Factsheet

as of 30 June 2024

p|s|p

Swiss Property

Company profile

PSP Swiss Property is one of the leading property companies in Switzerland. The company owns a real estate port–folio 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_2 values.
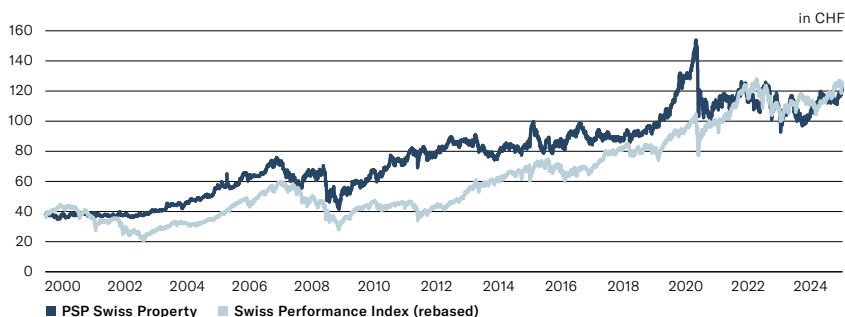
Master data of the share

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 June 2024)

UBS Fund Management (Switzerland) AG	15.003%
BlackRock, Inc.	5.95%

Share price

PSP Swiss Property
Swiss Performance Index (rebased)

7 March 2000 until 19 August 2024
Source: Bloomberg

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

12.11.2024	Publication Q1–Q3 2024
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

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Key financial figures	Unit	2023	Q2 2023	Q2 2024	H1 2023	H1 2024	+/−
Rental income	CHF 1 000	331 905	82 204	87 025	163 339	176 207	7.9%
EPRA like–for–like change	%	5.1	6.0	3.4	5.0	5.0	
Net changes in fair value of real estate investments	CHF 1 000	– 161 261	– 90 712	13 487	– 90 712	44 697	
Income from property sales (inventories)	CHF 1 000	14 012	9 374	0	10 312	568	
Income from property sales (investment properties)	CHF 1 000	910	0	11 288	910	11 288	
Total other income	CHF 1 000	7 000	2 769	1 196	3 397	1 751	
Net income	CHF 1 000	207 595	19 893	75 339	76 916	156 329	103.2%
Net income excluding gains/ losses on real estate investments	CHF 1 000	339 213	94 240	56 984	150 522	113 599	– 24.5%
Ebitda excluding gains/ losses on real estate investments	CHF 1 000	297 742	80 569	75 580	150 470	152 302	1.2%
Ebitda margin	%	84.4	85.4	84.8	85.0	84.9	
Total assets	CHF 1 000	9 786 900				9 737 644	– 0.5%
Shareholders' equity	CHF 1 000	5 220 722				5 199 117	– 0.4%
Equity ratio	%	53.3				53.4	
Return on equity	%	4.0	1.5	5.7	3.0	6.0	
Interest–bearing debt	CHF 1 000	3 465 833				3 435 459	– 0.9%
Interest–bearing debt in % of total assets	%	35.4				35.3	

Portfolio key figures							
Number of investment properties	Number	162				157	
Carrying value investment properties	CHF 1 000	9 046 911				9 086 379	0.4%
Implied yield, gross	%	3.6	3.7	3.8	3.7	3.8	
Implied yield, net	%	3.2	3.3	3.4	3.3	3.4	
Vacancy rate (CHF)	%	3.6				4.0	
Number of sites and development properties	Number	11				10	
Carrying value sites and development properties	CHF 1 000	560 582				578 656	3.2%

Headcount							
Employees	Number	101				98	
Full–time equivalents	Number	90				87	

Per share figures							
Earnings per share (EPS)	CHF	4.53	0.43	1.64	1.68	3.41	103.2%
EPS excluding gains/losses on real estate investments	CHF	7.40	2.05	1.24	3.28	2.48	– 24.5%
EPRA EPS	CHF	7.17	1.90	1.23	3.11	2.46	– 21.0%
Distribution per share	CHF	3.85	n.a.	n.a.	n.a.	n.a.	
Net asset value per share (NAV)	CHF	113.82				113.35	– 0.4%
NAV per share before deduction of deferred taxes	CHF	134.48				134.30	– 0.1%
EPRA NRV	CHF	137.10				136.98	– 0.1%
Share price end of period	CHF	117.60				115.30	– 2.0%

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