

Factsheet

as of 31 December 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 9.8 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 CO₂ values.

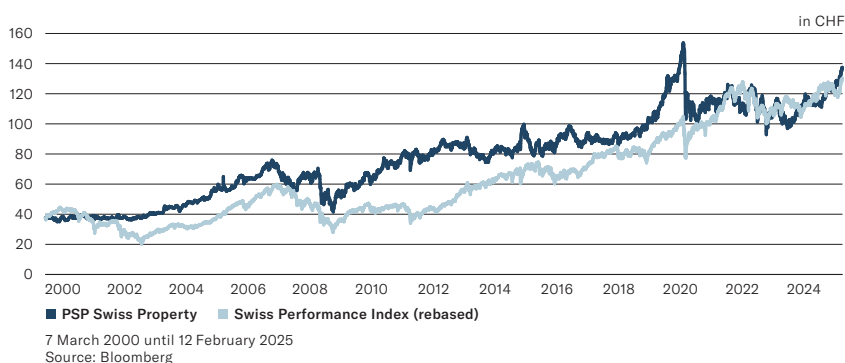
Master data of the share

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 31 December 2024)

UBS Fund Management (Switzerland) AG	15.26%
Swisscanto Fondsleitung AG	3.02%
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

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
01.04.2026	Annual General Meeting 2026

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Key financial figures	Unit	2023	2024	+/-
Rental income	CHF 1 000	331 905	349 978	5.4%
EPRA like-for-like change	%	5.1	3.6	
Net changes in fair value of investment properties	CHF 1 000	- 161 261	170 971	
Income from property sales (inventories)	CHF 1 000	14 012	1 021	
Income from property sales (investment properties)	CHF 1 000	910	14 089	
Total other income	CHF 1 000	7 000	6 290	
Net income	CHF 1 000	207 595	374 949	80.6%
Net income excluding gains/losses on real estate investments	CHF 1 000	339 213	231 779	- 31.7%
Ebitda excluding gains/losses on real estate investments	CHF 1 000	297 742	304 923	2.4%
Ebitda margin	%	84.4	85.0	
Total assets	CHF 1 000	9 786 900	9 923 841	1.4%
Shareholders' equity	CHF 1 000	5 220 722	5 410 719	3.6%
Equity ratio	%	53.3	54.5	
Return on equity	%	4.0	7.1	
Interest-bearing debt	CHF 1 000	3 465 833	3 384 828	- 2.3%
Interest-bearing debt in % of total assets	%	35.4	34.1	
Portfolio key figures				
Number of investment properties	Number	162	154	
Carrying value investment properties	CHF 1 000	9 046 911	9 528 575	5.3%
Implied yield, gross	%	3.6	3.6	
Implied yield, net	%	3.2	3.2	
Vacancy rate (CHF)	%	3.6	3.2	
Number of development properties	Number	11	7	
Carrying value development properties	CHF 1 000	560 582	304 192	- 45.7%
Headcount				
Employees	Number	101	93	
Full-time equivalents	Number	90	83	
Per share figures				
Earnings per share (EPS)	CHF	4.53	8.17	80.6%
EPS excluding gains/losses on real estate investments	CHF	7.40	5.05	- 31.7%
EPRA EPS	CHF	7.17	5.03	- 29.9%
Distribution per share	CHF	3.85	3.90	1.3%
Net asset value per share (NAV)	CHF	113.82	117.96	3.6%
NAV per share before deduction of deferred taxes	CHF	134.48	139.51	3.7%
EPRA NRV	CHF	137.10	142.39	3.9%
Share price end of period	CHF	117.60	128.90	9.6%

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