

Focus on the Geneva market

We know, from the cantonal statistics office, that on June 1 the housing vacancy rate decreased to 0.37%, against 0.51% in 2021. Paradoxically, during that same period the number of new constructions increased by 17% (+ 3'233 accommodations). Geneva and its economy are thriving, in fact so much that the number of inhabitants is increasing faster than the number of new accommodations. In such circumstances, regardless of high prices, lower returns and rise in interest rates, the investment market remains attractive for investors.

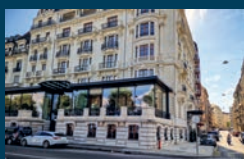
The level of transactions is similar to the first trimester with a bit over one billion Swiss francs exchanged and 39 transactions. The average price of a transaction is CHF 29'001'399.-. Six office buildings were sold for an average price of CHF 35'244'640.-. Four out of the five most important sales of the trimester were over CHF 100'000'000.-. The most important was a mixed building (housing-business), on the corner of route de Florissant and rue des Contamines, that went for CHF 197'000'000.-.

Investment per allocation	Volume of sales				Average price of transactions in CHF
	in CHF	in %	in amount	in %	
Multiple-unit housing	202'423'900.-	18%	19	49%	10'653'889.-
Mix housing-commercial activities	263'600'000.-	23%	5	13%	52'720'000.-
Condominiums (PPE)	37'535'000.-	3%	4	10%	9'383'750.-
Offices, Workshops, Storage facilities	211'467'842.-	19%	6	15%	35'244'640.-
Retail, Factories, Hotels, Others	258'384'873.-	23%	3	8%	86'128'291.-
Portfolios of different allocations	157'642'949.-	14%	2	5%	78'821'475.-
Total	1'131'054'564.-	100%	39	100%	29'001'399.-

Top 5 sales



Eaux-Vives
2 buildings
CHF 197'000'000.-
Seller: Privé
Buyer: Swiss Prime Anlagestiftung, Asga Pensionskasse



Cité
1 building
CHF 153'500'000.-
Seller: Crest Switzerland Ltd
Buyer: The Woodward Sarl



Geneva
Portofolio of 7 buildings
CHF 145'050'000.-
Seller: Investis Properties SA
Buyer: Helvetia Anlagestiftung



Lancy
Procter & Gamble premises
CHF 115'272'342.-
Seller: Procter & Gamble Services SARL
Buyer: Procter & Gamble International Operations SA

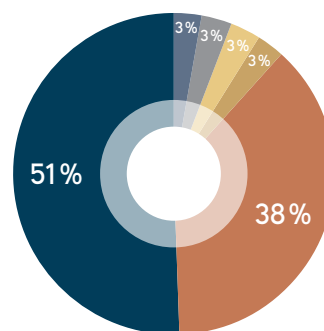


Plainpalais
1 building
CHF 68'195'500.-
Seller: Nilgais Entreprises Limited
Buyer: Fondation Hans Wilsdorf

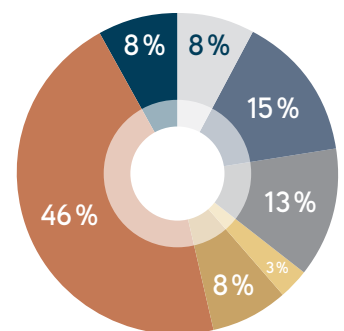
Seller-buyer profiles

Investment items are moving progressively from private to corporate ownership. 18 out of the 39 registered transactions were conducted by institutions, for a business volume of 61% of total sales. Trade dynamics in the first semester (approx. CHF 2.1 billion) indicate that corporate demand is as strong as last year. Having said that, we notice that dossiers are studied in more depth and for a longer time. Would that suggest a general slowdown?

Type of sellers*



Type of buyers*



● Public ● Pension funds ● Funds ● Insurers ● Foundations
● SA/SI/SARL ● Private (natural person)

*as a percentage of the number of transactions



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