

Press Release

## **New Retail Model in Switzerland: Acron Buys Long-Term Leased Retail Center in Näfels/Glarus**

Acron AG, an independent initiator of closed, indirect property investments in Switzerland, has further expanded its real estate portfolio with the addition of a commercial property. Acron acquired an entire retail center in Näfels/Glarus completed in March 2010 for CHF 33.6 million. At the



same time, it transferred the property to ACRON HELVETIA IX Immobilien AG, an investment company established for this purpose. This retail center—the first in Switzerland to be structured as an investment property—has already been fully leased for the long-term to six well-known retail companies. The distribution is expected to amount to an annual 6.50%, rising to 6.75% per year starting in 2015. ACRON HELVETIA IX Immobilien AG's shares are scheduled to be placed with qualified investors in the second half of 2010.

**Zurich, May 11, 2010** — This deal represents a systematic continuation of Acron's existing investment concept. Acron aims to provide investors a continually expanding range of transparent, cost-effective investment properties situated in first-rate locations and offering attractive returns. With the addition of the most recent investment, the ACRON HELVETIA portfolio includes eight commercial, hotel and office properties with a total value of around CHF 470 million. Additional projects are in the planning stages.

The investment property is a retail center located in Näfels/Glarus completed in March 2010 and built on a parcel measuring 21,600 square meters. The facility's grand opening was on March 11, 2010. The net leasable area totals 8,262 square meters, approximately 5,000 square

meters of which are used for retail space. Even before construction was completed, the retail center had been fully leased to six well-known retail companies: Migros, Aldi, C&A, Müller, Dosenbach, and Jacques Gabriel. The one-story structure features approximately 200 spaces where customers can park without charge.

The Canton of Glarus is a pioneer in implementing the retail center concept thanks to the investment property in Näfels, which is the first of its kind in Switzerland. The main idea behind the concept is a focused shopping experience in which consumers can purchase what they need quickly in a single location at attractive prices. Another first is the fact that this property features Switzerland's traditional grocery store chain, Migros, under the same roof with Aldi, which has only been doing business in the country since 2005. The advantages are obvious for tenants leasing space in a retail center: They benefit from a convenient location directly adjacent to a large canton road that is easily accessible to shoppers. The retail center is also readily reached using public transportation. The center's link to the local transportation network was optimized with the construction of a new stop served by the Glarus public transportation system directly in front of the property.

According to a November 26, 2009 appraisal by Wüest & Partner, a company specializing in real estate analysis, the retail center property's capitalized income value was placed at CHF 33.04 million as of the valuation date of April 1, 2010. The total investment amounts to CHF 35.0 million. Due to the fact that the property is a new construction, no notable maintenance costs are to be expected in the next 10 years.

This investment will produce a secure and sustainable flow of income thanks to long-term leases signed with tenants with good credit ratings. The distribution is expected to amount to an annual 6.50%, rising to 6.75% per year starting in 2015. Until 2018, distributions will be handled as tax-free par value reductions and subsequently as a combination of par value reductions and dividends.

The investment is structured as a private placement/qualified investment and is scheduled to be offered to investors in the second half of 2010.

#### **About ACRON AG**

For more than 20 years now Acron AG has been an established initiator of closed, indirect property investments in Switzerland. The company provides its services without any bank affiliation. As a family-run business, Acron AG provides retail and institutional investors with an all-round service that ensures every requirement is satisfied to enable a successful investment into Swiss property companies. Besides the selection of properties, the array of services

includes property due diligence and financing, product marketing as well as providing shareholders with regular support and information. The investment companies founded under the name of ACRON HELVETIA Immobilien AG are characterized by market-beating returns, a high degree of transparency and longer-term income security. In addition to investments in hotels such as the Radisson Blu Hotel, Zurich Airport, Acron also structures investments in commercial real property. Including the present investment, the Swiss portfolio is made up of eight companies with a combined market value of around CHF 470 million. The Delegate of Acron AG's Board of Directors is Klaus W. Bender, while Kai Bender has been Managing Director since 2009. The company's fellow subsidiaries are headquartered in Düsseldorf, Germany; Dallas, Texas; Houston, Texas; and Tulsa, Oklahoma, USA. The shares of three ACRON HELVETIA companies have been listed on the BX Berne eXchange since June 30 and September 30, 2009, respectively. The shares of further companies are planned to follow.

Click here to read more: [www.acron.ch](http://www.acron.ch)

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