

# Factsheet

as of 30 September 2024



## Company profile

PSP Swiss Property is one of the leading property companies in Switzerland. The company owns a real estate portfolio of office and commercial properties worth CHF 9.7 billion. Most of these are office and commercial buildings in prime locations in the country's most important economic centres. The properties are managed and maintained with a long-term perspective. The aim is to increase income and value through optimal property utilisation. At the same time, the focus is on the continuous improvement of CO<sub>2</sub> values.

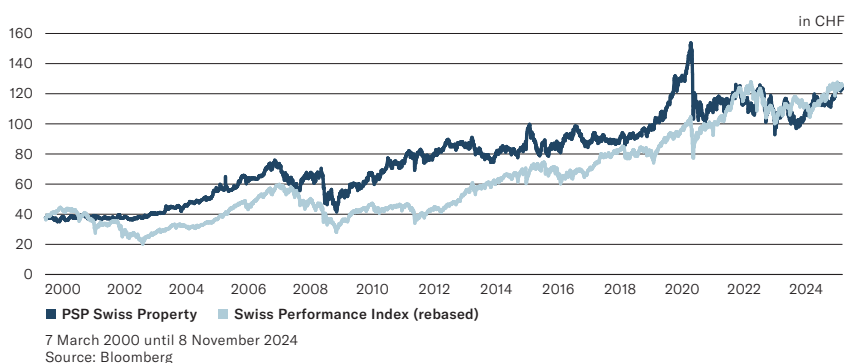
### Master data of the share

Security symbol	PSPN
Security number	1829415
ISIN	CH0018294154
Trading currency	CHF
Stock exchange	SIX Swiss Exchange
Product type	Mid & Small Caps Swiss Shares
Type of security	Registered Shares
Issued by	PSP Swiss Property Ltd
Issue number	45 867 891
Nominal value	0.10 CHF
Regulatory standard	Standard for Real Estate Companies

### Largest shareholders (significant shareholders as at 30 September 2024)

Swisscanto Fondsleitung AG	3.023%
UBS Fund Management (Switzerland) AG	14.994%
BlackRock, Inc.	5.95%

## Share price



## Executive Board



**Giacomo Balzarini**  
Chief Executive Officer



**Reto Grunder**  
Chief Investment Officer



**Martin Heggli**  
Chief Operating Officer

## Board of Directors

Luciano Gabriel (Chairman)  
Henrik Saxborn (Vicechairman)  
Mark Abramson  
Corinne Denzler  
Adrian Dudle  
Katharina Lichtner

## Financial calendar

25.02.2025	Publication FY 2024
03.04.2025	Annual General Meeting 2025
13.05.2025	Publication Q1 2025
19.08.2025	Publication H1 2025
11.11.2025	Publication Q1-Q3 2025
24.02.2026	Publication FY 2025

# Factsheet

as of 30 September 2024

p|s|p

Swiss Property

Key financial figures	Unit	2023	Q3 2023	Q3 2024	Q1-Q3 2023	Q1-Q3 2024	+/-
Rental income	CHF 1 000	331 905	84 214	85 769	247 553	261 975	5.8%
EPRA like-for-like change	%	5.1	6.0	1.0	5.2	3.7	
Net changes in fair value of real estate investments	CHF 1 000	- 161 261	23 524	16 674	- 67 188	61 371	
Income from property sales (inventories)	CHF 1 000	14 012	3 584	453	13 896	1 021	
Income from property sales (investment properties)	CHF 1 000	910	0	0	910	11 288	
Total other income	CHF 1 000	7 000	2 900	3 894	6 297	5 644	
Net income	CHF 1 000	207 595	78 428	69 611	155 344	225 940	45.4%
Net income excluding gains/losses on real estate investments	CHF 1 000	339 213	60 234	56 735	210 756	170 334	- 19.2%
Ebitda excluding gains/losses on real estate investments	CHF 1 000	297 742	76 460	76 660	226 931	228 961	0.9%
Ebitda margin	%	84.4	84.3	85.1	84.7	84.9	
Total assets	CHF 1 000	9 786 900				9 778 183	- 0.1%
Shareholders' equity	CHF 1 000	5 220 722				5 263 948	0.8%
Equity ratio	%	53.3				53.8	
Return on equity	%	4.0	6.1	5.3	4.0	5.7	
Interest-bearing debt	CHF 1 000	3 465 833				3 414 839	- 1.5%
Interest-bearing debt in % of total assets	%	35.4				34.9	
<b>Portfolio key figures</b>							
Number of investment properties	Number	162				152	
Carrying value investment properties	CHF 1 000	9 046 911				9 001 954	- 0.5%
Implied yield, gross	%	3.6	3.7	3.8	3.7	3.8	
Implied yield, net	%	3.2	3.2	3.2	3.2	3.3	
Vacancy rate (CHF)	%	3.6				3.6	
Number of sites and development properties	Number	11				10	
Carrying value sites and development properties	CHF 1 000	560 582				710 347	26.7%
<b>Headcount</b>							
Employees	Number	101				96	
Full-time equivalents	Number	90				86	
<b>Per share figures</b>							
Earnings per share (EPS)	CHF	4.53	1.71	1.52	3.39	4.93	45.4%
EPS excluding gains/losses on real estate investments	CHF	7.40	1.31	1.24	4.59	3.71	- 19.2%
EPRA EPS	CHF	7.17	1.26	1.23	4.37	3.69	- 15.4%
Distribution per share	CHF	3.85	n.a.	n.a.	n.a.	n.a.	
Net asset value per share (NAV)	CHF	113.82				114.76	0.8%
NAV per share before deduction of deferred taxes	CHF	134.48				135.89	1.0%
EPRA NRV	CHF	137.10				138.66	1.1%
Share price end of period	CHF	117.60				123.90	5.4%

PSP Swiss Property Ltd  
Kolinplatz 2  
CH-6300 Zug

+41 (0)41 728 04 04  
[www.psp.info](http://www.psp.info)

Media & Investor Relations  
Vasco Cecchini  
CCO & Head IR

+41 (0)44 625 57 23  
[vasco.cecchini@psp.info](mailto:vasco.cecchini@psp.info)