

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 CO₂ values.

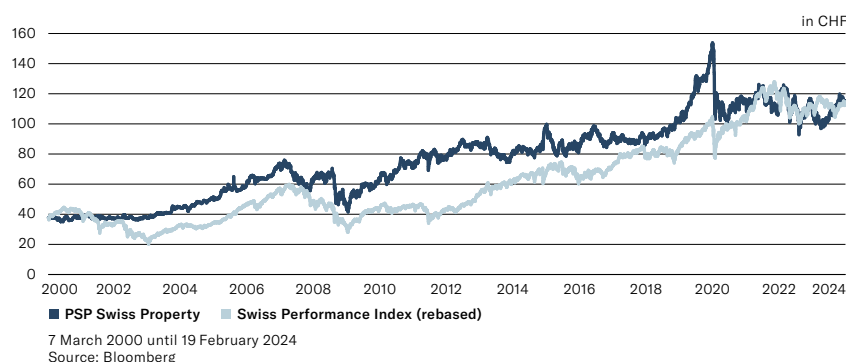
Master data of the share

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 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

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Swiss Property

Key financial figures	Unit	2022	2023	+/-
Rental income	CHF 1 000	316 231	331 905	5.0%
EPRA like-for-like change	%	2.2	5.1	
Net changes in fair value of real estate investments	CHF 1 000	124 886	- 161 261	
Income from property sales (inventories)	CHF 1 000	25 181	14 012	
Income from property sales (investment properties)	CHF 1 000	- 447	910	
Total other income	CHF 1 000	7 669	7 000	
Net income	CHF 1 000	329 960	207 595	- 37.1%
Net income excluding gains/losses on real estate investments	CHF 1 000	235 714	339 213	43.9%
Ebitda excluding gains/losses on real estate investments	CHF 1 000	293 822	297 742	1.3%
Ebitda margin	%	83.9	84.4	
Total assets	CHF 1 000	9 483 866	9 786 900	3.2%
Shareholders' equity	CHF 1 000	5 198 379	5 220 722	0.4%
Equity ratio	%	54.8	53.3	
Return on equity	%	6.5	4.0	
Interest-bearing debt	CHF 1 000	3 092 389	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 1 000	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 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%
Share price end of period	CHF	108.50	117.60	8.4%

PSP Swiss Property SA

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