



Plot and Buildings Acquisition Criteria

IBEX Gruppe AG executes a targeted purpose-built student accommodation investment strategy, and seeks to acquire suitable land plots and buildings in Switzerland satisfying the following criteria:

University city locations

Basel (including Prattlen, and the border communities Lörrach, Grenzach, Weil am Rhein and St. Louis), Bern, Lausanne, St. Gallen, Winterthur and Zurich (and the greater agglomeration).

Plots and buildings

Scope to build a minimum of 100 units of 25 sqm/room (or a minimum total of 2,500 sqm net space), plus common areas and reception/bar/restaurant/shop/gym or similar, for a minimum development total of 4.,000 sqm gross.

Also of possible interest are multiple smaller buildings (with scope for fewer than 100 units each) in close proximity to one another, and larger developments where IBEX Gruppe AG develops a student accommodation component.

Zoning

Commercial zoning only.

Accessibility

- Well-located micro-locations within the above cities
- Easily accessible via public transportation (bus/tram/train)
- Maximum 10-15 minutes travel time to the relevant university or college
- Proximity to public amenities such as supermarkets/shopping centres/restaurants/bars.

Principles and brokers with a sales mandate are invited to submit offers to:

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