Factsheet

as of 31 December 2023



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 CO_2 values.

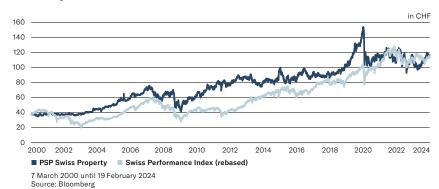
Master data of the share

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 31 December 2023)

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

Financial calendar

04.04.2024	Annual General		
	Meeting 2024		
07.05.2024	Publication Q1 2024		
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		

Factsheet

as of 31 December 2023



Rental income CHF 1000 316 231 331905 5.0%	Key financial figures	Unit	2022	2023	+/-
Net changes in fair value of real estate investments	Rental income	CHF 1 0 0 0	316 231	331905	5.0%
Income from property sales (inventories)	EPRA like-for-like change	<u> </u>	2.2	5.1	
Income from property sales (investment properties)	Net changes in fair value of real estate investments	CHF1000	124 886	- 161 261	
Total other income	Income from property sales (inventories)	CHF 1 000	25 181	14 012	
Net income CHF 1000 329 960 207 595 -37.1% Net income excluding gains/losses on real estate investments CHF 1000 235 714 339 213 43.9% Ebitda excluding gains/losses on real estate investments CHF 1000 293 822 297 42 1.3% Ebitda margin % 83.9 84.4 4 Total assets CHF 1000 9483 866 9786 900 3.2% Shareholders' equity CHF 1000 5198 379 5220 722 0.4% Equity ratio % 54.8 53.3 Return on equity % 6.5 4.0 Interest-bearing debt CHF 1000 3092 389 3.466 833 12.1% Interest-bearing debt in % of total assets W 32.6 35.4 Portfolio key figures Number of investment properties Number of investment properties 0.4 4.8 Carrying value properties CHF 1000 8.886 673 9.046 911 1.8% Implied yield, gross % 3.1 3.2 4.8	Income from property sales (investment properties)	CHF 1 000	- 447	910	
Net income excluding gains/losses on real estate investments CHF 1000 235714 339 213 43.9%	Total other income	CHF 1 000	7 6 6 9	7000	
Ebitda excluding gains/losses on real estate investments CHF 1000 293 822 297742 1.3% Ebitda margin % 83.9 84.4 Total assets CHF 1000 9483 866 9786 900 3.2% Shareholders' equity CHF 1000 5198 379 5220 722 0.4% Equity ratio % 54.8 53.3 Return on equity % 6.5 4.0 Interest-bearing debt CHF 1000 3.092 388 3.465 833 12.1% Interest-bearing debt in % of total assets % 32.6 35.4 Portfolio key figures Number of investment properties Number 162 162 Carrying value properties CHF 1000 8.86 673 9.046 911 1.8% Implied yield, gross % 3.5 3.6 1 Implied yield, gross % 3.1 3.2 2 Vacancy rate (CHF) % 3.0 3.6 1 Number of sites and development properties Number 13 11 <td>Net income</td> <td>CHF 1 000</td> <td>329 960</td> <td>207 595</td> <td>- 37.1%</td>	Net income	CHF 1 000	329 960	207 595	- 37.1%
Ebitda margin	Net income excluding gains/losses on real estate investments	CHF 1 000	235 714	339 213	43.9%
Total assets	Ebitda excluding gains/losses on real estate investments	CHF1000	293 822	297 742	1.3%
Shareholders' equity CHF1000 5198 379 5220722 0.4% Equity ratio % 54.8 53.3 Return on equity % 6.5 4.0 Interest-bearing debt CHF1000 3092 389 3465 833 12.1% Interest-bearing debt in % of total assets % 32.6 35.4 Portfolio key figures Number of investment properties Number 162 162 Carrying value properties CHF 1000 8 886 673 9 046 911 1.8% Implied yield, gross % 3.5 3.6 1.8% Implied yield, net % 3.1 3.2 2 Vacancy rate (CHF) % 3.0 3.6 3.6 Implied yield, net % 3.0 3.6 3.2 Vacancy rate (CHF) % 3.0 3.6 3.1 3.2 Carrying value sites and development properties Number 13 11 11 4.9% Headcount Employees Number <td< td=""><td>Ebitda margin</td><td>%</td><td>83.9</td><td>84.4</td><td></td></td<>	Ebitda margin	%	83.9	84.4	
Equity ratio % 54.8 53.3 Return on equity % 6.5 4.0 Interest-bearing debt CHF 1000 3092 389 3465 833 12.1% Interest-bearing debt in % of total assets % 32.6 35.4 Portfolio key figures Number of investment properties Number 162 162 Carrying value properties CHF 1000 8 886 673 9 046 911 1.8% Implied yield, gross % 3.5 3.6 Implied yield, net % 3.1 3.2 Vacancy rate (CHF) % 3.0 3.6 Number of sites and development properties Number of sites and development properties CHF 1000 534 382 560 582 4.9% Headcount Employees Number 10 101	Total assets	CHF 1 000	9 483 866	9 786 900	3.2%
Return on equity	Shareholders' equity	CHF1000	5 198 379	5 220 722	0.4%
Interest-bearing debt	Equity ratio	<u> </u>	54.8	53.3	
Number of investment properties Number 162 162	Return on equity	%	6.5	4.0	
Number of investment properties Number 162 162	Interest-bearing debt	CHF 1 0 0 0	3 092 389	3 465 833	12.1%
Number of investment properties Number 162 162 Carrying value properties CHF 1000 8 886 673 9 046 911 1.8% Implied yield, gross % 3.5 3.6 Implied yield, net % 3.1 3.2 Vacancy rate (CHF) % 3.0 3.6 Number of sites and development properties Number 13 11 Carrying value sites and development properties CHF 1000 534 382 560 582 4.9% Headcount Employees Number 100 101	Interest-bearing debt in % of total assets	%	32.6	35.4	
Carrying value properties CHF 1000 8 886 673 9 046 911 1.8% Implied yield, gross % 3.5 3.6 Implied yield, net % 3.1 3.2 Vacancy rate (CHF) % 3.0 3.6 Number of sites and development properties Number 13 11 Carrying value sites and development properties CHF 1000 534 382 560 582 4.9% Headcount Employees Number 100 101<					
Implied yield, gross % 3.5 3.6	Number of investment properties		162	162	
Mumber of sites and development properties Number 13 11		CHF 1 000	8 886 673	9 046 911	1.8%
Vacancy rate (CHF) % 3.0 3.6 Number of sites and development properties Number 13 11 Carrying value sites and development properties CHF 1000 534 382 560 582 4.9% Headcount Employees Number 100 101 Full-time equivalents Number 91 90 Per share figures Earnings per share (EPS) CHF 7.19 4.53 -37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%			3.5	3.6	
Number of sites and development properties Number 13 11 Carrying value sites and development properties CHF 1000 534 382 560 582 4.9% Headcount Employees Number 100 101 Full-time equivalents Number 91 90 Per share figures Earnings per share (EPS) CHF 7.19 4.53 -37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Implied yield, net			3.2	
Carrying value sites and development properties CHF 1 000 534 382 560 582 4.9% Headcount Employees Number 100 101 Full-time equivalents Number 91 90 Per share figures Earnings per share (EPS) CHF 7.19 4.53 - 37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%			3.0	3.6	
Headcount Employees Number 100 101 Full-time equivalents Number 91 90 Per share figures Earnings per share (EPS) CHF 7.19 4.53 - 37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Number of sites and development properties	Number	13	11	
Employees Number 100 101 Full-time equivalents Number 91 90 Per share figures Earnings per share (EPS) CHF 7.19 4.53 - 37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Carrying value sites and development properties	CHF 1 000	534 382	560 582	4.9%
Full-time equivalents Number 91 90 Per share figures Earnings per share (EPS) CHF 7.19 4.53 - 37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Headcount				
Per share figures Earnings per share (EPS) CHF 7.19 4.53 -37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Employees	Number	100	101	
Earnings per share (EPS) CHF 7.19 4.53 - 37.1% EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Full-time equivalents	Number	91	90	
EPS excluding gains/losses on real estate investments CHF 5.14 7.40 43.9% EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Per share figures				
EPRA EPS CHF 4.66 7.17 53.8% Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Earnings per share (EPS)	CHF	7.19	4.53	- 37.1%
Distribution per share CHF 3.80 3.85 1.3% Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	EPS excluding gains/losses on real estate investments	CHF	5.14	7.40	43.9%
Net asset value per share (NAV) CHF 113.33 113.82 0.4% NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	EPRA EPS	CHF	4.66	7.17	53.8%
NAV per share before deduction of deferred taxes CHF 136.62 134.48 -1.6% EPRA NRV CHF 139.42 137.10 -1.7%	Distribution per share	CHF	3.80	3.85	1.3%
EPRA NRV CHF 139.42 137.10 -1.7%	Net asset value per share (NAV)	CHF	113.33	113.82	0.4%
EPRA NRV CHF 139.42 137.10 -1.7%	NAV per share before deduction of deferred taxes	CHF	136.62	134.48	-1.6%
Share price end of period CHF 108.50 117.60 8.4%	EPRA NRV	CHF	139.42	137.10	-1.7%
	Share price end of period	CHF	108.50	117.60	8.4%

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