 372 | 0 | 0 | 0 | 0 | 150 | 0 | 2 522 | 29 | 7 | 36 |
| Suhr AG, Gönhardweg 5-13 | | | 0,66 | | 24 552 | | 1986 | - | 13 576 | 7 539 | 0 | 0 | 0 | 0 | 301 | 0 | 7 840 | 90 | 0 | 90 |
| Weinfelden TG, Kreuzlingerstrasse 23 | | | 0,00 | | 581 | AE | 1950 | 2018 | 463 | 122 | 0 | 0 | 0 | 0 | 0 | 0 | 122 | 0 | 6 | 6 |
| Wetzikon ZH, Ettenhauserstrasse 29-33 | | | 1,02 | | 10 560 | AE | 1982/2013 | 2013 | 4 320 | 2 545 | 0 | 0 | 0 | 0 | 0 | 108 | 2 653 | 30 | 4 | 34 |
| Wil SG, St. Gallerstrasse 25/27/29/31 | | | 0,80 | | 22 848 | AE/BRN | 2018 | - | 12 573 | 7 455 | 0 | 0 | 0 | 0 | 82 | 0 | 7 537 | 121 | 0 | 121 |
| Zofingen AG, Am Naglerbach 1-7 | | | 0,40 | | 16 424 | AE | 2001 | 2021 | 6 313 | 4 479 | 0 | 0 | 0 | 0 | 214 | 0 | 4 693 | 50 | 12 | 62 |
| Wohnliegenschaften | 444 624 | 9 043 | 1,81 | 2,81 | 319 506 | | | | 120 939 | 80 342 | 1 625 | 1 210 | 141 | 230 | 2 299 | 1 248 | 87 094 | 1 002 | 219 | 1 221 |
| Basel, Irène Zurkinden-Platz 1, Münchensteinerstrasse 117 | | | n/a | | n/a | AE/BRN | n/a | - | 4 701 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Buchs AG, Weierweg 6 | | | n/a | | 1 324 | AE | 1924 | 1953 | 584 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MuttENZ BL, St. Jakobs-Strasse 168 | | | 39,17 | | n/a | AE | n/a | - | 1 348 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entwicklungsliegenschaften | 46 255 | 30 | 39,17 | n/a | 1 324 | | | | 1 932 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Portfolio | 891 148 | 18 583 | 2,36 | 3,79 | 668 702 | | | | 179 943 | 92 815 | 42 182 | 14 641 | 1 990 | 5 041 | 11 794 | 1 752 | 170 214 | 1 946 | 637 | 2 583 |

¹ Gemäss Bewertung durch Pricewaterhouse-Coopers, Real Estate Advisory Services
² Soll-Mieterträge (vor Abzug von Leerständen und Debitorenverlusten)

³ Leerstand in Prozenten der Soll-Mieterträge (Renditeliegenschaften)
⁴ Leerstand in Prozenten der vermietbaren Fläche am 30.6.22

⁵ Kantonale Gebäudeversicherungsanstalten, Werte per 1.1.22

⁶ AE=Alleineigentum/SE=Stockwerkeigentum/ME=Miteigentum/BRN= Warteck Invest als Baurechtsnehmerin/BRG= Warteck Invest als Baurechtsgeberin

⁷ Büroräume = AE/Parkplätze = SE
⁸ Wohnliegenschaften = AE/Einstellhalle = ME
⁹ Nebenräume = SE/Einstellhalle = ME
¹⁰ Nur Autoparkplätze