

12

2012 ANNUAL REPORT (Short Version)

COMPETENCE IN SWISS REAL ESTATE

KEY FIGURES

KEY FINANCIAL FIGURES	Unit	2011	2012	CHANGE IN % ¹
Rental income	CHF 1 000	270 675	272 849	0.8
EPRA like-for-like growth	%	2.0	1.5	
Net changes in fair value of real estate investments	CHF 1 000	325 068	266 851	
Income from property sales	CHF 1 000	7 504	12 924	
Total other income	CHF 1 000	10 337	8 351	
Net income	CHF 1 000	403 994	368 631	- 8.8
Net income excluding gains/losses on real estate investments ²	CHF 1 000	149 020	161 614	8.5
EBITDA excluding gains/losses on real estate investments	CHF 1 000	232 532	238 624	2.6
EBITDA margin	%	81.5	81.1	
Total assets	CHF 1 000	6 050 916	6 354 173	5.0
Shareholders' equity	CHF 1 000	3 268 894	3 698 934	13.2
Equity ratio	%	54.0	58.2	
Return on equity	%	13.0	10.6	
Interest-bearing debt	CHF 1 000	1 946 894	1 808 286	- 7.1
Interest-bearing debt in % of total assets	%	32.2	28.5	
PORTFOLIO KEY FIGURES				
Number of properties	Number	168	163	
Carrying value properties	CHF 1 000	5 611 591	5 968 097	6.4
Implied yield, gross ³	%	4.9	4.7	
Implied yield, net ³	%	4.2	3.9	
Vacancy rate end of period (CHF) ^{3, 4}	%	8.3	8.0	
Number of sites and development properties	Number	9	9	
Carrying value sites and developments properties	CHF 1 000	346 879	314 430	- 9.4
EMPLOYEES				
End of period	Posts	84	84	
Full-time equivalents	Posts	77	78	
PER SHARE FIGURES				
Earnings per share (EPS) ⁵	CHF	9.40	8.21	- 12.6
EPS excluding gains/losses on real estate investments ⁵	CHF	3.47	3.60	3.9
Distribution per share	CHF	3.00	3.20 ⁶	6.7
Net asset value per share (NAV) ⁷	CHF	75.28	80.64	7.1
NAV per share before deduction of deferred taxes ⁷	CHF	89.02	95.21	7.0
Share price end of period	CHF	78.60	86.55	10.1

1 Change to previous year's period 2011 or carrying value as of 31 December 2011 as applicable.

2 See definition „Net income excluding gains/losses on real estate investments“ on page 10, footnote 1.

3 For properties.

4 Equals the lost rental income in % of the potential rent, as per reporting date.

5 Based on average number of outstanding shares.

6 Proposal to the Annual General Meeting on 9 April 2013 for the business year 2012: cash distribution out of capital contribution reserves.

7 Based on number of outstanding shares.

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This short version is an extract from the 2012 Annual Report.

The 2012 Annual Report is available under www.psp.info or can be ordered by the shareholders by means of the reply form for the General Meeting.

CHARTS/TABLES

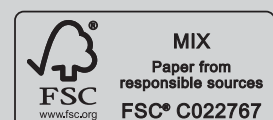
Due to roundings, the sum of individual positions may be higher or lower than 100%.

ENGLISH TRANSLATION OF GERMAN ORIGINAL

This is an English translation of the German original (available from investor.relations@psp.info). Only the German original is legally binding.

www.psp.info

Further publications and information are available on www.psp.info.



BOARD OF DIRECTORS' STATEMENT ON THE BUSINESS YEAR 2012

TO OUR SHAREHOLDERS, BUSINESS PARTNERS AND STAFF

The Swiss economy remained on a solid growth path in the past two years, despite the global financial and debt crisis as well as recession in the Eurozone. In the first half of 2012, the Swiss economy performed particularly well, better, in any case, than had been widely expected. Only in the second half of the year, it slowed down, but even this slowdown was not as dramatic as feared. Overall, Switzerland was able to avoid a recession with an estimated 1% real growth in gross domestic product (GDP) for the whole of 2012 (after 2% in the previous year). Inflation is virtually non-existent in Switzerland; it was even slightly negative in 2012. And according to the Swiss National Bank, there is no risk of inflation in the foreseeable future. Consequently, interest rates also hardly budged and stayed at historically low levels. The commercial real estate sector – our line of business, which is only indirectly impacted by the strong franc and international problems – remained stable.

In this environment, PSP Swiss Property had another successful business year. We were again able to achieve a record operational result: net income (excluding net changes in fair values) reached CHF 161.6 million in 2012 (2011: CHF 149.0 million). Net income (excluding net changes in fair values) is the basis for the payouts to shareholders. This result enables us to propose to the upcoming Annual General Meeting of 9 April 2013 a cash payment of CHF 3.20 per share from the capital contribution reserves – an increase of 6.7% compared to the previous year's distribution of CHF 3.00 per share. This corresponds to a cash yield of 3.7% on the 2012 year-end share price of CHF 86.55 (in addition to the rise in the share price by 10.1% in 2012). This means that PSP Swiss Property continues with its shareholder-friendly dividend policy and further strengthens its position as a predictable and stable core investment for Swiss real estate.

With regard to financing, PSP Swiss Property remains in a comfortable position: at the end of 2012, we had unused committed credit lines totalling CHF 500 million and a ratio of debt to total assets (loan-to-value) of 28.5%. Furthermore, PSP Swiss Property will continue to benefit from low interest rates in the medium term as well: 85.6% of the Company's financial liabilities were at fixed interest rates respectively hedged by means of interest rate swaps at the end of 2012. Our solid financing and the strong equity base are reasons for our „A-/stable“ rating by the independent rating agency Fitch.

Change on the Swiss real estate market usually happens in slow motion. Therefore, it comes as no surprise that not much changed in our target regions and segments in 2012. Demand for investment properties remained high, particularly from Swiss institutional investors such as pension funds and insurance companies, but from abroad as well. The number of office buildings and retail areas put up for sale in preferred locations increased slightly in the reporting period. As in the previous year, we evaluated several acquisition opportunities; however, we again did not purchase any investment properties in 2012, mainly due to price considerations from a long point of view. On the other hand, we sold five smaller investment properties for a total of CHF 19.5 million to further optimise our portfolio. Early 2012, PSP Swiss Property decided to invest approximately CHF 26 million in a health spa on the grounds of the Lido Locarno. Construction of the building complex, which is already let to an expert operating company, will presumably last until mid-2013.

Despite successful leasing activities in 2012, letting has become a little more difficult even in central locations. On the one hand, this was due to new, additional office space which came on the market in peripheral regions and, on the other hand, it was the result of restructurings and the consolidation of organisational units and business divisions at various financial institutions and other companies.

In 2013, the business environment is unlikely to change fundamentally for the Swiss economy. While the forecasts for the current year are heterogeneous, most economists expect slightly higher GDP growth than in 2012; a slide into recession seems unlikely in Switzerland. No negative impact on the economy is expected from inflation in 2013. This means that the risk of interest rate hikes is remote and, consequently, companies, particularly in the real estate sector, will continue benefiting from a benign refinancing environment.

The additional office space which will come on the market in the next two or three years, particularly in the greater Zurich area, will intensify competition and tend to increase vacancies. Nevertheless, our Company's rental perspectives remain favourable. First, because we take good care of our properties with regular maintenance, renovations and improvements; second, because most of our properties are attractive premium buildings in top locations, which are less affected by oversupply or price pressure in other segments or regions. Our strategy, which is based on continuous and targeted investments of substantial amounts of money into renovations and modernisations of specific properties, entails, as a matter of course, additional vacancies in these objects in the short term; in the long term, however, it delivers considerable added value.

We will keep observing the economic environment and trends in Switzerland and abroad carefully and will stick to our acquisition strategy, which is focused on long-term value enhancement, and to our conservative financing policy. Consequently, overall and despite all the economic uncertainties, we remain confident for 2013 – both for Switzerland and, especially, for our Company.

With regard to the sites and projects, we will focus on the Löwenbräu site in Zurich, the Gurten site in Wabern near Bern, the new construction of the „Vorderer Sternen“ in Zurich, the new „Lido“ in Locarno and the large-scale „Salmen-Park“ project in Rheinfelden in 2013. The other sites are partly still in the planning phase.

Based on the assumption of an unchanged property portfolio, we expect an EBITDA (excluding gains/losses on real estate investments) of approximately CHF 240 million for 2013 (2012: CHF 238.6 million). With regard to vacancies, we expect a rate of approximately 10% at year-end 2013 (end of 2012: 8.0%).



Günther Gose

Chairman of the
Board of Directors



Luciano Gabriel

Delegate of the Board of Directors
and Chief Executive Officer

28 February 2013

HIGHLIGHTS IN BRIEF

KEY FACTS AND FIGURES 2012

PORTFOLIO VALUE: CHF 6.283 BILLION

The quality of the portfolio was further improved by specific renovations and other building adjustments totalling CHF 129.8 million as well as the sale of five investment properties for a total of CHF 19.5 million. The portfolio appreciated by CHF 266.9 million or 4.5%.

REDUCTION OF THE VACANCY RATE

Despite a challenging rental market, we were able to reduce the overall vacancy rate to 8.0% (end of 2011: 8.3%).

EQUITY BASE: CHF 3.699 BILLION

With an equity ratio of 58.2% and a loan-to-value ratio of 28.5%, PSP Swiss Property continues to have a very strong balance sheet.

SUCCESSFUL DEBT MANAGEMENT

At the end of 2012, unused committed credit lines amounted to CHF 500 million. Combined with the low loan-to-value, the Company has optimal financial flexibility for further growth.

EBITDA: CHF 238.6 MILLION

Due to an increase in income and lower financial expenses, the previous year's EBITDA of CHF 232.5 million was exceeded by 2.6%.

NET INCOME EXCLUDING GAINS/LOSSES ON REAL ESTATE INVESTMENTS: CHF 161.1 MILLION

Compared to the previous year, net income excluding gains/losses on real estate investments increased by 8.5% to CHF 161.6 million respectively CHF 0.13 per share to CHF 3.60 per share – another new record in PSP Swiss Property's history.

DISTRIBUTION OF CHF 3.20 PER SHARE

The Board of Directors will propose to the Annual General Meeting on 9 April 2013 a payment of CHF 3.20 per share, exceeding the previous year's payout by 6.7%. This corresponds to a cash yield of 3.7% on the 2012 year-end share price of CHF 86.55, respectively a total return of 13.8% (incl. the share price performance) for 2012.

AGENDA 2013

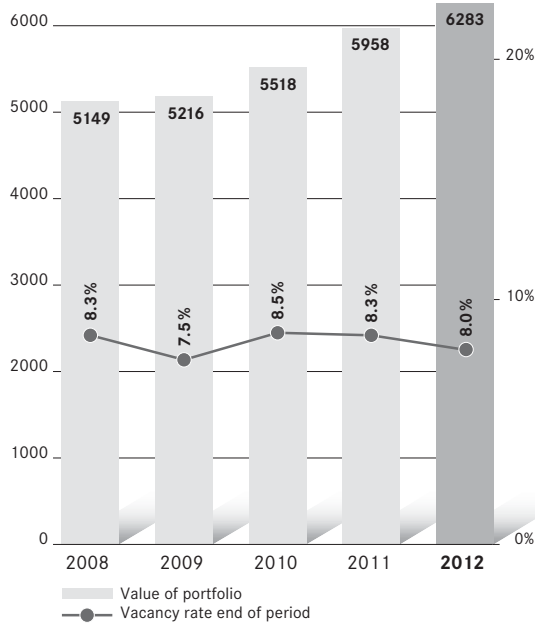
ANNUAL GENERAL MEETING 2013 9 April 2013, Kongresshaus Zurich

PUBLICATION OF QUARTERLY RESULTS Q1 2013 13 May 2013

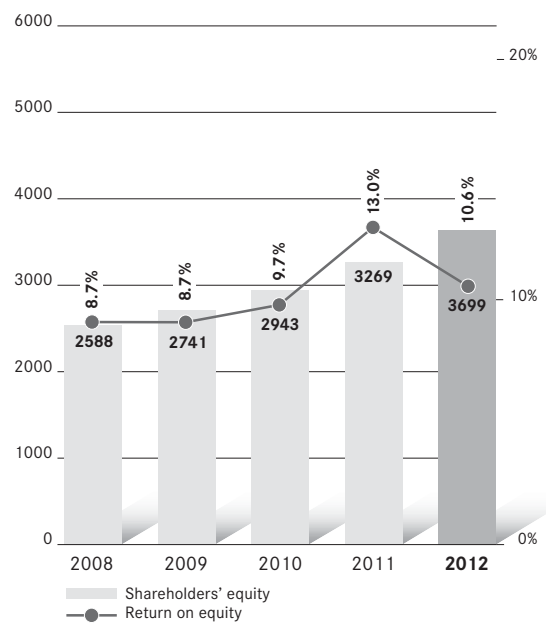
PUBLICATION OF 2013 HALF-YEAR RESULTS 16 August 2013

PUBLICATION OF QUARTERLY RESULTS Q3 2013 12 November 2013

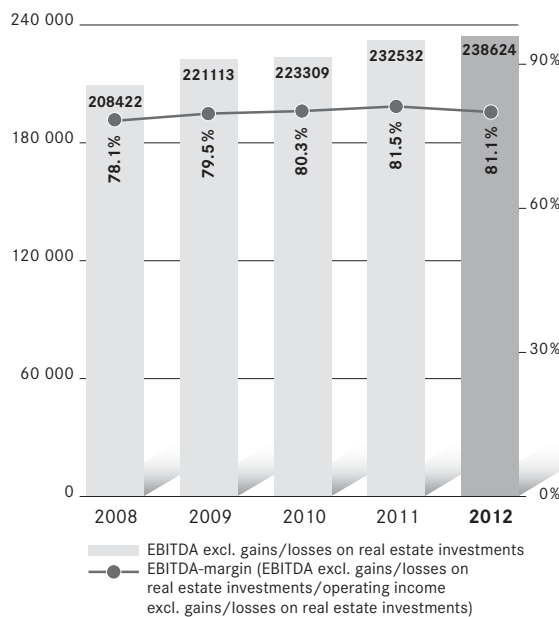
REAL ESTATE PORTFOLIO
(in CHF million, vacancy in %)



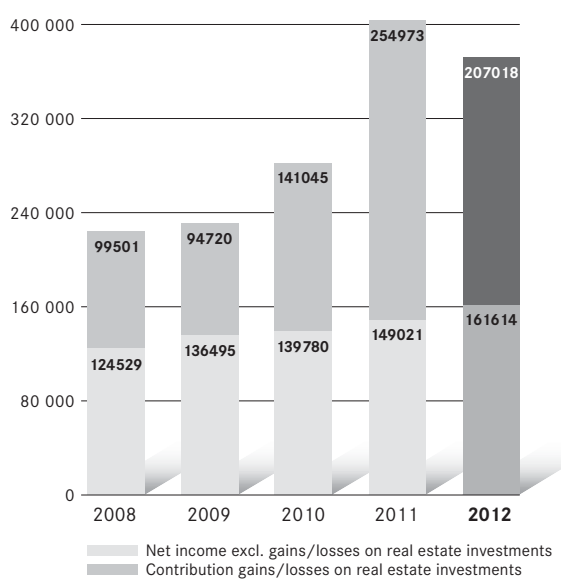
SHAREHOLDERS' EQUITY
(in CHF million, return in %)



EBITDA
(in CHF 1 000, margin in %)



NET INCOME COMPONENTS
(in CHF 1 000)



COMPANY PORTRAIT

REAL ESTATE PORTFOLIO WITH A LONG-TERM PERSPECTIVE

PSP Swiss Property owns office and commercial properties throughout Switzerland worth CHF 5.968 billion. The properties are mainly in prime locations in Zurich, Geneva, Basel, Bern and Lausanne. In addition, the Company owns development sites and projects with a value of CHF 0.314 billion. With a portfolio totalling CHF 6.283 billion, PSP Swiss Property is one of the leading property companies in Switzerland.

The Company's strategic properties are managed and maintained with a long-term perspective. In addition to income and value appreciation through optimal use of the assets, cost factors receive special attention. The basic goal is cost optimisation for owner and tenants as well as a sustainable reduction of pollution with regard to energy, water and CO₂.

REGIONAL PRESENCE

Offices in Geneva, Olten and Zurich ensure a broad regional presence. As a result, our employees in property management, construction services and real estate asset management know the local markets well. They are thus able to manage the properties more efficiently, take better care of tenants and evaluate potential purchases more adequately.

VALUE ORIENTED GROWTH STRATEGY

PSP Swiss Property generates added value through optimising the existing investment and development portfolio (organic growth) as well as external growth.

Organic growth: the main focus in organic growth is on the quality and value oriented development of the property portfolio. Thereby, the professional collaboration between real estate asset management and property management is a crucial key to success. Intensive rental efforts as well as specific value-enhancing capital expenditures in selected properties remain the core activities in portfolio optimisation.

External growth: external growth may be achieved through company takeovers, property portfolio acquisitions or the purchase of individual properties. PSP Swiss Property is particularly meticulous in evaluating potential purchases, as size is not an end in itself for the Company. Acquisitions are only made if price, location and future prospects promise added value for shareholders. A careful evaluation of the risk-return profile is fundamental to every acquisition.

Furthermore, a successful real estate portfolio strategy also requires continuous optimisation and streamlining of the existing portfolio by way of property sales.

STRONG CAPITAL STRUCTURE

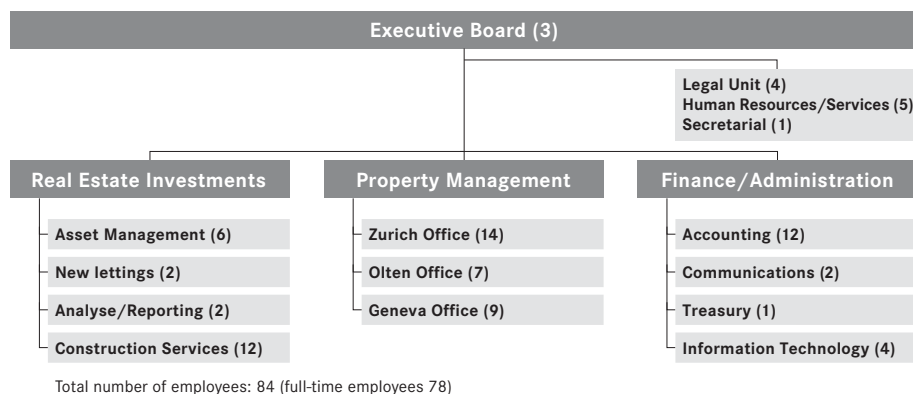
Financial strength and flexibility are crucial for every company. PSP Swiss Property takes the necessary measures early on to constantly safeguard its financial flexibility. This includes keeping the debt ratio low and pursuing a refinancing strategy reflecting PSP Swiss Property's conservative approach in real estate investing. Special emphasis is placed on the availability of sufficient committed credit lines and diversified financing sources.

With equity of CHF 3.699 billion – corresponding to an equity ratio of 58.2% – PSP Swiss Property had an extremely strong equity base at the end of 2012. Interest-bearing debt amounted to CHF 1.808 billion, corresponding to a mere 28.5% of total assets. The remaining 13.3 percentage points were mainly deferred tax liabilities which do not incur any interest charges. Furthermore, as per end of 2012, PSP Swiss Property had unused committed credit lines of CHF 500 million. Cash and cash equivalents amounted to CHF 33.6 million.

The conservative financing policy constitutes a significant competitive advantage, particularly with the current uncertainty in the capital and financial markets.

PERSONNEL

The following illustration shows the Group's management structure:



At the end of 2012, PSP Swiss Property had 84 employees (end of 2011: 84); the proportion of women was 43% (previous year: 48%). Fluctuation was a mere 11% (previous year: 7%).

At the end of 2012, PSP Swiss Property also employed 28 full-time and part-time caretakers throughout Switzerland (end of 2011: 32). These caretakers carry out property-related work and are managed by PSP Management Ltd's property managers.

THE PSP SHARE

DIVIDEND POLICY

The annual distribution of PSP Swiss Property Ltd shall amount to at least 70% of the consolidated annual net income excluding gains/losses on real estate investments¹. PSP Swiss Property strives to ensure a sustainable dividend trend – a goal, which the Company has achieved impressively throughout its corporate history.

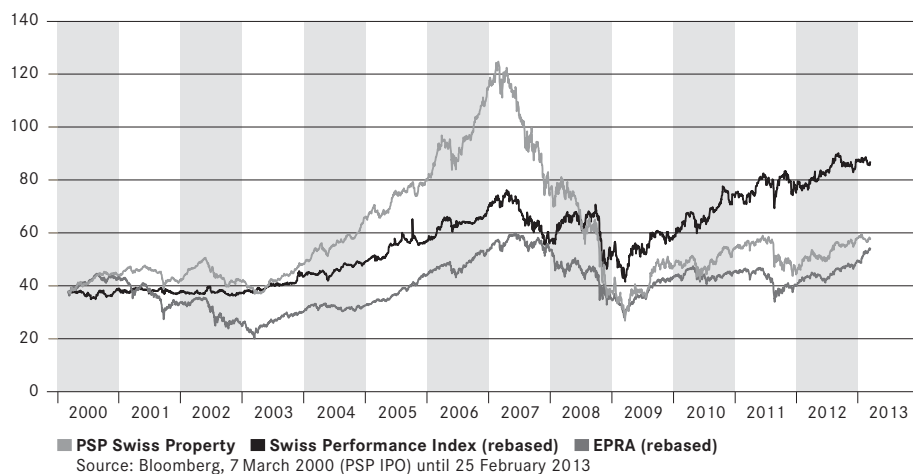
REPAYMENT OF CAPITAL CONTRIBUTIONS

In early February 2011, the Swiss Federal Tax Authorities approved for PSP Swiss Property Ltd an amount of CHF 659.2 million capital contribution reserves. These reserves represent the amount that can be repaid in a tax-privileged way to shareholders.

In the reporting year 2012, a first distribution out of the capital contribution reserves was made instead of a dividend for the 2011 business year totalling CHF 131.4 million. As a result, as per year-end 2012, the capital contribution reserves amounted to CHF 527.862 million.

SHARE PRICE DEVELOPMENT

(in CHF)



In 2012, the PSP share price rose by 10.1% from CHF 78.60 to CHF 86.55. In addition, a distribution of CHF 3.00 per share was made in April 2012. Since its listing on the SIX Swiss Exchange on 7 March 2000 to the end of 2012, the PSP share has risen 129.3%.

The PSP shares are very liquid: on average, 87 231 shares worth CHF 7.3 million were traded daily in 2012 (2011: 109 124 shares worth CHF 8.3 million). In 2012, the total trading volume of PSP shares on the SIX Swiss Exchange reached CHF 1.816 billion (2011: CHF 2.115 billion).

¹ „Annual net income excluding gains/losses on real estate investments“ corresponds to the consolidated annual net income excluding net changes in fair values of the real estate investments, realised income on investment property sales and all of the related taxes. Income from the sale of properties which were developed by the Company itself is, however, included in the annual net income excluding gains/losses on real estate investments.

KEY FIGURES	Unit	2011	2012
SHARE PRICE			
High	CHF	83.50	89.95
Low	CHF	67.00	75.40
End of period	CHF	78.60	86.55
SIX Swiss Exchange: symbol PSPN, security number 1829415, ISIN CH0018294154			
MARKET CAPITALISATION			
High	CHF million	3 830.0	4 125.8
Low	CHF million	3 073.1	3 458.4
End of period	CHF million	3 605.2	3 969.9
NUMBER OF SHARES			
Issued shares	Number	45 867 891	45 867 891
Own shares	Number	2 446 896	0
Outstanding shares	Number	43 420 995	45 867 891
Average outstanding shares	Number	42 978 982	44 876 202
Reserved shares ¹	Number	8 126	8 126
PER SHARE FIGURES			
Earnings per shares (EPS) ²	CHF	9.40	8.21
EPS excluding gains/losses on real estate investments ^{2, 3}	CHF	3.47	3.60
Distribution per share	CHF	3.00	3.20 ⁴
Payout ratio ⁵	%	86.5	88.9
Cash yield ⁶	%	3.8	3.7
Net asset value per share (NAV) ⁷	CHF	75.28	80.64
Premium to NAV ⁸	%	4.4	7.3
NAV per share before deduction of deferred taxes ⁷	CHF	89.02	95.21
(Discount) to NAV before deduction of deferred taxes ⁸	%	- 11.7	- 9.1

1 For the swap against REG shares which have not yet been exchanged.

2 Based on average number of outstanding shares.

3 See definition „Net income excluding gains/losses on real estate investments“ on page 10, footnote 1.

4 Proposal to the Annual General Meeting on 9 April 2013 for the business year 2012: cash distribution out of capital contribution reserves.

5 Distribution per share in relation to EPS excluding gains/losses on real estate investments.

6 Distribution per share in relation to share price at end of period.

7 Based on number of outstanding shares, before distribution per share.

8 Share price at the end of period in relation to NAV resp. NAV before deduction of deferred taxes.

INVESTOR RELATIONS

Vasco Cecchini, phone +41 (0)44 625 57 23, investor.relations@psp.info

PSP SWISS PROPERTY (CONSOLIDATED)

CONSOLIDATED INCOME STATEMENT AND CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

CONSOLIDATED INCOME STATEMENT

OPERATING INCOME	(in CHF 1 000)	1 JANUARY TO 31 DECEMBER 2011	1 JANUARY TO 31 DECEMBER 2012
Rental income		270 675	272 849
Net changes in fair value of real estate investments		325 068	266 851
Income from property sales (inventories)		16 591	65 034
Expenses from sold properties (inventories)		- 13 314	- 52 241
Income from other property sales		4 227	130
Income from investments in associated companies		68	94
Capitalised own services		3 042	2 656
Other income		7 226	5 602
Total operating income		613 584	560 975
OPERATING EXPENSES			
Real estate operating expenses		- 11 216	- 11 532
Real estate maintenance and renovation expenses		- 16 554	- 18 122
Personnel expenses		- 18 203	- 18 518
Fees to subcontractors		- 69	- 52
General and administrative expenses		- 6 823	- 7 414
Depreciation		- 666	- 567
Total operating expenses		- 53 531	- 56 205
Operating profit before financial expenses		560 053	504 771
Financial income		3 236	2 162
Financial expenses		- 47 502	- 39 400
Operating profit before taxes		515 786	467 533
Income taxes		- 111 792	- 98 902
Net income attributable to shareholders of PSP Swiss Property Ltd		403 994	368 631
Earnings per share in CHF (basic and diluted)		9.40	8.21

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(in CHF 1 000)	1 JANUARY TO 31 DECEMBER 2011	1 JANUARY TO 31 DECEMBER 2012
Net income attributable to shareholders of PSP Swiss Property Ltd	403 994	368 631
Movement of interest rate hedging	- 12 635	- 2 202
Movement of financial investments	83	406
Income taxes	983	141
Comprehensive income attributable to shareholders of PSP Swiss Property Ltd	392 425	366 976

PSP SWISS PROPERTY (CONSOLIDATED)

CONSOLIDATED BALANCE SHEET

ASSETS	(in CHF 1 000)	1 JANUARY 2011	31 DECEMBER 2011	31 DECEMBER 2012
Investment properties		5 230 904	5 572 616	5 942 645
Own-used properties		16 492	16 180	15 783
Sites and development properties		125 485	180 043	173 243
Investments in associated companies		21	9	12
Financial investments		7 270	7 353	9
Accounts receivable		15 370	12 245	9 757
Derivative financial instruments		254	0	0
Intangible assets		257	144	56
Furniture, fixtures and equipment		240	152	288
Deferred tax assets		13 106	11 650	10 933
Total non-currents assets		5 409 400	5 800 391	6 152 725
Investment properties for sale		62 330	22 795	9 669
Sites and development properties for sale		83 109	166 837	141 188
Accounts receivable		11 896	15 792	8 240
Deferrals		9 673	14 107	8 748
Cash and cash equivalents		12 778	30 994	33 603
Total current assets		179 786	250 525	201 447
Total assets		5 589 187	6 050 916	6 354 173
SHAREHOLDERS' EQUITY AND LIABILITIES				
Share capital		133 017	4 587	4 587
Capital reserves		1 099 981	1 119 673	1 031 037
Own shares		- 202 995	- 158 244	0
Retained earnings		1 941 032	2 342 580	2 705 067
Fair value reserves		- 28 133	- 39 702	- 41 757
Total shareholders' equity		2 942 902	3 268 894	3 698 934
Debt		1 010 000	985 000	1 160 000
Bonds		935 248	647 298	498 360
Derivative financial instruments		28 683	41 815	46 014
Pension liabilities		3 508	3 451	3 462
Deferred tax liabilities		525 430	607 988	678 961
Total non-current liabilities		2 502 868	2 285 553	2 386 796
Debt		50 000	25 000	0
Bonds		0	289 596	149 926
Derivative financial instruments		5 878	4 357	2 061
Accounts payable		22 521	90 561	45 818
Deferrals		49 374	65 613	45 408
Current tax liabilities		15 373	19 816	25 086
Provisions		271	1 526	143
Total current liabilities		143 417	496 469	268 443
Total shareholders' equity and liabilities		5 589 187	6 050 916	6 354 173

CONTACTS AND IMPORTANT DATES

MAIN COMPANY ADDRESSES

PSP Swiss Property Ltd

Kolinplatz 2
CH-6300 Zug
Phone +41 (0)41 728 04 04
Fax +41 (0)41 728 04 09

PSP Group Services Ltd

Brandschenkestrasse 152a, P.O. Box
CH-8027 Zurich
Phone +41 (0)44 625 59 00
Fax +41 (0)44 625 58 25

AGENDA

Annual General Meeting 2013
9 April 2013, Kongresshaus, Zurich

Publication of quarterly results Q1 2013
13 May 2013

Publication of 2013 interim results
16 August 2013

Publication of quarterly results Q3 2013
12 November 2013

EXECUTIVE BOARD OF PSP SWISS PROPERTY

Luciano Gabriel

Chief Executive Officer

Giacomo Balzarini

Chief Financial Officer

Ludwig Reinsperger

Chief Investment Officer

OFFICE OF THE BOARD OF DIRECTORS

Samuel Ehrhardt

Secretary of the Board of Directors
Phone +41 (0)41 728 04 04
E-mail samuel.ehrhardt@psp.info

INVESTOR RELATIONS

Vasco Cecchini

Chief Communications Officer
Phone +41 (0)44 625 57 23
E-mail vasco.cecchini@psp.info

CUSTOMER CARE

EFFICIENT, COMPETENT AND LOCAL

FRONT UNITS (PROPERTY MANAGEMENT)

Thanks to its broad regional presence, PSP Swiss Property has detailed knowledge of the local real estate markets. The well developed branch network allows efficient management of all properties.

GENEVA

Management: Roland Zbinden

PSP Management Ltd

Rue du Grand-Pré 58, P.O. Box 75

CH-1211 Geneva 7

Phone +41 (0)22 332 25 00

Fax +41 (0)22 332 25 01

OLTEN

Management: Thomas Bracher

PSP Management Ltd

Baslerstrasse 44, P.O. Box

CH-4603 Olten

Phone +41 (0)62 929 90 00

Fax +41 (0)62 929 90 01

ZURICH

Management: André Wenzinger

PSP Management Ltd

Brandschenkestrasse 152a, P.O. Box

CH-8027 Zurich

Phone +41 (0)44 625 57 57

Fax +41 (0)44 625 58 58



PSP Swiss Property Ltd

Kolinplatz 2
CH-6300 Zug

www.psp.info
info@psp.info

Stock exchange, trading symbols

SIX Swiss Exchange: Symbol PSPN, Security number 1829415, ISIN CH0018294154

Reuters: PSPZn.S

Bloomberg: PSPN SW