

Factsheet

as of 31 March 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 9.6 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.

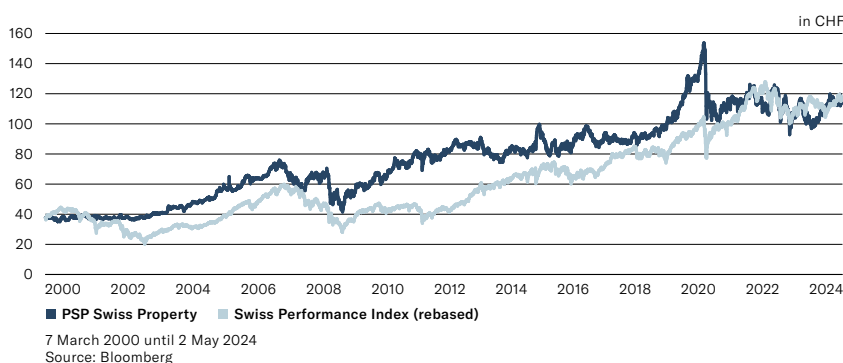
Master data of the share

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 March 2024)

BlackRock Inc.	5.95%
Credit Suisse Funds AG	5.20%
UBS Fund Management (Switzerland) AG	5.09%

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

20.08.2024	Publication H1 2024
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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Swiss Property

Key financial figures	Unit	2023	Q1 2023	Q1 2024	+/-
Rental income	CHF 1 000	331 905	81 135	89 182	9.9%
EPRA like-for-like change	%	5.1	4.0	6.6	
Net changes in fair value of real estate investments	CHF 1 000	- 161 261	0	31 210	
Income from property sales (inventories)	CHF 1 000	14 012	938	568	
Income from property sales (investment properties)	CHF 1 000	910	910	0	
Total other income	CHF 1 000	7 000	628	555	
Net income	CHF 1 000	207 595	57 024	80 990	42.0%
Net income excluding gains/losses on real estate investments	CHF 1 000	339 213	56 283	56 615	0.6%
Ebitda excluding gains/losses on real estate investments	CHF 1 000	297 742	69 901	76 722	9.8%
Ebitda margin	%	84.4	84.5	85.0	
Total assets	CHF 1 000	9 786 900		9 726 094	- 0.6%
Shareholders' equity	CHF 1 000	5 220 722		5 302 390	1.6%
Equity ratio	%	53.3		54.5	
Return on equity	%	4.0		6.2	
Interest-bearing debt	CHF 1 000	3 465 833		3 315 731	- 4.3%
Interest-bearing debt in % of total assets	%	35.4		34.1	
Portfolio key figures					
Number of investment properties	Number	162		162	
Carrying value investment properties	CHF 1 000	9 046 911		9 081 137	0.4%
Implied yield, gross	%	3.6	3.7	3.9	
Implied yield, net	%	3.2	3.3	3.5	
Vacancy rate (CHF)	%	3.6		4.1	
Number of sites and development properties	Number	11		10	
Carrying value sites and development properties	CHF 1 000	560 582		566 194	1.0%
Headcount					
Employees	Number	101		98	
Full-time equivalents	Number	90		87	
Per share figures					
Earnings per share (EPS)	CHF	4.53	1.24	1.77	42.0%
EPS excluding gains/losses on real estate investments	CHF	7.40	1.23	1.23	0.6%
EPRA EPS	CHF	7.17	1.21	1.23	1.3%
Distribution per share	CHF	3.85	n.a.	n.a.	
Net asset value per share (NAV)	CHF	113.82		115.60	1.6%
NAV per share before deduction of deferred taxes	CHF	134.48		136.53	1.5%
EPRA NRV	CHF	137.10		139.18	1.5%
Share price end of period	CHF	117.60		118.20	0.5%

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