Wincasa.
The real estate service provider.

Opfikon, 2026

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Four cornerstones underpin our strategy

Strengthening acquisition & customer centricity

Wincasa is firmly established in the market, and **focusing on our customers** is an integral part of our corporate culture.

Wincasa creates added value and wins new customers **by** providing **individualised services tailored to their needs**.

Professionalisation

As **a lifecycle-spanning real estate service provider** offering competitive services and expert strategic advice, Wincasa is the preferred provider and an attractive employer.

Qualitative process leadership

Wincasa has first-class processes and efficient systems and structures that are continuously improved and tailored to the needs of its stakeholders.

This ensures **maximum security and quality for all stakeholders**.

Omni-channel mastery

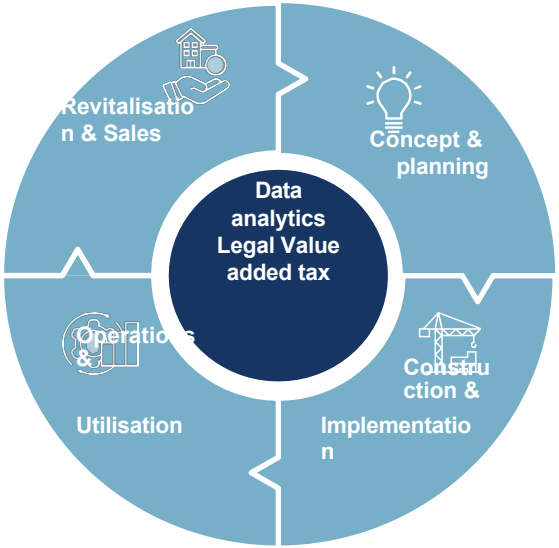
Wincasa plays a **leading role** in the field of innovation and digitalisation.

As **an omni-channel master,** we **communicate and interact** across channels, both online and offline, which supports our business model and creates unique customer experiences.

Innovative solutions throughout the property life cycle

- Revitalisation
- Re-letting
- Sales consulting

- Strategic Facility Management
- Real Estate/Portfolio Strategy
- Strategic and technical property/location analyses



- Management
- Centre management
- Mixed-use site management
- Initial/re-letting
- Vacancy management

- Energy Controlling
- Operational optimisation
- Real estate community management
- Settlement coaching
- ESG consulting and reporting

- Construction Management
- Client representation
- Construction-related FM
- Implementation management

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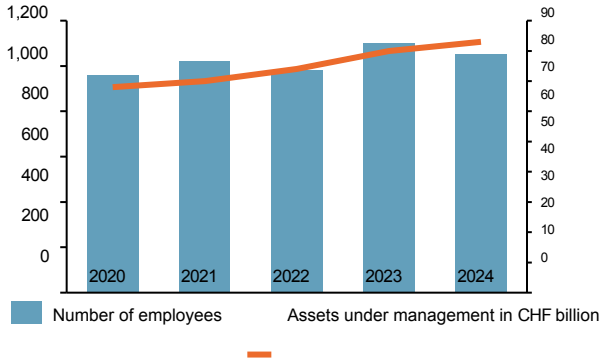
Facts and figures



Our locations

1048
Employees

83 billion
Assets under management (CHF)

254,000
Properties under management

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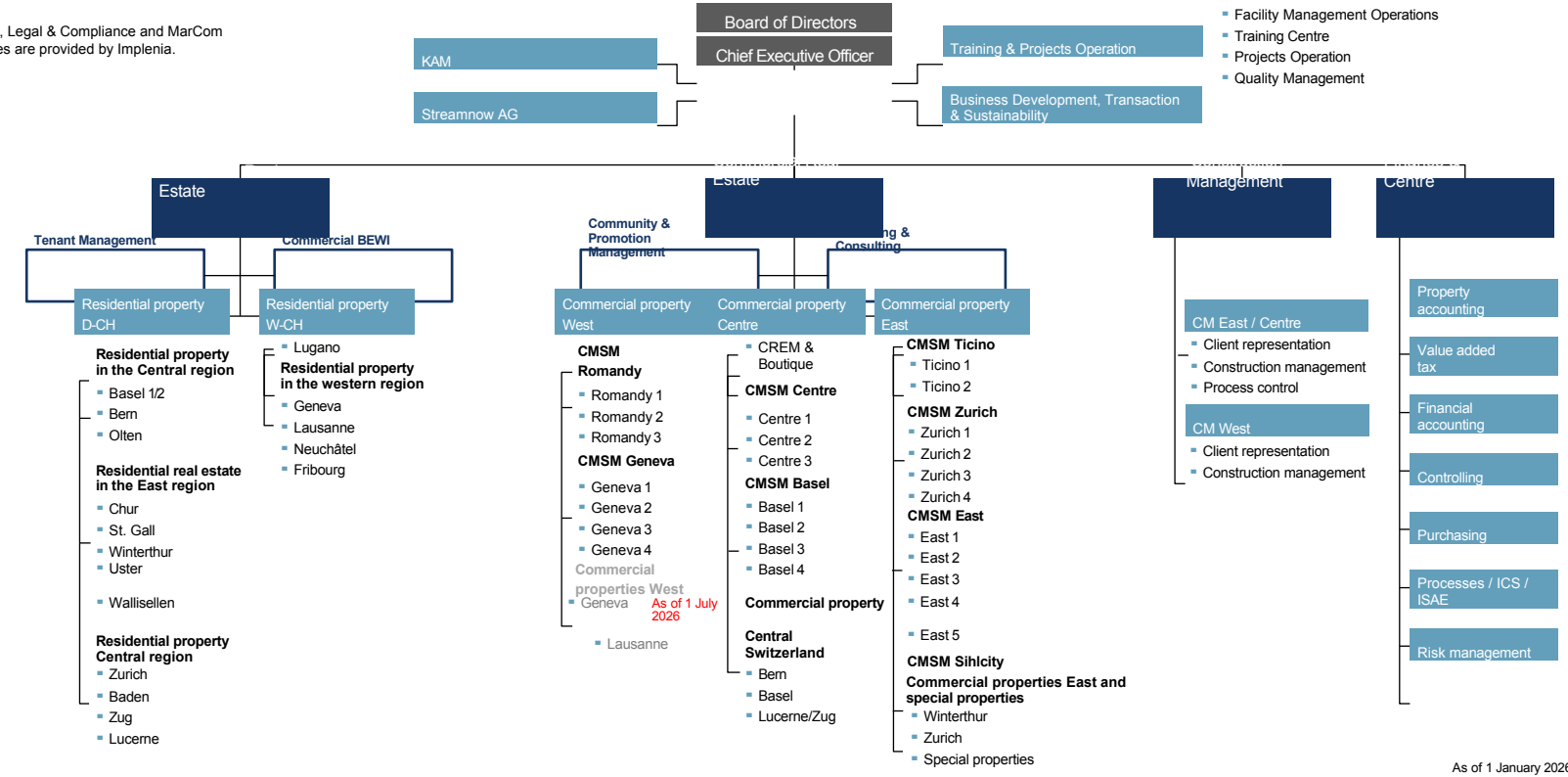
Source: Wincasa, 1 January 2025

Organisational chart

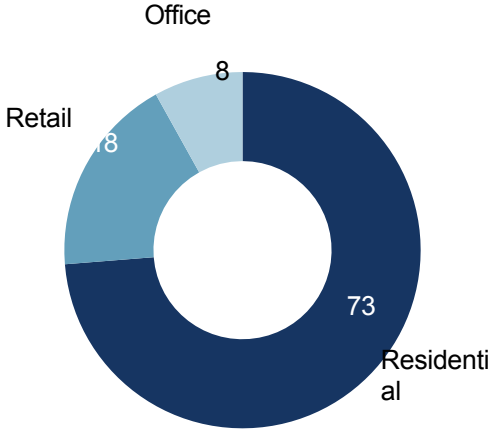
HR, IT, Legal & Compliance and MarCom services are provided by Implenia.



As of 1 January 2026

The expert for large and complex property portfolios

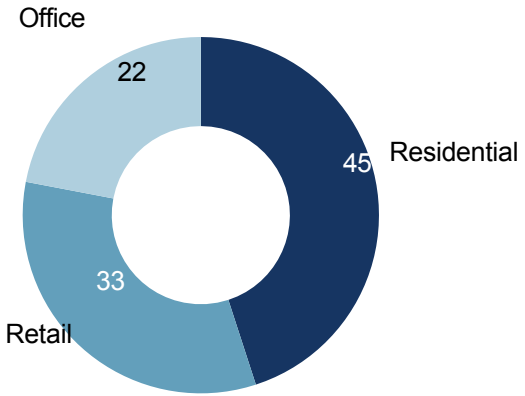
Managed portfolio by number of properties



61 billion

Institutional investors (CHF)

Managed portfolio by gross floor area (in m^2)



21 billion

Corporate clients (CHF)

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Source: Wincasa, 1 January 2025

Successful real estate projects for satisfied customers

Reference customers

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Source: Wincasa, 1 January 2025

Our partners

Partnerships

diesozialfirma
Premium Partner

immopac ag
switch to performance

SVIT

RICS

Source: Wincasa, 4 February 2022

Our areas

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Management profile

Our services

Increase in returns and property value

Individual and personal tenant support personalised

Integrated commercial building and operating cost management

Professional property maintenance

Management of sophisticated special-purpose properties

ESG consulting & reporting

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Our experience – your added value

Our services

- Separation between residential and commercial locations with dedicated operating models and functions
- Regionality (branch network with walk-ins), market information, proximity to customers and properties
- Wide range of usage and mandate types (CREM and special properties, e.g. logistics)
- Clearly defined, efficient process and control systems
- Wincasa Q, Garaio REM and customer-oriented reporting,

Reference property:

Hoch 2 and Sportarena, Lucerne

- Annual target rent: > CHF 10 million
- Number of flats: 331
- Area: 45,933 m2
- Term of office since: 1 July 2012

78,700
apartments managed

632
employees

7.7
Office and commercial space (m^2)

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Source: Wincasa, 1 January 2025

Centre and mixed-use site management profile

Our services

Complex technical operations

Community support

Tenant space from approx. 20,000 m²

Temporary use of space

Diverse usage and tenant mix

Discerning tenants

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Our experience – your added value

Our strengths

- Individually tailored services for complex properties
- Fair and transparent cost model
- Promotion of tenant loyalty and satisfaction through communication and early identification of needs
- Increase in turnover and/or footfall

Your added value

- Holistic property management
- Developed real estate environments ensure the best customer experience and stabilise/increase the value of your assets
- Revitalisation of areas with targeted measures in real estate community management and settlement coaching
- Digital marketplace for all promotional spaces

82

shopping centres managed

31

Areas/large-scale projects

193

employees

20 billion

Assets under management (CHF)

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Construction management profile

Our services

Client representation, project and construction management

Analyses, investigations and due diligence

Project controlling, warranty management

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Our experience – your added value

Our strengths

- Your expert partner throughout the entire life cycle of a property
- **Client representation:** Individual, project-specific handling of large and complex renovation and new construction projects
- **Construction management:** Process-oriented handling of construction projects within the scope of management mandates

Your added value

- Tailor-made services that take into account the individual requirements of owners and tenants
- Efficient construction projects thanks to clearly structured processes and seamless integration into the management mandate
- Optimised life cycle costs through the involvement and guidance of Wincasa's in-house specialists to optimise operational processes and CO_2emissions right from the development, planning and construction phases

71

employees

>1000

Projects / year

350 million

CHF Project volume (construction projects)

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Source: Wincasa, 1 January 2025

Appendix

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The Wincasa management team

Philipp Schoch

Chief Executive

Urs Ringgenberg

Chief Financial Officer

Gabriella Gassmann

Head of Division
Residential Real Estate

Franco Pelizza

Head of Construction
Interim Management

Thomas Hinderling Head of Commercial Real Estate

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The extended management team

Andy Kürsteiner

Head of Business Development

Daniela Enke

Business Partner Marketing & Communication

Sabrina Bänninger

Head of Legal

Monika Keller

Senior HR Business Partner

Marco Kissling

Senior Business Partner IT

Marcel Streuli

Head of Key Accounts Management

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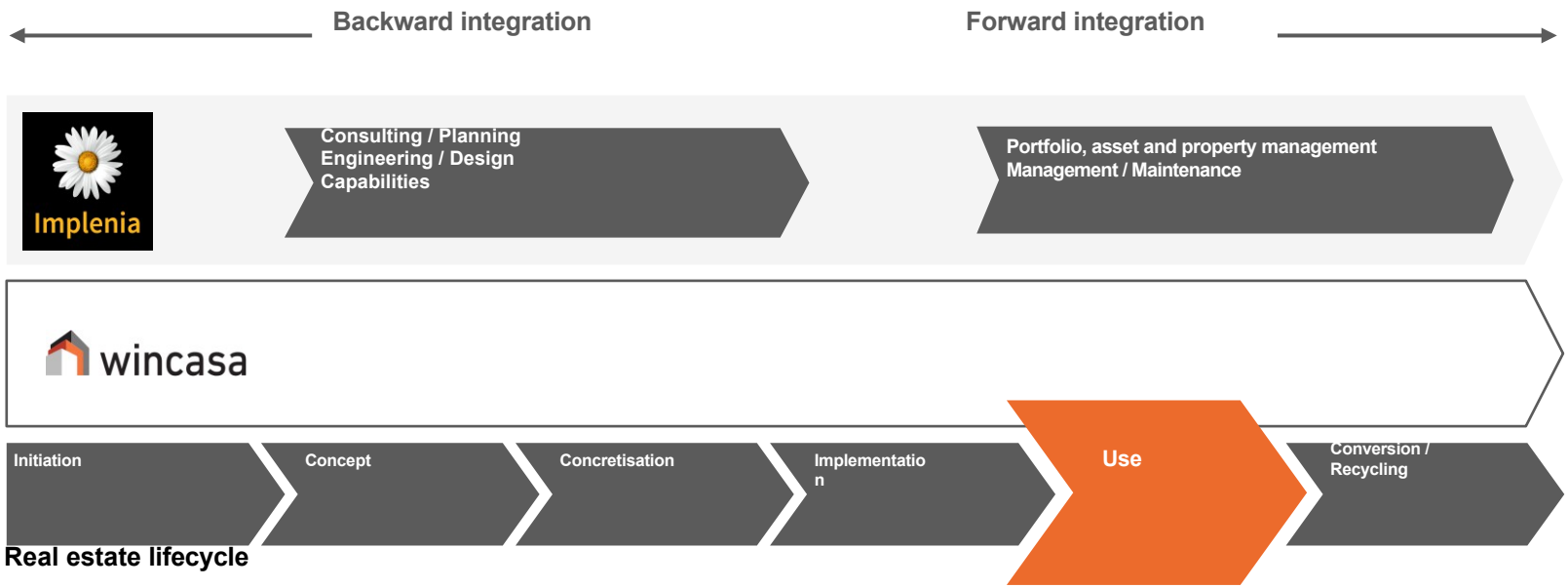
Wincasa at Implenia



Real estate lifecycle

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Source: Implenia 16 May 2023

Your properties are in good hands with Switzerland's leading real estate service provider.

www.wincasa.ch

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