

Executive Summary for the SEMI-ANNUAL REPORT as of 30.06.2022



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CONSTRUCTION PROJECT "WOHNEN IM LÖWENPARK"

3672 OBERDIESSBACH / BE

SENIOR-FRIENDLY LIVING

Property description

A new building with 24 senior-friendly residential units $(1- to 3\frac{1}{2}-room\ apartments)$ is being constructed in the middle of the village centre in Oberdiessbach, near Thun. The property includes a section of the building with the historic Restaurant Löwen, which is listed as a protected building and is being renovated. After the construction, the residents of the appartements will have an in-house, but at the same time public restaurant that they can use for their daily meals.

Land area / floor space

2 423 \mbox{m}^2 / once completed the property will have rentable space of about 2 200 \mbox{m}^2

Completion

Completion of the building is planned for autumn 2023

Years of construction

2022, 2023



KEY FIGURES

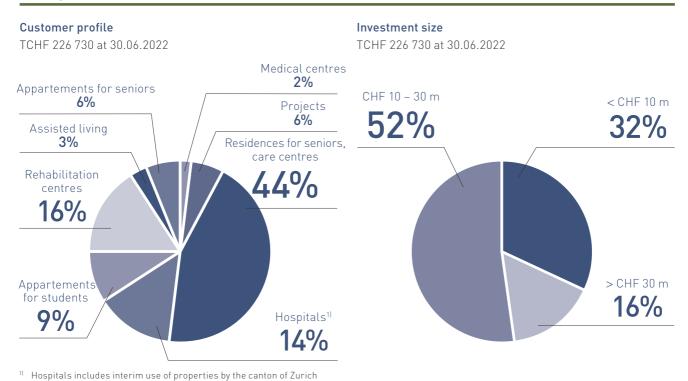
Income Statement		01.01. – 30.06.2022	01.01. – 30.06.2021
Earnings from rental activities ¹⁾	in TCHF	4 691	4 288
Earnings from revaluation	in TCHF	113	176
Earnings before interests and taxes (EBIT)	in TCHF	3 264	2 756
Earnings incl. revaluation / deferred taxes	in TCHF	2 388	2 025
Earnings excl. revaluation / deferred taxes 21	in TCHF	2 298	1 859
Return on equity incl. revaluation 3	in %	3.7%	4.2%
Return on equity excl. revaluation 43	in %	3.5%	3.8%
Balance Sheet		30.06.2022	31.12.2021
Total assets	in TCHF	235 301	231 620
Equity	in TCHF	128 548	131 028
Equity ratio	in %	54.6%	56.6%
Total mortgage liabilities	in TCHF	97 860	91 560
Leverage ratio	in %	45.4%	43.4%
Loan-to-value ratio of properties	in %	43.2%	42.8%
Net gearing ^{5]}	in %	71.7%	58.7%
Portfolio		30.06.2022	31.12.2021
Total real estate portfolio	in TCHF	226 730	213 920
Gross yield 61	in %	5.3%	5.0%
Net yield 71	in %	4.8%	4.6%
Vacancy rate	in %	0.8%	0.3%
Average discount rate for revaluation (weighted)	in %	3.3%	3.4%
Average interest rate financial liabilities	in %	0.7%	0.8%
Average term to maturity of financial liabilities	in years	3.9	4.5
Information per share		30.06.2022	31.12.2021
Share price on stock exchange	in CHF	46.90	54.00
Net asset value (NAV) per share	in CHF	50.30	51.27
Earnings per share incl. revaluation (EPS) 81	in CHF	0.93	2.06
Earnings per share excl. revaluation (EPS) 9	in CHF	0.90	1.96

Definitions

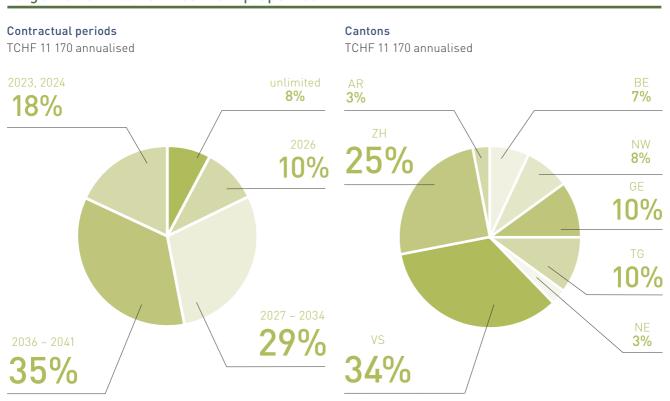
- 1) Rental income minus direct operating expenses for investment properties
- 21 Earnings before taxes (EBT) minus revaluation result, minus deferred taxes plus deferred taxes attributable to revaluation result
- ^{3]} Earnings incl. revaluation/deferred taxes in relation to average weighted equity (annualised)
- 41 Earnings excl. revaluation/deferred taxes in relation to the average weighted equity (annualised)
- Net debt (current and non-current mortgage liabilities minus cash and cash equivalents) in relation to equity as of balance sheet date
- 6 Gross yield reflects target rental income (target rental income based on annual rents of investment properties as of balance sheet date) in percentage of the market value (fair value) of the investment properties
- Net yield reflects annualised net rental income (actual rental income based on annual rents of investment properties as at the balance sheet date less operating and maintenance costs for the reporting year) as a percentage of the market value (fair value) of the investment properties
- ^{8]} Earnings incl. revaluation / deferred taxes divided by average number of registered shares outstanding
- ⁹ Earnings excl. revaluation / deferred taxes divided by average number of registered shares outstanding

PORTFOLIO INFORMATION

Total portfolio (market value)



Target rental income investment properties



MANAGEMENT REPORT ON THE FIRST HALF-YEAR PERIOD 2022

TO OUR SHAREHOLDERS

Dear Shareholders,

SenioResidenz AG was able to increase earnings in the first half of 2022 and posted a good overall result. Earnings before interest and taxes (EBIT) rose by 18% to CHF 3.3 million (H1 2021: CHF 2.8 million). Earnings including revaluation gains also increased by 18% to CHF 2.4 million (H1 2021: CHF 2.0 million), while earnings excluding revaluation gains were up by 24% to CHF 2.3 million (H1 2021: CHF 1.9 million).

We are very pleased that we were able to lease the previously vacant buildings of the former Paracelsus-Spital in Richterswil for interim use to the Canton of Zurich as accommodation for refugees from Ukraine. We also laid another cornerstone for the future development of our rental income by acquiring a new construction project in Aigle with 26 apartments (half of which are apartments reserved for people with disabilities or age-related limitations).

The par value repayment of CHF 1.90 per registered share, as decided by the 2022 Annual General Meeting, was executed in the commercial register on 10 June 2022 and paid out to the shareholders on 17 June 2022. Since then, the new par value of the registered shares has been CHF 44.20.

INTERIM USE OF FORMER PSR PROPERTIES IN RICHTERSWIL

Accommodation for refugees from Ukraine

In May 2022, we signed an agreement with the Canton of Zurich to let the vacant buildings of the former Paracelsus-Spital in Richterswil temporarily as accommodation for refugees from Ukraine for a maximum of about two years. The lease agreement started on 1 June 2022, and since then the properties at Bergstrasse 16 and Bodenstrasse 10 in Richterswil have been used as a transit centre for war refugees from Ukraine. Families, children and individuals who have been granted protection status S are accommodated in the premises.

Intended long-term use as an integrated medical care centre

In the long-term, SenioResidenz plans to lease the properties as an integrated care centre for medical services. Discussions and negotiations are under way with various interested parties from the medical/therapeutic sectors. Taking into account new operational concepts and possible construction measures, use as an integrated medical care centre is planned from 2025 onwards.

ATTRACTIVE ADDITIONAL NEW CONSTRUCTION PROJECT ACQUIRED

Turnkey new construction project in Aigle (VD)

SenioResidenz acquired a new construction project in Aigle/VD in the first half of 2022. On the north side of the old town of Aigle, just a few minutes' walk from the railway station and in the immediate vicinity of many supply facilities, a new building will be completed by 2023 comprising 26 apartments, 13 of which are reserved for people with disabilities or age-related limitations. As at 30 June 2022, the project is valued at CHF 8.2 million including purchase of the land and current construction progress. Handover of the turnkey property is scheduled for the first half of 2023. The total investment costs for the project amount to around CHF 16.2 million.

New construction project in Oberdiessbach (BE)

The existing new construction project for "barrier-free and senior-friendly living" in Oberdiessbach is advancing as scheduled. In accordance with current construction progress, the project was valued at CHF 6.4 million as at 30 June 2022. There will be 24 new senior-friendly residential units in Oberdiessbach, and the historical Restaurant Löwen is also being renovated. The project is scheduled for completion by autumn 2023. Payments of about CHF 7.6 million are still due from the construction contract work until completion of the project.

Turnkey construction project DOMUM II in Bad Zurzach (AG)

This existing construction project is also proceeding according to plan. The DOMUM housing cooperative is creating a development with attractive and barrier-free apartments for residents aged 60+ from the Bad Zurzach region. SenioResidenz is taking over one of the three buildings with 29 senior-friendly apartments as a turnkey property at total investment costs of about CHF 14.7 million. Completion of the project is scheduled for spring 2023. A secured down payment already made incl. incidental purchasing costs, is reflected in the balance sheet at CHF 1.7 million. The project is not part of the real estate portfolio currently, but will be transferred to the portfolio following completion in 2023.

MANAGEMENT COMMENT ON THE RESULTS OF THE FIRST HALF OF 2022

The total value of the real estate portfolio was CHF 226.7 million as at 30 June 2022 (31.12.2021: CHF 213.9 million). The increase is mainly due to sustainable investments in the property at Schlossstrasse 9 in Berg (CHF +0.8 million for replacing windows and therefore improved heat insulation) as well as investments in the new construction projects in Aigle and Oberdiessbach (CHF +11.9 million). Target rental income on an annualised basis amounts to CHF 11.2 million (H1 2021: CHF 9.6 million).

Real estate portfolio as at 30 June 2022 valued at CHF

226.7

million

Details on income statement for the first half of 2022

Rental income increased by 11% in the first half of 2022 to CHF 5.3 million (H1 2021: CHF 4.8 million). This is mainly due to extra rental income from the properties in Court, Couvet and Illnau-Effretikon which were acquired in the second half of 2021. The portfolio's vacancy rate was 0.8% as of the balance sheet date. The gross yield in the first half of 2022 was 5.3%, the net yield 4.8% (annualised).

Direct expenses for rented investment properties came to CHF 0.6 million (H1 2021: CHF 0.5 million). The increase is mainly due to the portfolio expansion in the second half of 2021.

Consulting expenses were lower year-on-year at CHF 0.4 million (H1 2021: CHF 0.7 million). The decrease is mainly due to the significant reduction in legal costs in connection with the ongoing bankruptcy proceedings relating to the Paracelsus-Spital.

Administrative expenses amounted to CHF 1.1 million (H1 2021: CHF 0.9 million) and included in particular the management fee paid to Cura Management AG of CHF 0.6 million (H1 2021: CHF 0.5 million), fees for members of the Board of Directors and auditing costs totalling CHF 0.1 million (H1 2021: CHF 0.1 million) as well as capital taxes and other administrative expenses totalling CHF 0.3 million (H1 2021: CHF 0.3 million).

The market valuation of the real estate portfolio by the independent real estate valuer Wüest Partner AG led to revaluation gains of CHF 0.1 million (H1 2021: CHF 0.2 million).

Earnings before interest and taxes (EBIT) were CHF 3.3 million and about 18% higher year-on-year (H1 2021: CHF 2.8 million). Following the deduction of CHF 0.3 million in financial expenses (H1 2021: CHF 0.4 million) and income taxes of CHF 0.6 million (H1 2021: CHF 0.4 million), the company posted earnings including revaluation gains of CHF 2.4 million for the first half of 2022 (H1 2021: CHF 2.0 million), and earnings excluding revaluation gains of CHF 2.3 million (H1 2021: CHF 1.9 million). This corresponds to an increase in earnings of 18% and 24%, respectively.

Taking into account the higher number of shares following the capital increase in September 2021, earnings per share (EPS) amounted to CHF 0.93 incl. revaluation gains and CHF 0.90 excl. revaluation gains (H1 2021: CHF 1.06 incl. and CHF 0.97 excl. revaluation gains). In the capital increase as at 30 September 2021, 638,868 new shares were issued to implement the long-term growth strategy so that the average number of outstanding registered shares came to 2,555,472 in the first half of 2022 (H1 2021: 1,916,604 registered shares).

Balance sheet as at 30 June 2022

Total assets were CHF 235.3 million as at 30 June 2022 (31.12.2021: CHF 231.6 million). On the assets side of the balance sheet, cash and cash equivalents came to CHF 5.7 million. Non-current assets of CHF 229.1 million consisted of the value of investment properties (CHF 211.9 million), projects (CHF 14.8 million), advance payments (CHF 1.7 million), goodwill (CHF 0.1 million) and deferred income tax assets (CHF 0.7 million).

On the liabilities side of the balance sheet, mortgage liabilities totalled CHF 97.9 million [31.12.2021: CHF 91.6 million]. The loan-to-value ratio for the properties was 43.2% as at the balance sheet date 30 June 2022. The average interest rate in the first half of 2022 was 0.7% [31.12.2021: 0.8%]. The duration of the financial liabilities as at 30 June 2022 was 3.9 years [31.12.2021: 4.5 years].

Net asset value (NAV) of CHF

50.30

as at 30 June 2022

Equity was CHF 128.5 million as of the balance sheet date (31.12.2021: CHF 131.0 million). The change in equity results from the earnings contribution in the first half of 2022 of CHF 2.4 million as well as the par value repayment of CHF 1.90 per registered share in a total amount of CHF 4.9 million. With an equity ratio of 54.6% as at 30 June 2022 (31.12.2021: 56.6%) the company has a very solid balance sheet structure. Net asset value as at 30 June 2022 was CHF 50.30 (31.12.2021: CHF 51.27 / 30.06.2021: CHF 50.36).

OUTLOOK

The Swiss real estate market proved robust overall in the first half of 2022, supported by ongoing population growth, relatively low construction activity, a comparably good economic situation and continuing low interest rate environment. Nonetheless, high energy and commodity prices, global supply chain problems and geopolitical tensions may lead to further economic uncertainty and risks in the coming months.

SenioResidenz AG will continue to foster its strategy which is focussed on real estate meeting the residential needs of senior citizens, new forms of living in the third phase of life and care facilities. This real estate sector will, in our view, continue to develop positively due to demographic development and increasing need for attractive accommodation for older people in the coming years. We will keep expanding our real estate portfolio accordingly over the long-term.

Michel Vauclair

Chairman of the Board of Directors

Men Cons

Peter Mettler

Delegate of the Board of Directors and CEO $\,$

EXTRACT CONSOLIDATED FINANCIAL STATEMENTS SENIORESIDENZ AG

BALANCE SHEET

Amounts in CHF	30.06.2022	31.12.2021
Cash and cash equivalents		14 665 441
Trade receivables	3 581	0
Other current receivables	416 983	179 402
Accrued income and prepaid expenses	76 523	46 229
Total current assets	6 176 234	14 891 072
Investment properties	211 933 100	211 046 100
Projects	14 797 099	2 874 276
Down payments	1 671 276	1 671 276
Deferred income tax assets	651 292	922 478
Intangible assets (goodwill)	71 585	214 756
Total non-current assets	229 124 352	216 728 886
Total assets	235 300 586	231 619 958
Trade payables	109 221	179 490
Other current liabilities	1 715 570	3 160 818
Current mortgage liabilities	48 285 000	41 430 000
Accrued expenses and deferred income	1 582 784	372 046
Provision for negative goodwill (badwill)	105 735	126 882
Total current liabilities	51 798 310	45 269 236
Other non-current liabilities	1 248 463	1 297 010
Non-current mortgage liabilities	49 575 000	50 130 000
Provision for negative goodwill (badwill)		42 294
Provision for deferred income tax liabilities	4 002 775	3 703 513
Provision for legal cases	128 300	150 000
Total non-current liabilities	54 954 538	55 322 817
Total liabilities	106 752 848	100 592 053
Share capital	112 951 862	117 807 259
Capital reserves	1 288 512	1 301 641
Retained earnings	14 307 364	11 919 005
Total equity	128 547 738	131 027 905
Total liabilities and equity	235 300 586	231 619 958

INCOME STATEMENT

Amounts in CHF	01.01. – 30.06.2022	01.01. – 30.06.2021
Rental income	5 314 733	4 790 223
Other income	10 185	0
Total operating income	5 324 918	4 790 223
Direct operating expenses for investment properties	-624 227	-501 746
Consulting expenses	-400 533	-709 536
Administrative expenses	-1 069 203	-919 922
Total operating expenses	-2 093 963	-2 131 204
Profits from revaluation of real estate investments	945 294	1 654 841
Losses from revaluation of real estate investments	-832 205	-1 478 511
Earnings from revaluation	113 089	176 330
Depreciation and impairment on intangible assets (goodwill)	-143 170	-143 170
Dissolution of negative goodwill (badwill)	63 441	63 441
Earnings before interests and taxes (EBIT)	3 264 315	2 755 619
Financial expenses	-302 214	-360 808
Earnings before taxes (EBT)	2 962 101	2 394 811
Income taxes	-573 742	-370 217
Earnings	2 388 359	2 024 594
Earnings per share (diluted/basic)	0.93	1.06

CASH FLOW STATEMENT

Amounts in CHF	01.01. – 30.06.2022	01.01. – 30.06.2021
Earnings	2 388 359	2 024 594
Earnings from revaluation of investment properties and projects	-113 089	-176 330
Depreciation and impairment on intangible assets (goodwill)	143 170	143 170
Dissolution of negative goodwill (badwill)	-63 441	-63 441
Other non-cash related expenses/earnings (income tax effect on equity		
transaction costs)	3 295	0
Changes in trade receivables	-3 581	0
Changes in other receivables and accrued income and prepaid expenses	-267 875	2 751
Changes in deferred income tax assets	271 186	-3 886
Changes in trade payables	-70 269	-370 188
Changes in other payables and accrued expenses and deferred income	-283 057	3 125 989
Changes in provision for deferred income tax liabilities	299 262	374 104
Changes in provision for legal cases	-21 700	150 000
Cash flow from operating activities	2 282 260	5 206 764
Investments in investment properties	-773 877	-41 970
Investments in projects	-11 922 858	0
Cash flow from investing activities	-12 696 735	-41 970
Capital reduction through repayment of nominal value	-4 871 820	-3 641 548
Proceeds from / repayments of current financial liabilities	6 300 000	-12 500 000
Proceeds from / repayments of non-current financial liabilities	0	8 300 000
Cash flow from financing activities	1 428 180	-7 841 548
Change in cash and cash equivalents	-8 986 294	-2 676 753
Verification		
Cash and cash equivalents at beginning of period	14 665 441	13 448 026
Cash and cash equivalents at end of period	5 679 147	10 771 274
Change in cash and cash equivalents	-8 986 294	-2 676 753

CHANGES IN EQUITY

01.01. - 30.06.2022

Share capital	Capital reserves	Retained earnings	Total
117 807 259	1 301 641	11 919 005	131 027 905
-4 855 397			-4 855 397
	-13 129		-13 129
		2 388 359	2 388 359
112 951 862	1 288 512	14 307 364	128 547 738
	117 807 259 -4 855 397	117 807 259 -4 855 397 -13 129	earnings 117 807 259 1 301 641 11 919 005 -4 855 397 -13 129 2 388 359

At the Annual General Meeting on 30 March 2022, the shareholders of SenioResidenz AG approved a capital reduction by means of a par value repayment of CHF 1.90 per share in the total amount of CHF 4.9 million. The equity transaction costs of TCHF 13 relate to the costs of the capital reduction, taking into account tax effects.

01.01. - 31.12.2021

Share capital	Capital reserves	Retained earnings	Total
91 996 992	-1 513 598	7 648 148	98 131 542
29 451 815	3 769 321		33 221 136
-3 641 548			-3 641 548
	-954 082		-954 082
		4 270 857	4 270 857
117 807 259	1 301 641	11 919 005	131 027 905
	91 996 992 29 451 815 -3 641 548	91 996 992 -1 513 598 29 451 815 3 769 321 -3 641 548 -954 082	earnings 91 996 992

GLOSSARY OF KEY FIGURES

Earnings from rental activities	Rental income (income statement) minus direct operating expenses for investment properties (income statement)
Earnings from revaluation	See the same item in the income statement
Earnings before interest and taxes (EBIT)	See the same item in the income statement
Earnings incl. revaluation/deferred taxes	Corresponds to "Earnings" in the income statement
Earnings excl. revaluation/deferred taxes	Earnings before taxes (EBT) minus revaluation result, minus deferred taxes plus deferred taxes attributable to revaluation result
Earnings per share (EPS) incl. revaluation	Earnings incl. revaluation/deferred taxes divided by the average number of registered shares outstanding
Earnings per share (EPS) excl. revaluation	Earnings excl. revaluation/deferred taxes divided by the average number of registered shares outstanding
Return on equity incl. revaluation	Earnings incl. revaluation/deferred taxes in relation to average weighted equity (the weighting takes account of changes in capital, such as par value repayments and capital increases), annualised
Return on equity excl. revaluation	Earnings excl. revaluation/deferred taxes in relation to average weighted equity (the weighting takes account of changes in capital, such as par value repayments and capital increases), annualised
Total assets	Total assets and/or total liabilities and equity in the balance sheet
Equity	Corresponds to "Total equity" in the balance sheet
Equity ratio	Total equity in relation to total liabilities and equity
Total mortgage liabilities	Current and non-current mortgage liabilities
Leverage ratio	Total liabilities in relation to total liabilities and equity
Loan-to-value ratio of properties	Current and non-current mortgage liabilities in relation to total property portfolio
Net gearing	Net debt (current and non-current mortgage liabilities minus cash and cash equivalents) in relation to equity as at the balance sheet date

Total property portfolio	Investment properties plus projects in the balance sheet
Gross yield	Gross yield corresponds to target rental income (target rental income based on annual rents for investment properties as at the balance sheet date) as a percentage of the fair value of the investment properties
Net yield	Net yield corresponds to net rental income (actual rental income based on annual rents of investment properties as at the balance sheet date less operating and maintenance costs for the year under review) as a percentage of the fair value of the investment properties
Vacancy rate excluding projects	Difference (in percent) in actual rental income for investment properties based on annual rents relative to target rental income for investment properties based on annual rents (actual and target rental income relate to the investment properties as at the balance sheet date)
Average discount rate for valuations at market value	Weighted average of the discount rate applied by the independent real estate evaluator (weighted on the basis of the market value of the properties)
Average interest rate for financial liabilities	Weighted average of interest rates on current and non-current mortgage liabilities as at the balance sheet date (weighted on the basis of the outstanding amount of mortgage liabilities)
Average term to maturity of financial liabilities	Weighted average remaining term of current and non-current mortgage liabilities as at the balance sheet date (weighting based on the outstanding amount of mortgage liabilities)
Net asset value (NAV) per share	Total equity per registered share issued as at the balance sheet date

FURTHER INFORMATION

Reconciliation for earnings excl. revaluation / deferred taxes

all amounts in CHF	01.0130.06.2022	01.0130.06.2021
Earnings before taxes (EBT)	2 962 101	2 394 811
Earnings from revaluation	-113 089	-176 330
Deferred taxes	-573 742	-370 217
Tax effect on revaluation gains	+22 235	+11 068
Earnings excl. revaluation/deferred taxes	2 297 505	1 859 332

INVESTOR RELATIONS INFORMATION

IMPORTANT DATES

18 August 2022 Publication Semi-Annual Results and Semi-Annual Report 2022

24 February 2023 Publication Annual Results and Annual Report 2022

29 March 2023 Ordinary General Meeting 2023

18 August 2023 Publication Semi-Annual Results and Semi-Annual Report 2023

INFORMATION REGARDING REGISTERED SHARES

Number of outstanding shares 2 555 472 registered shares with nominal value of

CHF 44.20 each

Listing BX Swiss AG

Swiss valor number 38462993

ISIN number CH0384629934

Ticker symbol SENIO

Market capitalisation CHF 119.9 million as of 30 June 2022

Closing price 30 June 2022 CHF 46.90

OTHER INFORMATION

Accounting standard Swiss GAAP FER

Auditors PricewaterhouseCoopers Ltd, CH-St. Gallen

Independent real estate evaluator Wüest Partner Ltd, CH-Zurich

Share register Computershare Switzerland Ltd, CH-Olten

CONTACTS / IMPRINT

CONTACTS

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DISCLAIMER

The SenioResidenz AG semi-annual report is published in German. This report is an executive summary of the semi-annual report as at 30 June 2022. The legally binding version is the content of the entire semi-annual report. The reports contain statements regarding future financial and operational developments and results as well as other forecasts, all of which are forward-looking or subjective estimates. The same applies to statements that use words such as "expects," "plans," "assumes," "believes," "estimates," "is of the opinion that" and the like.

All such statements are made on the basis of estimates, assumptions and expectations that the company deems reasonable at the present time of preparation of the reports. Such statements may, in retrospect, prove to be erroneous or inaccurate.

SenioResidenz AG assumes no obligation to update forward-looking statements in the reports at a later date as a result of new information, future events or the like.

The semi-annual report 2022 as well as the executive summary reports thereof in German, English and French are available online at www.senio.ch.

IMPRINT

Publisher

SenioResidenz AG, Zurich

Concept, design and realisation
bbv nuber, visual communication, DE-Konstanz
Tolxdorff Eicher, CH-Horgen

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TERTIANUM LES TOURELLES

1920 Martigny / VS

RESIDENTIAL AND NURSING CENTRE

Property description

The "Les Tourelles" residential and nursing centre offers 46 people a home suitable for senior citizens. It is located close to the city of Martigny, in a quiet and beautiful area (with 30 single and 8 double bedrooms) and offers a modern infrastructure, a high standard and very homely furnishings. The operator of the centre, Tertianum AG (www.tertianum.ch) focuses on senior-friendly living and high quality of life at the older age.

Land area / floor space

2 103 m² / 2 340 m²

Targe rental income

TCHF 880 per annum

Lease agreement with operating company

Until 15 June 2034 with extension options of twice five years

Years of construction / renovation

1900, 2014 / 2014, 2016, 2019











SENIORESIDENZ AG