

Short Version

ANNUAL
REPORT

2015

Key figures

Key financial figures (in CHF 1 000)	2014	2015	Change¹
Rental income	277 150	275 063	- 0.8 %
EPRA like-for-like change	0.2 %	0.2 %	
Net changes in fair value of real estate investments	5 789	33 791	
Income from property sales (freehold apartments)	6 813	3 259	
Income from property sales (portfolio)	2 026	1 374	
Total other income	6 987	4 588	
Net income	175 346	187 726	7.1 %
Net income excluding gains/losses on real estate investments ²	169 345	161 287	- 4.8 %
Ebitda excluding gains/losses on real estate investments	238 242	232 690	- 2.3 %
Ebitda margin	81.8 %	82.0 %	
Total assets	6 684 665	6 791 923	1.6 %
Shareholders' equity	3 840 795	3 870 473	0.8 %
Equity ratio	57.5 %	57.0 %	
Return on equity	4.6 %	4.9 %	
Interest-bearing debt	1 928 669	1 969 035	2.1 %
Interest-bearing debt in % of total assets	28.9 %	29.0 %	

Portfolio key figures (in CHF 1 000)			
Number of properties	161	163	
Carrying value properties	6 161 136	6 223 006	1.0 %
Implied yield, gross ³	4.5 %	4.4 %	
Implied yield, net ³	3.9 %	3.7 %	
Vacancy rate end of period (CHF) ^{3, 4}	10.0 %	8.5 %	
Number of sites and development properties	10	8	
Carrying value sites and developments properties	446 908	501 371	12.2 %

Employees (posts)			
End of period	83	87	
Full-time equivalents	78	81	

Per share figures (in CHF)			
Earnings per share (EPS) ⁵	3.82	4.09	7.1 %
EPS excluding gains/losses on real estate investments ⁵	3.69	3.52	- 4.8 %
Distribution per share	3.25	3.30 ⁶	1.5 %
Net asset value per share (NAV) ⁷	83.74	84.38	0.8 %
NAV per share before deduction of deferred taxes ⁷	99.57	100.83	1.3 %
Share price end of period	85.80	88.00	2.6 %

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**This short version is an extract from the 2015 Annual Report.
The 2015 Annual Report is available under www.psp.info/reports.**

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.

Only the German original is legally binding.

www.psp.info

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

- 1 Change to previous year's period 2014 or carrying value as of 31 December 2014 as applicable.
- 2 See definition "Net income excluding gains/losses on real estate investments" on page 14, footnote 1.
- 3 For investment 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 31 March 2016 for the business year 2015:
The distribution comprises a payment out of the capital contribution reserves (CHF 1.80)
and a dividend paid from retained earnings (CHF 1.50).
- 7 Based on number of outstanding shares.

Board of Directors' statement

Dear Readers

Economy

For Switzerland's economy, 2015 began with a big bang: on 15 January, Switzerland's National Bank (SNB) discontinued its efforts to defend the minimum exchange rate of CHF 1.20 per euro. The following appreciation of the Swiss franc immediately impacted the export sector, tourism as well as the retail trade, particularly in border regions. The effect on the real estate market, though, is only indirect and not as severe. At the same time, the SNB introduced negative interest rates to avoid an excessive appreciation of the franc.

For the time being, the worst case with rapidly rising unemployment and a recession, which many predicted, did not materialise. Switzerland's economy proved its resilience and adaptability; it also benefited from a number of supporting factors: the low interest rates kept refinancing costs low, the strong franc lowered import prices, thus supporting low inflation, purchasing power remained high and immigration hardly declined (despite the uncertainties about when and how the ballot measure restricting immigration will be implemented). Consequently, the unemployment rate rose only marginally and Switzerland's gross domestic product rose nearly 1% in 2015.

On 16 December, the U.S. Federal Reserve Board's (Fed) raised its key interest rate by 0.25%, initiating a turnaround in interest rates. Depending on economic trends and forecasts, further gradual rate hikes may follow in 2016. In the meantime, the European Central Bank (ECB) announced the extension of its bond purchasing programme until March 2017. An "interest rate shock" seems highly unlikely in the United States, Europe or Switzerland in the short term.

All in all, the outlook for 2016 is not that bad from today's perspective: despite the strong franc and continuous uncertainties in Europe, which also affect Switzerland, most economic pundits expect a GDP growth of just over 1% – a modest but at least positive rate.

One "homemade" problem remains on the commercial property market: despite the rejection by the parliament at the end of 2014, the Federal Council insists on revising the Lex Koller. Apparently, in the upcoming legislative consultation process it will be suggested to virtually exclude foreign investors from Switzerland's real estate market.

Property market

The demand, mainly from Swiss institutional investors, for high-class commercial properties in sought-after locations remained high in 2015. Very few objects were offered for sale in the central business districts (CBDs) of Zurich and Geneva; they fetched peak prices. Foreign investors were hardly active respectively rather concentrated on niche products such as hotels or shopping centres. On the other hand, demand for properties unattractively located or with bad building structures was clearly lower.

In certain geographical areas, there was still a structural oversupply of office space in 2015. Crowding out intensified further, particularly where badly located properties with poor transportation links as well as objects with limited utilisation options were involved. On the other hand, demand for centrally located buildings

with good access to public transport as well as modern buildings with flexible office space remains satisfactory. Overall, the absorption of the oversupply of office space, which has been built up over the past years (especially in peripheral areas of Zurich and Geneva), will take time; this might have a further dampening effect on rental prices.

In the retail sector, brick-and-mortar stores are increasingly rivalled by the expanding online trade and shopping trips abroad. This was particularly evident during the Christmas shopping season 2015. Nevertheless, we expect rent levels in well frequented and prestigious locations to remain stable in 2016 – although the environment remains challenging, even in prime locations.

Business performance

In 2015, we achieved a net income (excluding changes in fair value) of CHF 161.3 million (2014: CHF 169.3 million). This result is in line with our expectations. The reasons for the decline were lower rental income (a decrease by CHF 2.1 million due to ongoing renovations and the sale of one investment property at the beginning of September 2015) as well as lower income from apartment sales (a decrease by CHF 3.6 million – in 2015, only 17 apartments were transferred to the buyers, while there were 101 transfers in 2014). Furthermore, other income declined by CHF 2.4 million in 2015.

Net income (excluding changes in fair value) forms the basis for the distribution to shareholders. The 2015 result enables us to propose to the annual General Meeting of 31 March 2016 a cash payment of CHF 3.30 per share (thereof CHF 1.80 from the capital contribution reserves and CHF 1.50 as ordinary dividend; in the previous year, the cash payment was

CHF 3.25 per share from the capital contribution reserves). This corresponds to a yield of 3.8% on the 2015 year-end share price of CHF 88.00. PSP Swiss Property thus continues with its shareholder-friendly dividend policy and asserts its position as a predictable and stable core investment for Swiss real estate.

In 2015, we purchased the property on Heinrich-Stutz-Strasse 23/25 in Urdorf; on the other hand, we sold the property on Altstetterstrasse 124 / Herrligstrasse 21 in Zurich.

PSP Swiss Property is solidly financed and has a strong equity base: at the end of 2015, we had unused committed credit lines from various banks totalling CHF 650 million; the ratio of net debt to total assets (loan-to-value) was a low 29.0%. In April 2015, the rating agency Fitch confirmed PSP Swiss Property Ltd's rating with an "A-" and stable outlook.

Sites und projects

With regard to our site and project developments, the “Salmenpark” in Rheinfelden (investment total approximately CHF 250 million) and the new building “Grosspeter Tower” in Basel (investment total approximately CHF 110 million) have been under construction for several months. Furthermore, we started work on the comprehensive renovation of the property at Hardturmstrasse 161 / Förrlibuckstrasse 150 in Zurich West (investment total approximately CHF 50 million). The total renovation of various properties on Bahnhofquai / Bahnhofplatz in Zurich is being discussed with the local authorities for the preservation of historical monuments regarding technical issues.

The project “Löwenstrasse 16” in Zurich was completed in the first quarter 2015. The new construction offers a mix of offices and retail areas as well as one apartment.

The total renovation of the property at Bahnhofstrasse 10 / Börsenstrasse 18 in Zurich was completed in the third quarter 2015. The use is mixed with retail areas and offices.

Finally, the “Bain Bleu Hammam Spa” in Geneva / Cologny was opened on 14 November 2015. This new construction follows the previously completed spas in Zurich and Locarno.

At the “Paradiso” site in Lugano, planning for the residential complex has been completed for quite some time; in autumn of 2015, we obtained the legally binding building permit. The intention is to realise, on the site near the lake, a project with freehold apartments as well as offices and retail areas. The planned investment total amounts to approximately CHF 65 million. Construction approval is expected in summer 2016. We intend to sell all condominiums after their completion.

Planning for the replacement of the two buildings at Förrlibuckstrasse 178/180 and Hardturmstrasse 181/183/185 in Zurich West is underway. The properties will be demolished and replaced by a new construction in line with today’s requirements in terms of flexibility of use and sustainability. We plan to submit the building application for this project in autumn 2016; the replacement building is then planned to be constructed from 2017 to 2020. From today’s perspective, the investment total will amount to approximately CHF 120 million.

Outlook

Due to the continuing strong demand for commercial properties and low interest rates, the acquisition market remains highly competitive. When evaluating possible acquisition targets, we stick to our conservative acquisition strategy focussing on prime properties in top locations with prospects of long-term capital appreciation.

In our financing policy, we will also keep to our proven, prudent and safety-first strategy. In other words: we will continue to cooperate with a wide range of financing partners and take advantage of special opportunities on the capital market as they arise.

On an operational level, we will, as in the past, concentrate on the renovation and modernisation of selected properties as well as the further development of our sites and projects. From our point of view, it is crucial more than ever to manage and position one's property portfolio with foresight. We are convinced that it will be increasingly important to be able to offer potential tenants modern, sustainable and individual, flexible premises. Therefore, we do everything we can to renovate and modernise older build-

ings as comprehensively as possible – or, if need be, to substitute them by replacement buildings.

For 2016, we expect an ebitda (excluding changes in fair value) of approximately CHF 240 million (2015: CHF 232.7 million). With regard to vacancies, we expect a vacancy rate of around 11% at the end of 2016 (end of 2015: 8.5%).



Günther Gose
Chairman of the Board of Directors



Luciano Gabriel
Delegate of the Board of Directors
and Chief Executive Officer

29 February 2016

Board of Directors and Executive Board

Board of Directors



Günther Gose
Chairman



Luciano Gabriel
Delegate



Adrian Dudle
Member



Peter Forstmoser
Member



Nathan Hetz
Member



Gino Pfister
Member



Josef Stadler
Member



Aviram Wertheim
Member

Office of the Board of Directors

Samuel Ehrhardt, Secretary of the Board of Directors

Executive Board



Luciano Gabriel
Chief Executive Officer



Giacomo Balzarini
Chief Financial Officer



Ludwig Reinsperger
Chief Investment Officer

(Until 31 January 2016)

Highlights in brief

Portfolio value

CHF 6.724 billion

The quality of the portfolio was further improved by specific renovations and other capital expenditures totalling CHF 148.1 million.

Equity base

CHF 3.870 billion

With an equity ratio of 57.0% and a loan-to-value ratio of 29.0%, PSP Swiss Property has a strong balance sheet.

Successful debt management

At the end of 2015, unused committed credit lines amounted to CHF 650 million. Combined with the low loan-to-value, we have optimal financial flexibility for further growth.

Ebitda

CHF 232.7 million

As expected, ebitda decreased slightly compared to 2014 due to marginally declining rental income, less income from the sale of apartments and lower income from VAT recovery. On the other hand, we exceeded the forecast of CHF 230 million by 1.2%.

Net income excl. gain/losses
on real estate investments

CHF 161.3 million

Compared to 2014, net income (excluding gains/losses on real estate investments) decreased by 4.8% respectively CHF 0.17 per share to CHF 3.52 per share. Profitability, however, remains strong.

Distribution

CHF 3.30/share

The Board of Directors will propose to the annual General Meeting on 31 March 2016 a payment of CHF 3.30 per share. This corresponds to a cash yield of 3.8% on the 2015 year-end share price of CHF 88.00.

EPRA NAV

CHF 103.05/share

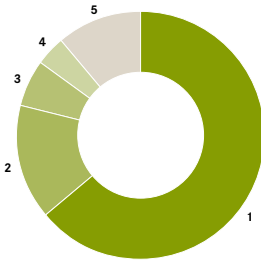
EPRA NAV also includes deferred taxes as well as financial derivatives at market value. Furthermore, all development properties are recognised at fair value. Compared to 2014, EPRA NAV increased by 1.6%.

EPRA cost ratio

17.2%

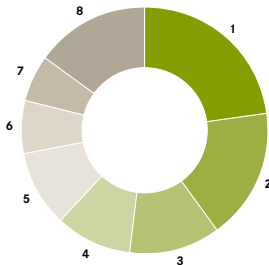
The EPRA cost ratio compares real estate expenses together with operating expenses with rental income. Excluding renovation expenditures, the EPRA cost ratio amounted to 14.6%.

Rent by use



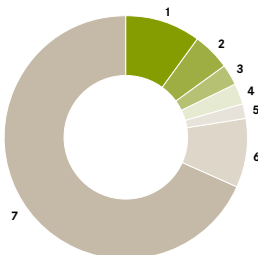
1	Office	64 %
2	Retail	15 %
3	Parking	6 %
4	Gastronomy	4 %
5	Other	11 %

Rent by type of tenant



1	Retail	23 %
2	Services	17 %
3	Telecommunication	12 %
4	Technology	10 %
5	Financial services	10 %
6	Gastronomy	7 %
7	Government	6 %
8	Other	15 %

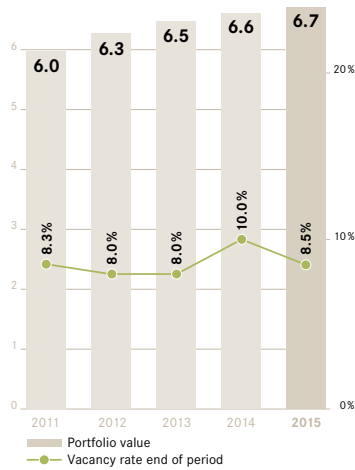
Rent by largest tenants



1	Swisscom	10 %
2	Google	5 %
3	JT International	3 %
4	Schweizer Post	3 %
5	Roche	2 %
6	Next five largest tenants	9 %
7	Other	68 %

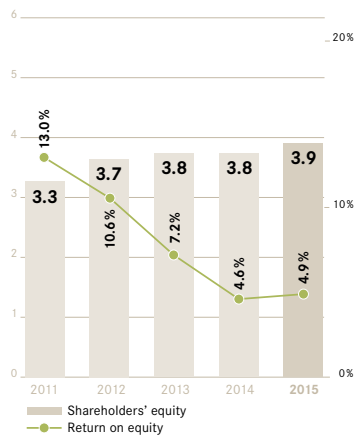
Real estate portfolio

(in CHF billion, vacancy in %)



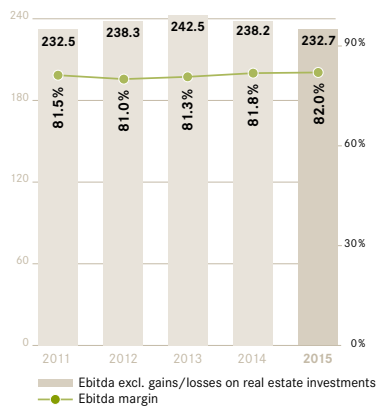
Shareholders' equity

(in CHF billion, return in %)



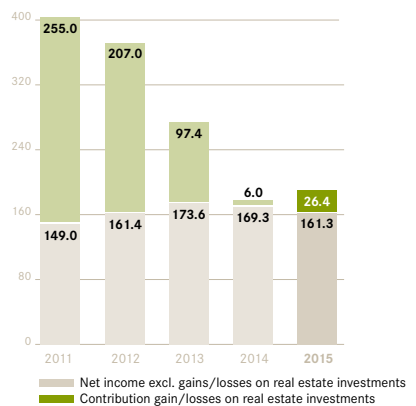
Ebitda

(in CHF million, margin in %)



Net income components

(in CHF million)



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. We strive to ensure a sustainable dividend trend – a goal, which we have achieved throughout our corporate history.

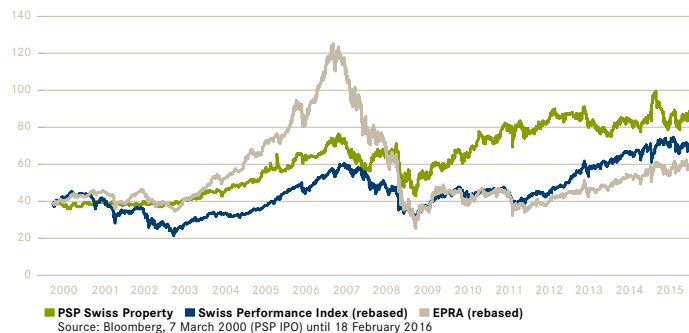
Repayment of capital contributions

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 may be repaid in a tax-privileged way to the shareholders.

In 2015, a distribution out of the capital contribution reserves was made instead of a dividend for the 2014 business year totalling CHF 149.1 million (previous year: CHF 149.1 million). As per year-end 2015, the capital contribution reserves amounted to CHF 82.9 million.

Share price development

(in CHF)



In 2015, the PSP share price rose by 2.6% from CHF 85.80 to CHF 88.00. Net asset value per share (NAV) amounted to CHF 84.38 at the end of 2015; consequently, the PSP share was traded at a premium of 4.3% at year-end. Since its listing on the SIX Swiss Exchange on 7 March 2000 to the end of 2015, the PSP share rose by 133.1%.

The PSP shares are very liquid: on average, 111 105 shares worth CHF 9.7 million were traded daily in 2015 (2014: 81 318 shares worth CHF 6.6 million). In 2015, the total trading volume of PSP shares on the SIX Swiss Exchange reached CHF 2.108 billion (2014: CHF 1.661 billion).

¹ "Annual net income excluding gains/losses on real estate investments" corresponds to the consolidated annual net income excluding net changes in fair value 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	2014	2015	Change ¹
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Share price (in CHF)			
High	86.50	99.75	
Low	74.25	78.25	
End of period	85.80	88.00	2.6%

High	86.50	99.75	
Low	74.25	78.25	
End of period	85.80	88.00	2.6%

SIX Swiss Exchange: symbol PSPN, security number 1829415, ISIN CH0018294154

Market capitalisation (in CHF million)			
High	3 967.6	4 575.3	
Low	3 405.7	3 589.2	
End of period	3 935.5	4 036.4	2.6%

High	3 967.6	4 575.3	
Low	3 405.7	3 589.2	
End of period	3 935.5	4 036.4	2.6%

Number of shares (number)			
Issued shares	45 867 891	45 867 891	
Own shares	0	0	
Outstanding shares	45 867 891	45 867 891	
Average outstanding shares	45 867 891	45 867 891	
Reserved shares ²	8 027	7 908	

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Own shares	0	0	
Outstanding shares	45 867 891	45 867 891	
Average outstanding shares	45 867 891	45 867 891	
Reserved shares ²	8 027	7 908	

Per share figures (in CHF)			
Earnings per shares (EPS) ³	3.82	4.09	7.1%
EPS excluding gains/losses on real estate investments ^{3,4}	3.69	3.52	- 4.8%
Distribution per share	3.25	3.30 ⁵	1.5%
Payout ratio ⁶	88.1%	93.8%	
Cash yield ⁷	3.8%	3.8%	
Net asset value per share (NAV) ⁸	83.74	84.38	0.8%
Premium to NAV ⁹	2.5%	4.3%	
NAV per share before deduction of deferred taxes ⁸	99.57	100.83	1.3%
Discount to NAV before deduction of deferred taxes ⁹	- 13.8%	- 12.7%	

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EPS excluding gains/losses on real estate investments ^{3,4}	3.69	3.52	- 4.8%
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Payout ratio ⁶	88.1%	93.8%	
Cash yield ⁷	3.8%	3.8%	
Net asset value per share (NAV) ⁸	83.74	84.38	0.8%
Premium to NAV ⁹	2.5%	4.3%	
NAV per share before deduction of deferred taxes ⁸	99.57	100.83	1.3%
Discount to NAV before deduction of deferred taxes ⁹	- 13.8%	- 12.7%	

1 Change to previous year's period 2014 or carrying value as of 31 December 2014 as applicable.

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

3 Based on average number of outstanding shares.

4 See definition "Net income excluding gains/losses on real estate investments" on page 14, footnote 1.

5 Proposal to the annual General Meeting on 31 March 2016 for the business year 2015: The distribution comprises a payment out of the capital contribution

reserves (CHF 1.80) and a dividend paid from retained earnings (CHF 1.50).

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

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

8 Based on number of outstanding shares.

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

Consolidated statement of profit or loss (Consolidated financial statements)

Operating income	(in CHF 1 000)	1 January to 31 December 2014	1 January to 31 December 2015
Rental income		277 150	275 063
Net changes in fair value of real estate investments		5 789	33 791
Income from property sales (inventories)		87 913	23 693
Expenses from sold properties (inventories)		– 81 100	– 20 434
Income from other property sales		2 026	1 374
Income from investments in associated companies		18	10
Capitalised own services		2 944	2 977
Other income		4 024	1 601
Total operating income		298 765	318 075
Operating expenses			
Real estate operating expenses		– 11 349	– 11 271
Real estate maintenance and renovation expenses		– 15 662	– 14 626
Personnel expenses		– 18 531	– 17 726
Fees to subcontractors		– 52	– 47
General and administrative expenses		– 7 326	– 7 517
Impairment charge properties		– 338	– 874
Depreciation		– 472	– 716
Total operating expenses		– 53 730	– 52 776
Operating profit before financial expenses		245 035	265 298
Financial income		1 270	721
Financial expenses		– 31 933	– 29 756
Operating profit before taxes		214 373	236 263
Income taxes		– 39 027	– 48 537
Net income attributable to shareholders of PSP Swiss Property Ltd		175 346	187 726
Earnings per share in CHF (basic and diluted)		3.82	4.09

Consolidated statement of comprehensive income (Consolidated financial statements)

(in CHF 1 000)	1 January to 31 December 2014	1 January to 31 December 2015
Net income attributable to shareholders of PSP Swiss Property Ltd	175 346	187 726
Items that may be reclassified subsequently to profit or loss:		
■ Changes in interest rate hedging	– 30 456	– 9 208
■ Income taxes	2 386	721
Items that will not be reclassified subsequently to profit or loss:		
■ Changes in pension schemes	– 4 740	– 582
■ Real estate appreciation due to change of use	9 107	0
■ Income taxes	– 1 004	128
Comprehensive income attributable to shareholders of PSP Swiss Property Ltd	150 639	178 785

Consolidated statement of financial position (Consolidated financial statements)

Assets	(in CHF 1 000)	1 January 2014	31 December 2014	31 December 2015
Cash and cash equivalents		37 414	32 256	29 353
Accounts receivable		15 163	17 229	20 995
Deferrals		2 274	3 331	2 531
Current tax assets		0	645	0
Sites and development properties for sale		123 714	76 248	73 669
Investment properties for sale		11 744	9 332	0
Total current assets		190 309	139 041	126 548
Tangible assets		323	280	356
Derivative financial instruments		799	0	2 052
Accounts receivable		8 114	5 453	3 208
Financial investments		9	9	9
Investments in associated companies		17	35	45
Sites and development properties		307 932	370 661	427 701
Own-used properties		15 376	36 764	36 159
Investment properties		6 006 810	6 115 040	6 186 848
Deferred tax assets		12 122	17 383	8 997
Total non-currents assets		6 351 502	6 545 624	6 665 374
Total assets		6 541 812	6 684 665	6 791 923

**Shareholders' equity
and liabilities**

	(in CHF 1 000)	1 January 2014	31 December 2014	31 December 2015
Accounts payable		38 030	27 416	36 263
Deferrals		52 411	60 921	55 649
Current tax liabilities		11 343	11 933	14 198
Bonds		249 905	0	249 951
Derivative financial instruments		2 180	2 798	1 010
Provisions		85	0	0
Total current liabilities		353 954	103 068	357 070
Debt		1 220 000	1 360 000	1 300 000
Bonds		368 879	568 669	419 084
Derivative financial instruments		22 019	51 058	64 107
Pension liabilities		12 559	17 646	17 707
Deferred tax liabilities		725 171	743 428	763 482
Total non-current liabilities		2 348 628	2 740 801	2 564 380
Share capital		4 587	4 587	4 587
Capital reserves		884 264	735 189	586 079
Retained earnings		2 975 814	3 151 160	3 338 889
Fair value reserves		- 25 434	- 50 141	- 59 082
Total shareholders' equity		3 839 230	3 840 795	3 870 473
Total shareholders' equity and liabilities		6 541 812	6 684 665	6 791 923

Zug, 29 February 2016, on behalf of the Board of Directors: Günther Gose, Chairman, and Luciano Gabriel, Delegate and Chief Executive Officer.

Actual impressions from the portfolio





- 1 Bahnhofplatz 9, Zurich
- 2 Goethestrasse 24, Zurich
- 3 Dornacherstrasse 210, Basel
- 4 Peter Merian-Str. 88/90, Basel
- 5 Via Respini 7/9, Locarno



Contacts and important dates

Main company addresses

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Agenda

Annual General Meeting 2016

31 March 2016, Kongresshaus, Zurich

Publication Q1 2016

10 May 2016

Publication H1 2016

19 August 2016

Publication Q1 – Q3 2016

11 November 2016

Executive Board of PSP Swiss Property

Luciano Gabriel

Chief Executive Officer

Giacomo Balzarini

Chief Financial Officer

Ludwig Reinsperger (until 31 January 2016)

Chief Investment Officer

Office of the Board of Directors

Samuel Ehrhardt

Secretary of the Board of Directors

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Vasco Cecchini

Chief Communications Officer

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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

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Zurich

Management: Alexander Wiggershaus

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Stock exchange, trading symbol

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