

TAKING THE LEAD TOGETHER



VULCANO-ZURICH.CH



Das Resort.

STEINER

An awareness of cultural heritage and traditions
is important for urban development.
We take the time to identify the different forms
they can take.



Ajay Sirohi



Michael Schiltknecht

Buildings are the backdrop for much of our lives. They are an expression of our culture and a vision for the future. At their heart are always people and the environment they live in. Designing buildings therefore requires an understanding of the people and purpose for which they are being built. That is our task – and it is a task we address daily with passion and pleasure.

The property market is changing fast. It is vital for us to respond to the changes even faster than the market. On the one hand, we do so by focusing on the development of our own projects and completing the transformation of Steiner AG into the leading developer with construction expertise.

On the other hand, we want to contribute our long-standing expertise to two newly created fields of business. With Steiner Digital we are developing unique products and services for the construction and real estate sector. And with our Steiner Investments & Financial Initiatives (IFI) division we will continuously expand our range of attractive investment vehicles.

In western Switzerland we will further consolidate our leading market position in the TC/GC area.

We are moving ahead with courage, energy and enthusiasm, building on our innovative capability and our commitment to our clients and investors – just as we always have throughout our 100-year history.

We look forward to using our enthusiasm to serve you.

Ajay Sirohi
CEO Steiner Group

Michael Schiltknecht
Co-CEO Steiner Group



OVERVIEW OF STEINER

The Steiner Group is one of the leading project developers and general/total contractors in Switzerland. Since 2010 it has been part of the Hindustan Construction Company, which is based in Mumbai, India, and has more than 3,000 employees. Steiner's head office is in Zurich and it has branches in Basel, Berne, Geneva, Tolochenaz and Lucerne. Its subsidiary Steiner India Ltd. markets Swiss know-how for the emerging real estate market on the Indian subcontinent from its base in Mumbai.

In Switzerland Steiner provides extensive real estate development, construction and renovation services with a team of over 500 highly qualified employees. So far, we have completed more than 1,500 residential construction projects, and have built nearly 600 commercial properties, over 45 hotels, around 200 infrastructure facilities, as well as universities, schools, hospitals, nursing homes, rehabilitation facilities, old people's homes and prisons.

The experience of our specialists and experts makes them competent advisers for our customers. They maintain a close relationship with investors and property developers, so we can develop future-oriented solutions for them from the planning phase onwards. The construction of complex new buildings and demanding renovation and refurbishment contracts require an understanding of our clients' needs and good cooperation with all stakeholders. We regard constructive collaboration as an essential basis for our joint success.

Our collaboration with prestigious technical universities is geared to overcoming barriers to knowledge in our core competencies and driving the development of emerging construction technologies and applications. At the same time, these activities create attractive career opportunities for students.

Attractive opportunities are available to investors, and these are developed, marketed and managed by the Investments and Financial Initiatives (IFI) division.



COMMITTED TO A SUSTAINABLE FUTURE

We rank among the market leaders in Switzerland and aim for excellence in our environmental, health and safety performance. These factors plus continuous improvement and providing development opportunities for our staff are our central importance to us. Our client and process orientation is driven by our focus on quality and on providing cost-effective solutions. We fulfil all current quality management criteria and are certified as conforming to ISO 9001, ISO 14001 and ISO 45001.

In order to develop sustainable buildings, we give equal priority to ecological, social and economic aspects. We design completely sustainable building concepts. That means we start by seeking sustainable locations in the project development phase. Other important criteria are flexible floor plans, an ecologically sound user mix, high aesthetic standards and low life-cycle costs.

Buildings that are certified as sustainable are guaranteed to retain their value. Now and in the future. We therefore recommend that all buildings should be planned and constructed in accordance with recognised and international sustainability standards. We have the expertise to perform all these processes – from development and realisation to obtaining the relevant certificates.

We focus on building pioneering structures using environmentally compatible materials, highly efficient technologies and local resources.



REAL ESTATE DEVELOPMENT

A careful assessment of the opportunities and risks is the basis for developing new buildings. Together with landowners and investors, we define goals for each property, analyse the influences, and evaluate the viability of the project.

Market conditions and the political climate change constantly and vary between regions and locations. As an experienced real estate developer, we offer extensive expertise, ranging from project organisation and monitoring market acceptance to communicating with authorities and the general public. That enables us to achieve outstanding results.

NEW CONSTRUCTION

Optimum networking of specific areas of knowledge enables us to leverage the full potential of new buildings. Our teams constantly monitor performance, quality, costs and deadlines to identify scope for improvements and savings both in the planning phase and during realisation. In this way, we optimise every individual building right up to final handover to the client and ensure that each project offers sustainable benefits – for all stakeholders.

We offer a flexible range of contract types to suit each project: As a total contractor, we are responsible for all aspects of the project, from planning to completion. As a general contractor, we are responsible for all construction work involved in building the property. As a project manager we initiate, plan and bear responsibility for realisation of the project. We are equally flexible when it comes to structuring innovative, individual contracts.



RENOVATION AND REFURBISHMENT

Thanks to years of experience and professional project management, we are able to preserve and steadily increase the value of buildings. That is assured by our expert advice and close collaboration with all stakeholders – to ensure the highest possible quality of renovation and refurbishment work, on schedule and within budget.

We examine and analyse every refurbishment and renovation project individually, no matter how complex and demanding it may be, and come up with solutions based on our design-to-cost approach. That means we optimise real estate to meet the defined investment goals.

INVESTMENTS AND FINANCIAL INITIATIVES

Investors have the opportunity to invest in attractive real estate projects of the Steiner Group. Launched by the independent Steiner Investment Foundation (SIF), the “Swiss Development Residential” and “Swiss Development Commercial” investment groups offer innovative and sustainable investment solutions featuring Swiss residential and commercial real estate.

Similar in structure to a private equity company, Evostate AG develops and implements turnkey real estate projects throughout Switzerland. In addition to Steiner, Evostate is backed by three other attractive partners embodying financial independence and visionary power.

The Student Hotel investment product provides institutional investors, family offices and qualified private investors with a vehicle for investing in Steiner AG hospitality projects. The aim of the projects is to develop and realise accommodation for students and other short-term residents in Switzerland’s most important centres of education.

With the India Real Estate Property Fund, the independent Swiss financial services provider Picard Angst, in cooperation with the Steiner Group, is offering investors the opportunity to participate in India’s booming real estate market.

SELECTED REFERENCE PROJECTS

GLASI-QUARTIER, BÜLACH 2019 – 2023

A new district is being created in Bülach North with 512 apartments, a residential centre and care facility, a hotel and over 20,000 m² of commercial and service space. The project, designed by us, represents innovative urban development coupled with a high quality of life and state-of-the-art planning methods (BIM).





SIHLTERRASSEN, ZURICH 2019 – 2022

The Manegg Mitte project was developed jointly by Steiner and the Baugenossenschaft des Eidgenössischen Personals (building cooperative for federal personnel – BEP). At four existing Manegg sites in Zurich-Wollishofen, work is proceeding on both the Sihlterrassen complex, with its 151 owner-occupied apartments, and a new-build with 100 cooperative apartments and light-industrial units. Thanks to an innovative online configurator developed specially for Sihlterrassen, potential buyers can adjust the apartments' floorplans as well as the materials used for the interior fittings according to their own wishes.

LA COLLINE, ARLESHEIM 2020 – 2022

The “La Colline” project, which will create a new living environment with high-quality residential units and extensive green spaces, has been developed by Steiner AG. In an idyllic setting in the coveted municipality of Arlesheim, a total of 29 owner-occupied apartments as well as 16 single-family houses will be built. The premium-quality architecture, in which the attractive wooden façades take centre stage, will blend perfectly into the surroundings.





VULCANO, ZURICH 2016 – 2018

The mixed-use Vulcano site in Zurich Altstetten, for which we were responsible as project developer and total (design & build) contractor, includes a versatile hotel complex comprising approximately 320 rooms in addition to residential, commercial and service-sector floor-space. The project comprises a linear arrangement of three towers on a single base. The modern complex has around 58,000 m² of floorspace.

CAMPUS DE L'ARC, LE BRASSUS 2021–2024

This modern new-build will bring together all the industrial activities of watchmaker Audemars Piguet in the Vallée de Joux under one roof. In future, some 1,100 employees will produce up to 60,000 watches a year at this location. By dividing the project into five planning phases, we are well equipped to accommodate the client's current specifications at all times during the ongoing project. The Campus de l'Arc is to be built and certified in conformity with the Minergie-ECO energy-saving standard.





MAISON DE LA PAIX, GENEVA 2011 – 2013

The sophisticated architecture of this building at the heart of the district where the international organisations are located houses three international centres and the Graduate Institute of International and Development Studies. The slender building in the form of petals comprises six fully vaulted structures with a total floorspace of 32,000 m². This innovative complex meets the Minergie standard.



MEHR ALS WOHNEN, ZURICH 2012 – 2015

Tomorrow's lifestyle is already reality in the Hunziker district in Zurich North. This new cooperative residential complex developed by us offers a dynamic multi-generational neighbourhood for around 1,300 people. This flagship project comprising 13 apartment blocks, commercial premises, restaurants and community facilities is evidence that large-scale developments can meet the objectives of the "2000-Watt Society".



HÔPITAL RIVIERA CHABLAIS, RENNAZ 2016 – 2019

Steiner was awarded the contract to build this extensive new hospital project, helping to meet intercantonal acute care needs in the Vaud-Valais border region. Hospital construction presents a variety of major design and execution challenges. The new Riviera-Chablais Hospital (HRC) has a total capacity of 300 beds and provides basic care for 180,000 people.



SKYKEY, ZURICH 2012 – 2014

SkyKey's size alone makes it a new landmark in Zurich North: 63 metres tall, with 18 storeys and around 40,000 m² of office space, it provides space for around 2,400 workplaces. We developed and realised SkyKey in compliance with LEED Platinum certification. The outcome is impressive: compared with a conventional building, SkyKey uses 50% less electricity and 45% less fresh water.



STRANDBODEN HIGH SCHOOL, BIEL

2013 – 2016

We were commissioned to refurbish the existing school building, dating from 1982, develop an extension, and modernise the energy supply to the complex – without interrupting the school routine. This extensive and demanding project was completed on schedule and within the budget.



INTERNATIONAL LABOUR OFFICE, GENEVA 2015 – 2019

Refurbishment of this enormous complex with a gross area of around 50,000 m² was demanding – not just because of its size and the need to preserve its architectural features. All refurbishment work was carried out while business continued. For us, as the total contractor, that made planning and coordination highly complex.



EPFL, LAUSANNE 2012 – 2016

We erected a new building designed by the renowned architect Dominique Perrault on the EPFL campus in Lausanne, with research labs, seminar rooms and offices. The building has an enormous courtyard and meets the Minergie standard. Visually the facade is characterized by a striking system of exterior blinds. Solar panels on the roof also enhance the energy efficiency of this new complex.



FRAUENFELD CANTONAL HOSPITAL, PROJECT HORIZONT 2015 – 2019

Steiner AG was commissioned to build a new block at Frauenfeld Cantonal Hospital that is properly equipped to meet current and future requirements and will benefit the Frauenfeld region and the Canton of Thurgau as a whole. The new building is occupied by existing departments as well as restructured units and facilities. These include a new reception area with a central reception desk, an interdisciplinary outpatient clinic, an ultra-modern operating theatre area, interdisciplinary medical diagnostics and much more.



SIHLCITY, ZURICH 2003 – 2007

13 catering outlets, 80 shops, a 132-room hotel, a cinema with nine screens, a discotheque, a large health and wellness area and 16 urban flats. The Sihlcity complex, developed and constructed by us, is outstanding in terms of both its large size and its urban design quality. Sihlcity is now the focal point of a municipal district that has generated new momentum for the local neighbourhood.

WERKARENA, BASEL 2019 – 2022

The Werkarena in Basel with seven storeys and two basement floors will offer a total of 20,000 m² flexible floor-space. In this top-end functional building with excellent transport connections, we are creating a new business centre where tomorrow's companies have a clear basis for planning their long-term future and developing their businesses successfully.






AGORA, LAUSANNE 2015 – 2018

Steiner was contracted by the ISREC Foundation to build an international research centre. The new facility offers some 7,000 m² of floorspace for laboratories and offices together with a 1,600 m² centre for life science applications and a 3,900 m² public area comprising an atrium, a 300-seat auditorium and a 100-seat restaurant. Named “Agora”, the gigantic Minergie-standard building now unites under a single roof some 300 scientists and clinicians who, through research on cancer diseases, are endeavouring to make advances in therapy development.





LUCERNE EYE CLINIC 2013 – 2016

The new eye clinic building occupies a conspicuous location directly at the entrance to Lucerne Cantonal Hospital. The new expansion wing is an L-shaped structure connected to the existing five-storey building. The energy-efficient refurbishment included installation of a new envelope enclosing the whole building ensemble: the rhythmic gridded assembly that wraps around the entire complex unites the different façade sections and stitches together the new and existing fabric.

**SHAPE
THE FUTURE
WITH US**



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