

Q1-Q3 RESULTS 2016

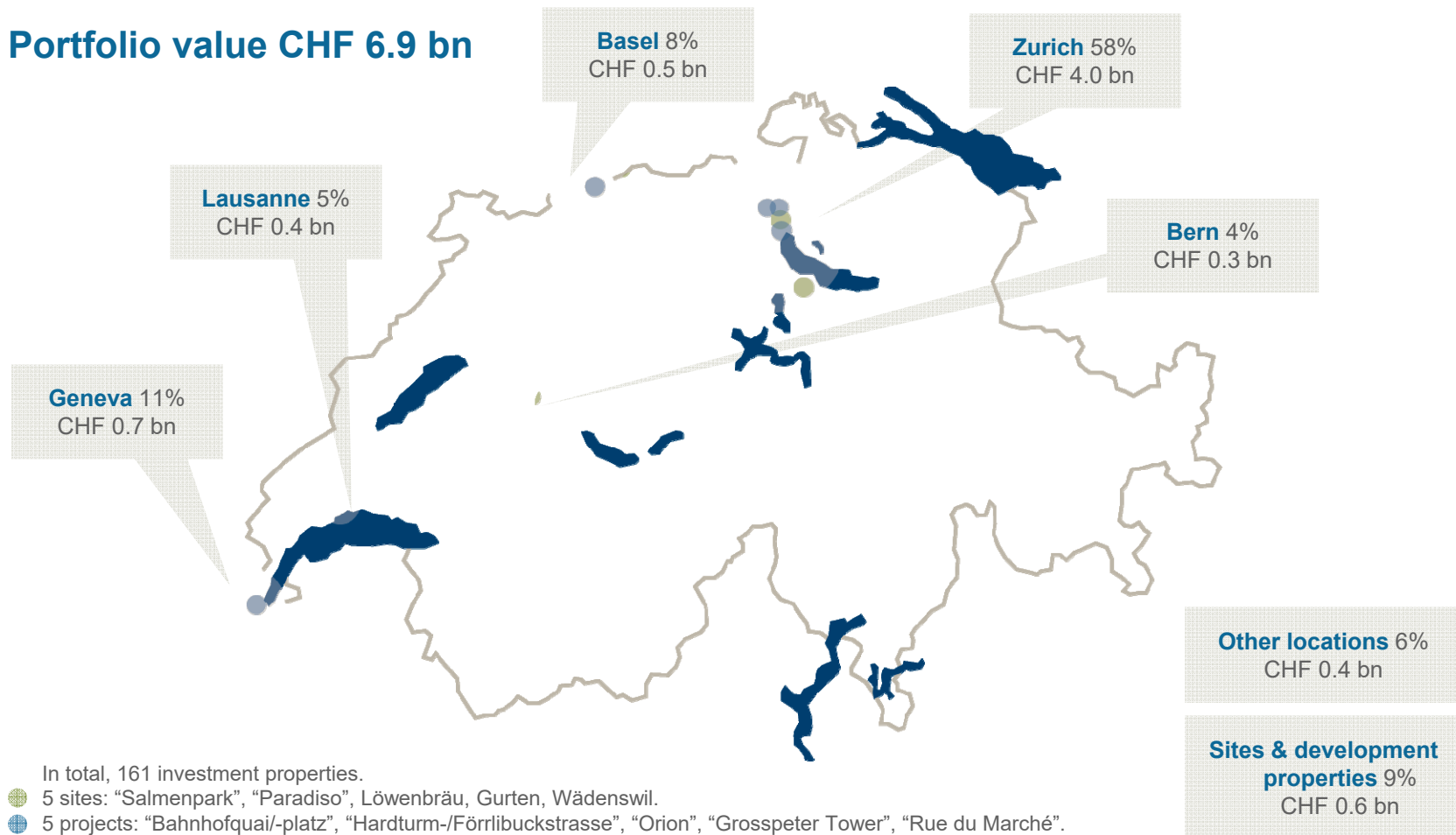
11 November 2016

Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

Property Portfolio (September 2016)

Portfolio value CHF 6.9 bn



Current Market Environment

Swiss market environment

- Strength of Swiss Franc and uncertainty in European context are limiting factors for the Swiss economy in general; impact on the real estate market is visible
- Office rents stabilising on average at slightly lower levels; higher lease incentives observable; longer lease-up times expected for larger properties
- Ongoing moderate oversupply in Zurich keeps a relatively high competitive tension; vacancy rates remain generally above long term average
- Outskirts of main cities, peripheral regions and smaller agglomerations: stronger pressure on rents
- Continued yield compression for prime assets due to unabated investors' demand supported by the low interest environment

Economic outlook for Switzerland¹	2016	2017
GDP	1.4%	1.5%
Inflation	- 0.5%	
Unemployment	3.3%	

1 Source: Consensus forecast "The Economist", 15th October 2016.

Main Developments

Real estate portfolio

- Portfolio value CHF 6.9bn (up 2.4% compared with December 2015)
- Slight downward pressure on rents across the portfolio

Vacancy and rental situation

- Vacancy rate of 9.4%, of which 1.1%-points due to renovations
- Of all 2016 maturities (CHF 53.8m), 76% renewed
- Expected vacancy year-end 2016: \approx 9.5% (vs. last forecast of \approx 10%)

Financing

- Passing average interest rate 1.33% on 30 September 2016
- Low leverage with a LTV of 31.4%
- 0.0%, 7yr, CHF 125m bond
- Moody's initiated coverage on PSP Swiss Property Ltd with Issuer Rating A3 (outlook stable)

Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

Key Figures

Consolidated, in CHF m	2013	2014	2015	Q1-3 2015	Q1-3 2016	Δ
Ebitda excl. Δ-RE	242.5	238.2	232.7	175.9	184.6	5.0%
Net income excl. Δ-RE	173.6	169.3	161.3	122.6	132.0	7.7%
Net income	271.0	175.3	187.7	132.4	102.8	- 22.4%
Rental income	279.1	277.2	275.1	206.3	207.7	0.7%

Per share, in CHF	2013	2014	2015	Q1-3 2015	Q1-3 2016	Δ
EPS	5.91	3.82	4.09	2.89	2.24	- 22.4%
EPS excl. Δ-RE	3.79	3.69	3.52	2.67	2.88	7.7%
NAV	83.70	83.74	84.38	83.08	83.40	- 1.2% ¹
NAV before deferred taxes	99.25	99.57	100.83	99.23	99.97	- 0.9% ¹
Share price	75.50	85.80	88.00	80.10	92.50	5.1% ¹
Distribution	3.25	3.25	3.30 ²			

1 Compared to year-end 2015.

2 Paid on 6 April 2016 (CHF 1.80 as cash payment from capital contribution reserves + CHF 1.50 as ordinary dividend).

Consolidated Income

(CHF 1'000)	2013	2014	2015	Q1-3 2015	Q1-3 2016	Δ
Rental income	279'143	277'150	275'063	206'278	207'711	0.7% ¹
Valuation gains	128'144 ²	5'789	33'791	13'085	- 38'407	
Property sales (inventories)	13'048	6'813	3'259	2'195	13'108	
Property sales (portfolio)	0	2'026	1'374	1'374	1'075	
Income from associated companies	5	18	10	14	10	
Capitalised own services	2'791	2'944	2'977	2'115	3'056	
Other income	3'292 ³	4'024 ⁴	1'601 ⁵	1'531 ⁶	2'308 ⁷	
Total operating income	426'423	298'765	318'075	226'592	188'861	- 16.7%

- 1 Like-for-like rental growth was -1.4%.
- 2 Of which CHF 43.1m first time adoption of IFRS 13.
- 3 Of which CHF 2.9m VAT-opting-in effect.
- 4 Of which CHF 3.3m VAT-opting-in effect.
- 5 Of which CHF 1.5m VAT-opting-in effect.
- 6 Of which CHF 1.5m VAT-opting-in effect.
- 7 Of which CHF 2.3m VAT-opting-in effect.

Consolidated Expenses

(CHF 1'000)	2013	2014	2015	Q1-3 2015	Q1-3 2016	Δ
Properties' opex	- 11'433	- 11'349	- 11'271	- 8'120	- 9'089 ¹	11.9%
Properties' maintenance/renovation	- 17'984	- 15'662	- 14'626	- 10'385	- 11'341	9.2%
Personnel expenses	- 19'135	- 18'531	- 17'726	- 12'971	- 15'402 ²	18.7%
Fees to subcontractors	- 49	- 52	- 47	- 35	- 37	
General and administrative expenses	- 7'198	- 7'326	- 7'517	- 5'693	- 5'772	1.4%
Impairment properties	- 247	- 338	- 874	- 874	- 913	
Depreciation	- 526	- 472	- 716	- 535	- 544	
Total operating expenses	- 56'571	- 53'730	- 52'776	- 38'614	- 43'098	11.6%

1 Increase due to positive P&L impact in 2015 (non-repeated), CHF 1.1m property tax refunds.

2 Increase mainly due to IAS 37, CHF 0.7m provision for remaining payment (contract of former CIO), and positive P&L impact in 2015 (non-repeated) due to IAS 19 revised (defined benefit pension plans), CHF 1.2m.

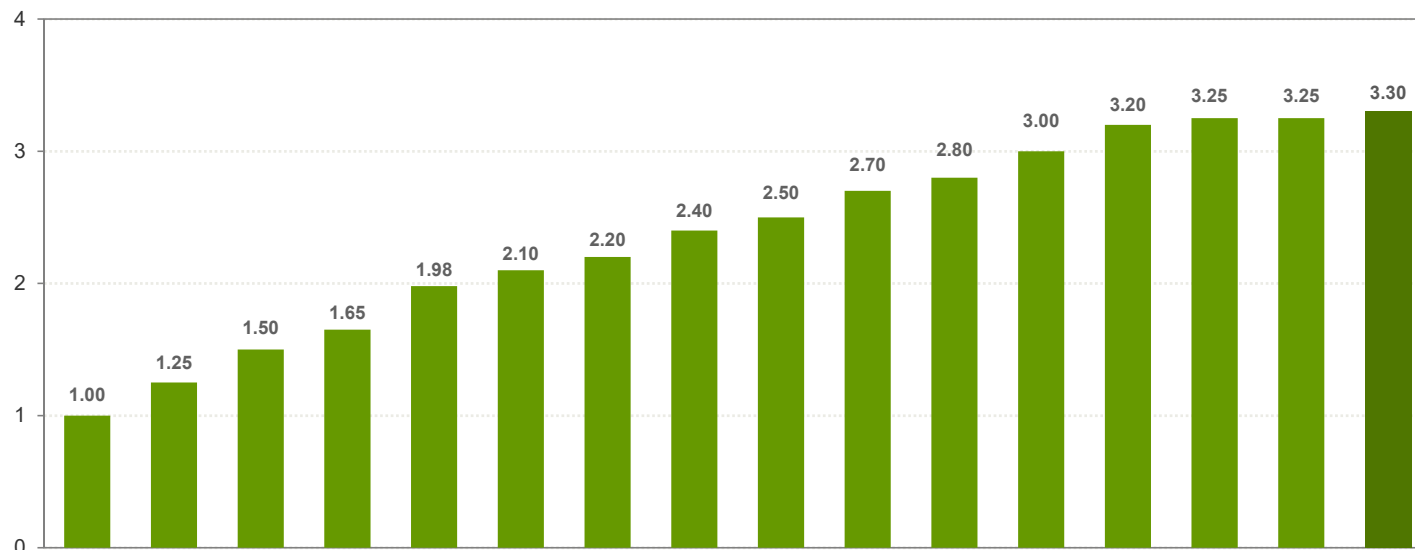
Consolidated Results

(CHF 1'000)	2013	2014	2015	Q1-3 2015	Q1-3 2016	Δ
Profit before financial expenses	369'852	245'035	265'298	187'978	145'763	- 22.5%
Net financial expenses	- 30'878	- 30'662	- 29'035	- 22'126	- 20'286	- 8.3%
Profit before taxes	338'974	214'373	236'263	165'583	125'477	- 24.3%
Taxes	- 67'980	- 39'027	- 48'537	- 33'452 ¹	- 22'706 ²	
Net income	270'993	175'346	187'726	132'400	102'772	- 22.4%
Net income excl. Δ-RE	173'643	169'345	161'287	122'577	132'032	7.7%

1 Of which CHF 10.3m current and CHF 12.4m deferred.

2 Of which CHF 16.7m current and CHF 6.0m deferred.

Per Share Distribution (in CHF)



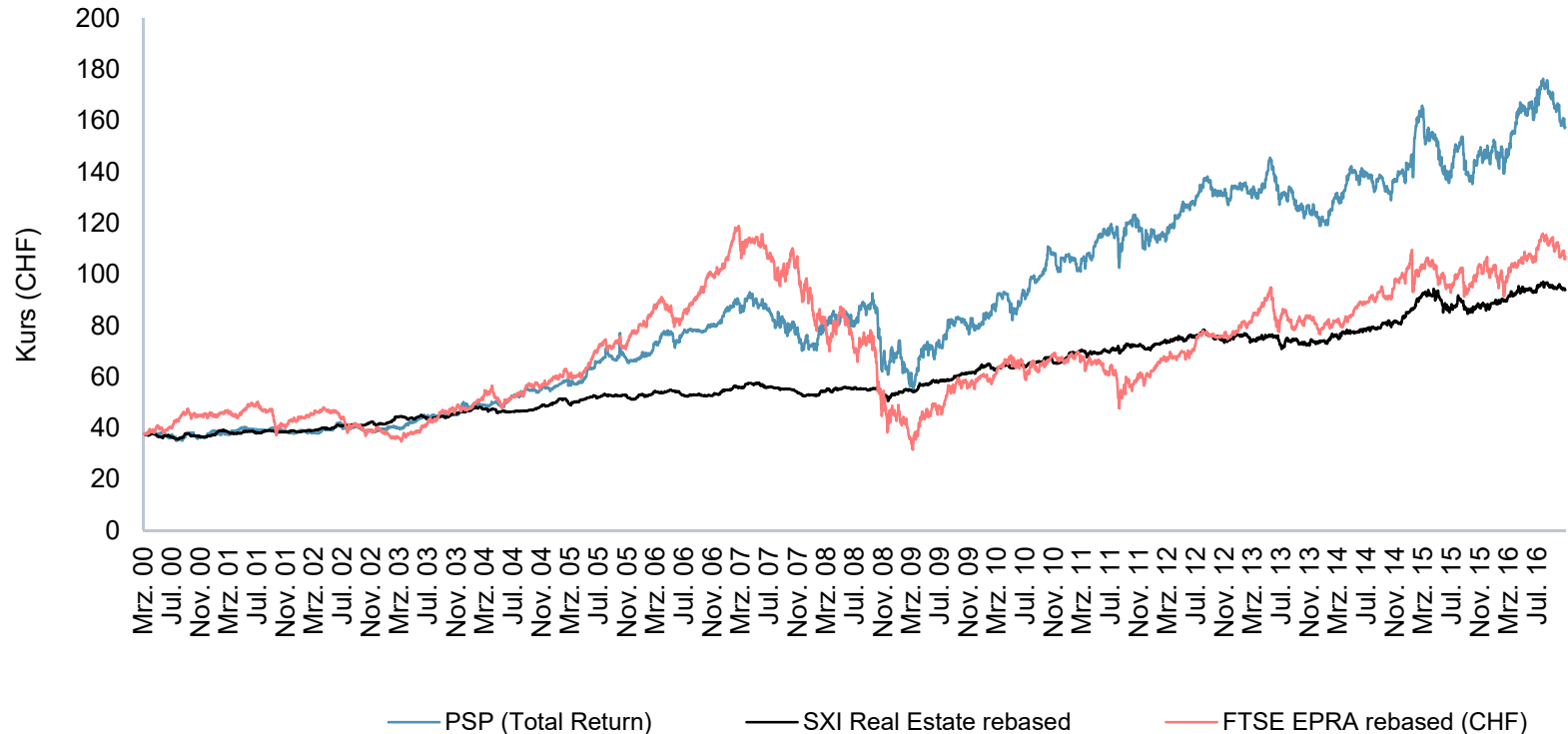
For business year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015*
Y-t-y growth		25.0%	20.0%	10.0%	20.0%	6.0%	4.8%	9.1%	4.2%	8.0%	3.7%	7.1%	6.7%	1.6%	0.0%	1.5%
Payout ratio**	45.5%	52.1%	57.0%	53.6%	71.2%	76.9%	78.0%	86.3%	85.0%	82.7%	84.8%	86.5%	88.9%	85.8%	88.1%	93.8%
Payout yield***	2.6%	3.9%	4.0%	3.8%	4.0%	3.7%	3.1%	4.2%	4.7%	4.6%	3.7%	3.8%	3.7%	4.3%	3.8%	3.8%

* Paid on 6 April 2016 (CHF 1.80 as cash payment from capital contribution reserves + CHF 1.50 as ordinary dividend).

** Payout / EPS excl. Δ -RE (FY 2015: CHF 3.52).

*** Payout / share-price year-end (Dec. 2015: CHF 88.00).

Share Price (7.3.2000 – 7.11.2016)



Performance since 7.3.2000 (dividends reinvested)

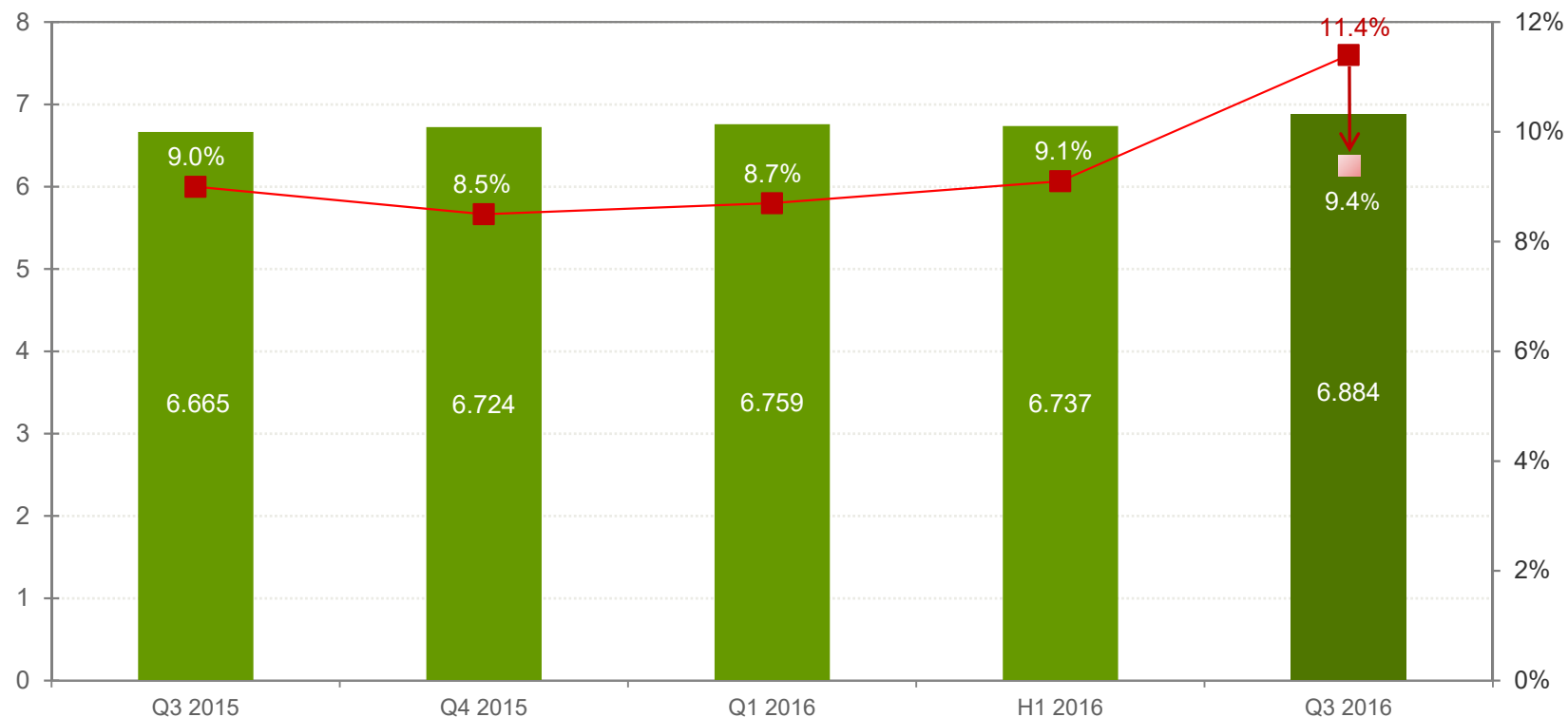
PSP	SXI RE rebased	FTSE/EPRA
313.2%	148.0%	276.1%

Source: Bloomberg, 8 November 2016.

Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

Portfolio and Vacancy Rate

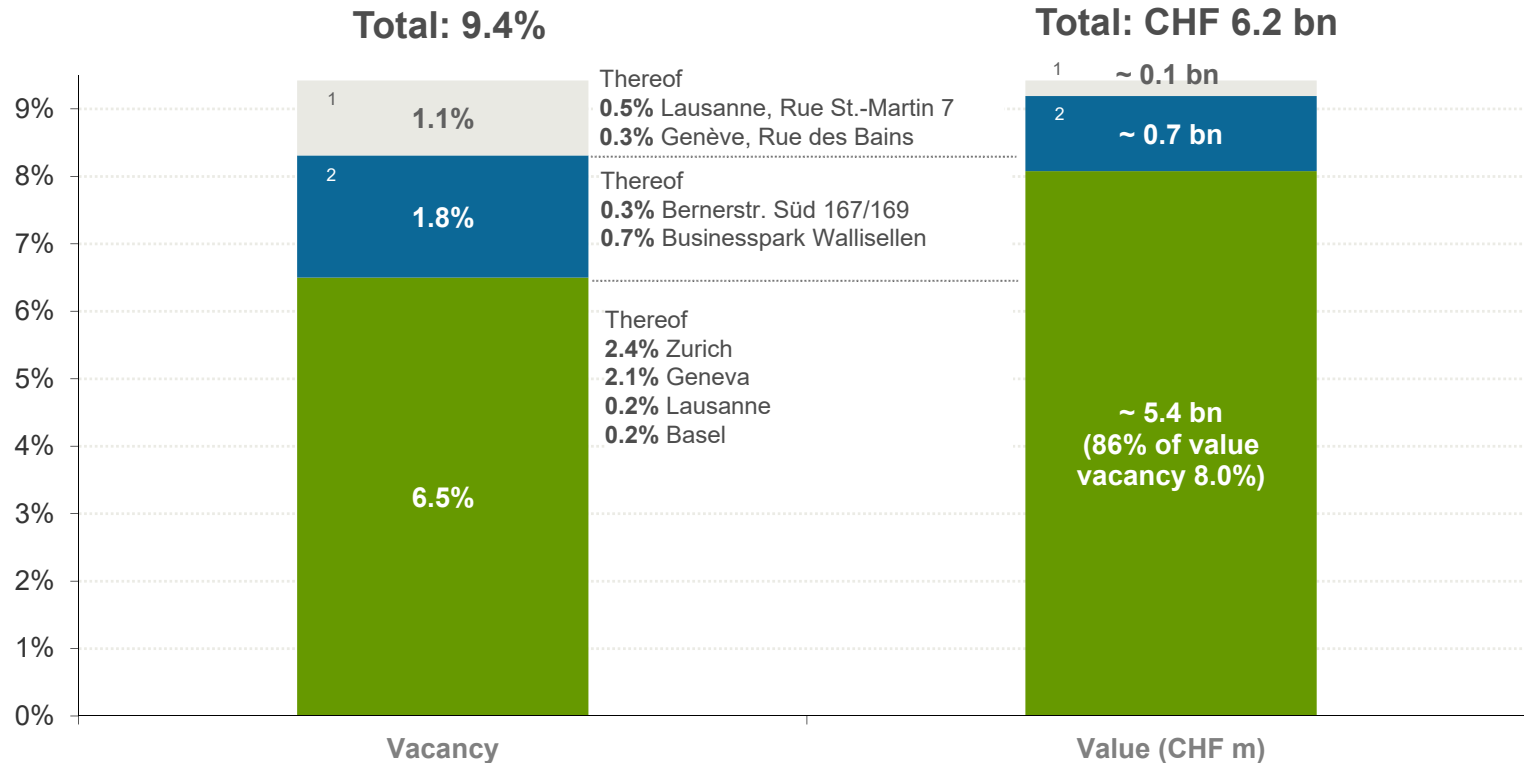


Real estate portfolio value in CHF bn.

Vacancy rate in % (CHF).

Vacancy rate excl. properties reclassified to developments at the end of Q3 2016 (Zurich, Hardturmstr. 181, 183, 185 / Förlibuckstr. 178/180 ("Orion"); accounting for 0.8%-points, and Geneva, Rue du Marché; 1.2%-points).

Vacancy Rate (September 2016)

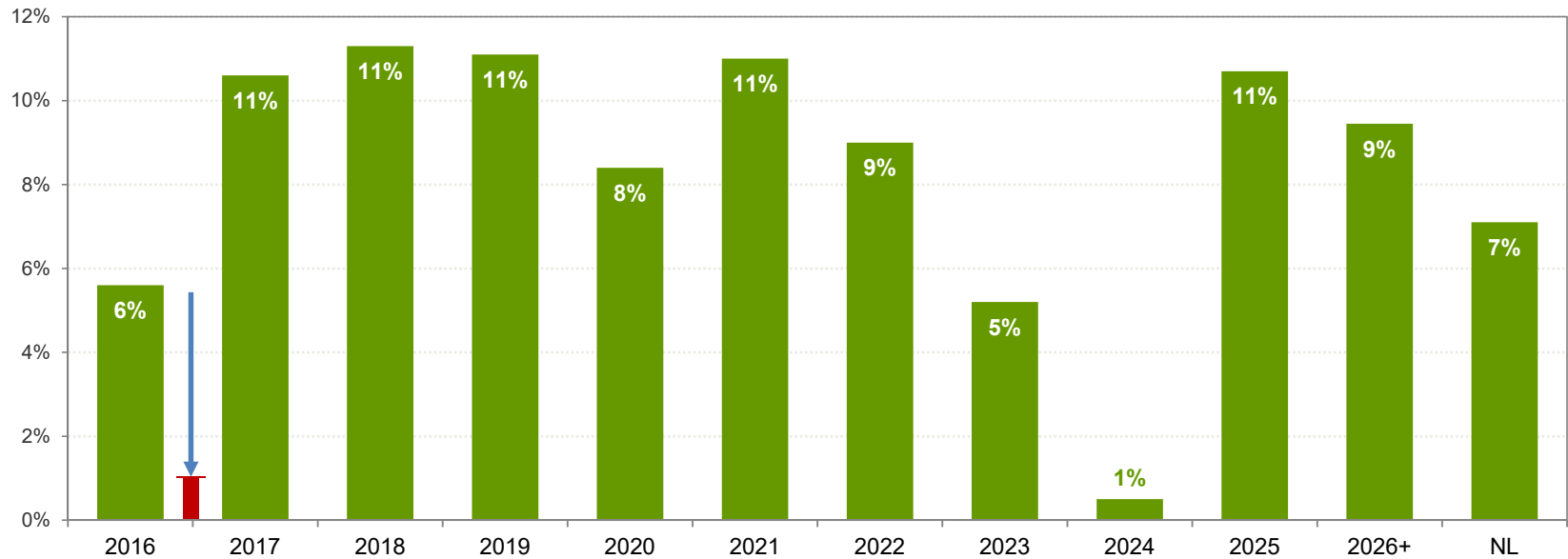


¹ Due to renovation.

² Zurich West / Businesspark Wallisellen.

Expiry Profile of Leases (September 2016)

(Legal termination option by tenants)



↓ 82% of the Q4 2016 maturities (CHF 15.7 m) are renewed.

■ 18% of the Q4 2016 maturities are still open.

76% of all 2016 maturities (CHF 53.8 m), are renewed as per end of September 2016.

NL: Contracts not limited in time, but subject to notice.

Changes in Fair Value (September 2016)

(CHF m)	2013	2014	2015	Q1-3 2016
Existing portfolio	120.5 ¹	4.6	33.9	-31.8
Acquisitions / first-time valuation	7.6 ²	1.2 ³	- 0.1 ⁴	- 6.7 ⁵
Total net changes in fair value	128.1	5.8	33.8	- 38.4

- 1 Of which CHF 43.1 m from first time adoption IFRS 13.
- 2 From the acquisition of a single property (Geneva/Cologne, Port Noir, spa development project).
- 3 From the acquisition of a single property (Basle, Peter Merian-Str. 88/90).
- 4 From the acquisition of a single property (Urdorf, Heinrich-Stutz-Str. 23/25).
- 5 From the acquisition of a single property (Zurich, Hardturmstr. 101, 103, 105 / Förlibuckstr. 30).

Changes in Fair Value: Discount Rates (June 2016)

Nominal Discount Rate

Area	Minimum	Maximum	Weighted Ø
Zurich	3.3%	6.3%	4.3%
Geneva	4.1%	5.9%	4.7%
Basel	4.1%	4.8%	4.5%
Bern	3.8%	5.3%	4.3%
Lausanne	3.9%	5.7%	4.6%
Other locations	4.1%	6.2%	5.2%
All areas	3.3%	6.3%	4.5%*

	2013	2014	2015	H1 2016
Weighted Ø discount rate	4.91%*	4.81%*	4.57%*	4.47%*

* Nominal discount rate includes 1.0% annual inflation.

Valuation done by Wüest & Partner.

Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

Debt

Diversified and stable lender portfolio

- 10 domestic banks and 1 syndicated loan (with 14 Swiss Cantonal banks)

High visibility on debt maturity profile

- Diversified maturity profile between bank lines and bonds, with average loan's maturity of 3.7years

CHF 650m unused committed credit lines

Rating

- Moody's initiated coverage on PSP Swiss Property Ltd with Issuer Rating A3 (outlook stable)
- Fitch Ratings affirmed (March 2016) PSP's Senior Unsecured Rating A- (outlook stable)

Bond issues in Q3 2016

- 0.0%, 7yr, CHF 125m bond

Capital Structure

Money values in CHF m	2012	2013	2014	2015	Q3 2016	Δ
Shareholders' equity	3'691.6	3'839.2	3'840.8	3'870.5	3'825.3	- 1.2%
- % of total assets	58.1%	58.7%	57.5%	57.0%	55.1%	
Deferred tax liabilities (net)	665.9	713.0	726.0	754.5	760.2	
- % of total assets	10.5%	10.9%	10.9%	11.1%	10.9%	
Interest-bearing debt	1'808.3	1'838.8	1'928.7	1'969.0	2'178.4	10.6%
- % of total assets	28.4%	28.1%	28.9%	29.0%	31.4%	
- Loans, unsecured	1'160.0	1'220.0	1'360.0	1'300.0	1'310.0	
- Bonds	648.3	618.8	568.7	669.0	868.4	
- % long-term	91.7%	86.4%	100.0%	87.3%	100%	
Net financial expenses	37.2	30.9	30.7	29.0	20.3	
- Ø interest rate	2.37%	1.95%	1.76%	1.70%	1.5% ¹	
Interest coverage ratio	6.4 x	7.9 x	7.8 x	8.0 x	9.1 x	
Fixed interest rate > 1 year	85.6%	77.2%	83.9%	79.7%	95.0%	
Ø fixed-interest period in years	3.7	3.4	3.9	3.4	4.4	

¹ Reflects the average interest rate over the past four quarters. As per 30 September 2016, the passing rate was 1.33% (end of 2015: 1.53%).

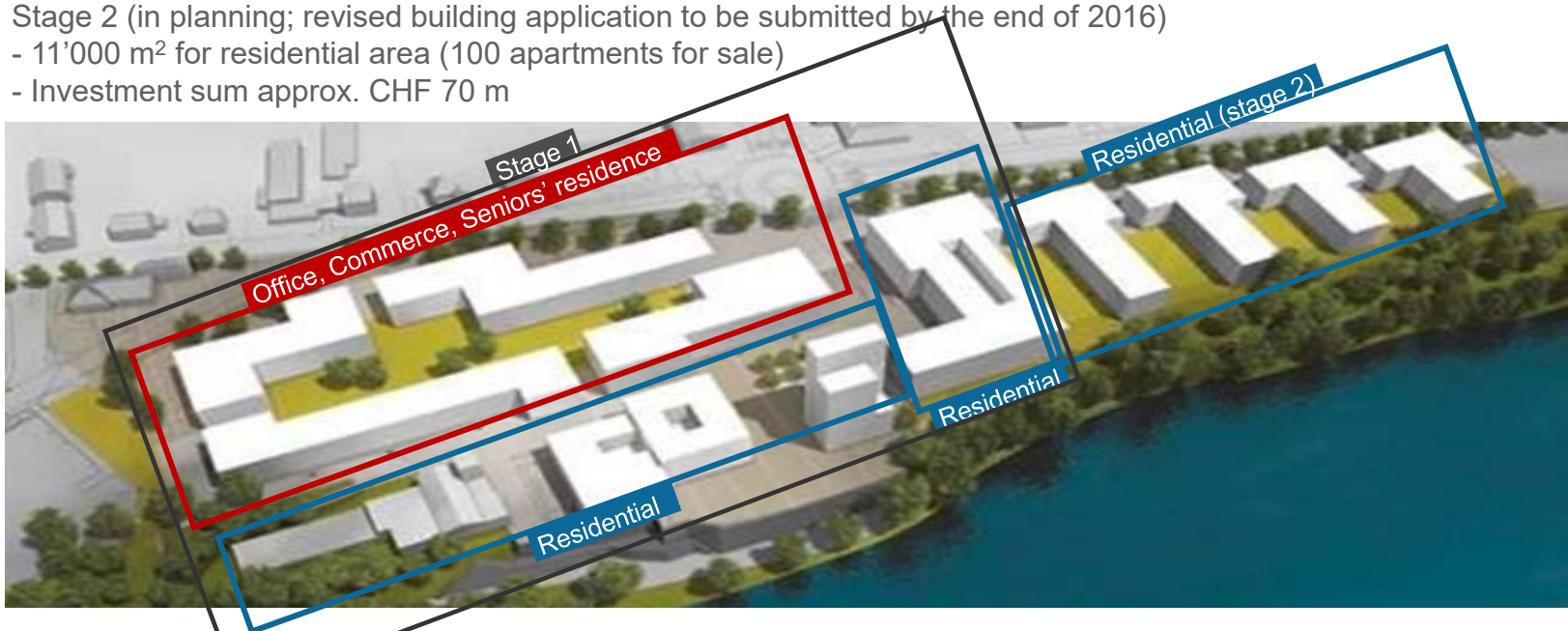
Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

«Salmenpark» Rheinfelden

Conversion of existing site (former brewery) and new buildings

- Stage 1 (under construction since August 2013, completion by year-end 2016)
 - Mixed use: 16'000 m² commercial area (office in construction; retail and seniors' residence completed in Q1 2016) and 16'000 m² for residential area (36 apartments for rent, 113 freehold apartments)
 - As per 30 September 2016: 65% of the commercial area and 23 apartments let; 84 freehold apartments sold (13 in Q4 2015, 71 in Q1-Q3 2016)
 - Investment sum approx. CHF 180 m (thereof CHF 176.0 m spent at end of September 2016)
- Stage 2 (in planning; revised building application to be submitted by the end of 2016)
 - 11'000 m² for residential area (100 apartments for sale)
 - Investment sum approx. CHF 70 m



«Salmenpark» Rheinfelden (cont.)



Project «Bahnhofquai / Bahnhofplatz» Zurich

Under renovation (since April 2014)

- Total renovation (3 stages) of four existing buildings (all part of the same “block”), in particular infrastructure and technical installations
- Ongoing discussions/clarifications on technical aspects with the local authorities for the preservation of historical monuments
- Overall investment sum approx. CHF 80 m, thereof:
 - Stage 1: Bahnhofquai 9/11/15 and Bahnhofplatz 1
CHF 35 m (construction start Q1 2017);
thereof CHF 6.1 m spent at end of Sept. 2016
 - Stage 2: Waisenhausstr. 2, 4 / Bahnhofquai 7
CHF 33 m (in review, construction start tbd);
thereof CHF 2.7 m spent at end of Sept. 2016
 - Stage 3: Bahnhofplatz 2
CHF 12 m (in review, construction start tbd)



Project «Grosspeter Tower» Basel

Under construction (since Nov. 2014)

- Mixed use (18'000 m², office and hotel)
- Zero-emission operation
- As per 30 September 2016: approx. 30% pre-let (hotel)
- Investment sum approx. CHF 110 m (thereof CHF 65.4 m spent at end of September 2016)
- Completion: Q1 2017



Visualisation © Burckhardt+Partner

Project «Hardturmstr. 161 / Förrlibuckstr. 150» Zurich

Under renovation (since Q1 2015)

- Total renovation of existing building, in particular building structure and technical installations
- Investment sum approx. CHF 50 m (thereof CHF 24.1 m spent at end of September 2016)
- Completion: 2018



Visualisation

Project «Orion» Zurich

In planning

A1: Hardturmstr. 181, 183, 185

A2: Förrlibuckstr. 178/180

- A1 and A2 to be replaced by a new building
- Investment sum approx. CHF 120 m
- Construction presumably 2018 - 2020



«Paradiso» site Lugano

In planning

- Conversion of existing site (former brewery)
- New building with mixed use: mainly residential units (11'200 m²); office (1'400 m²) and retail (750 m²) space
- Investment sum approx. CHF 65 m
- Construction approval obtained in April 2016
- Construction start Q1 2017



Visualisation

Capex Overview

(CHF m)	Expected 2016-2022	2016	2017	2018	2019-2022
Salmenpark, Rheinfelden ¹	67.9	17.0	12.7	22.9	15.3
Gurten site, Wabern/Bern ¹	3.5	3.0	0.5	0	0
Bahnhofquai/-platz, Zurich ^{1, 2}	70.6	0.7	20.8	24.5	24.6
Grosspeter Tower, Basel ¹	53.9	26.0	27.9	0	0
Hardturmstr. 161/F'buckstrasse 150, Zurich ¹	33.0	2.1	18.0	12.9	0
Project Orion, H'turm-/F'buckstr., Zurich ²	117.2	0.8	2.8	31.8	81.8
Rue du Marché 40, Geneva ¹	12.6	0.3	7.7	4.6	0
Paradiso site, Lugano ²	61.7	6.5	24.5	24.5	6.1
Various	68.6	3.3	9.9	31.4	24.0
Total development sites	489.0	59.7	124.8	152.6	151.8
thereof committed		39.7	n.a.	n.a.	n.a.
Total investment portfolio		18.0	61.0	n.a.	n.a.

¹ In construction.

² In planning.

Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

Outlook 2016

Consolidated ebitda (excl. changes in fair value)	> CHF 240 m
Vacancy rate portfolio (year-end)	≈ 9.5%

Agenda

Key Facts and Figures	3
Financial Results Q1-Q3 2016	7
Portfolio and Vacancy Rate	14
Capital Structure	20
Development Sites and Projects	23
Outlook	32
Annex	34

Board of Directors and Executive Board

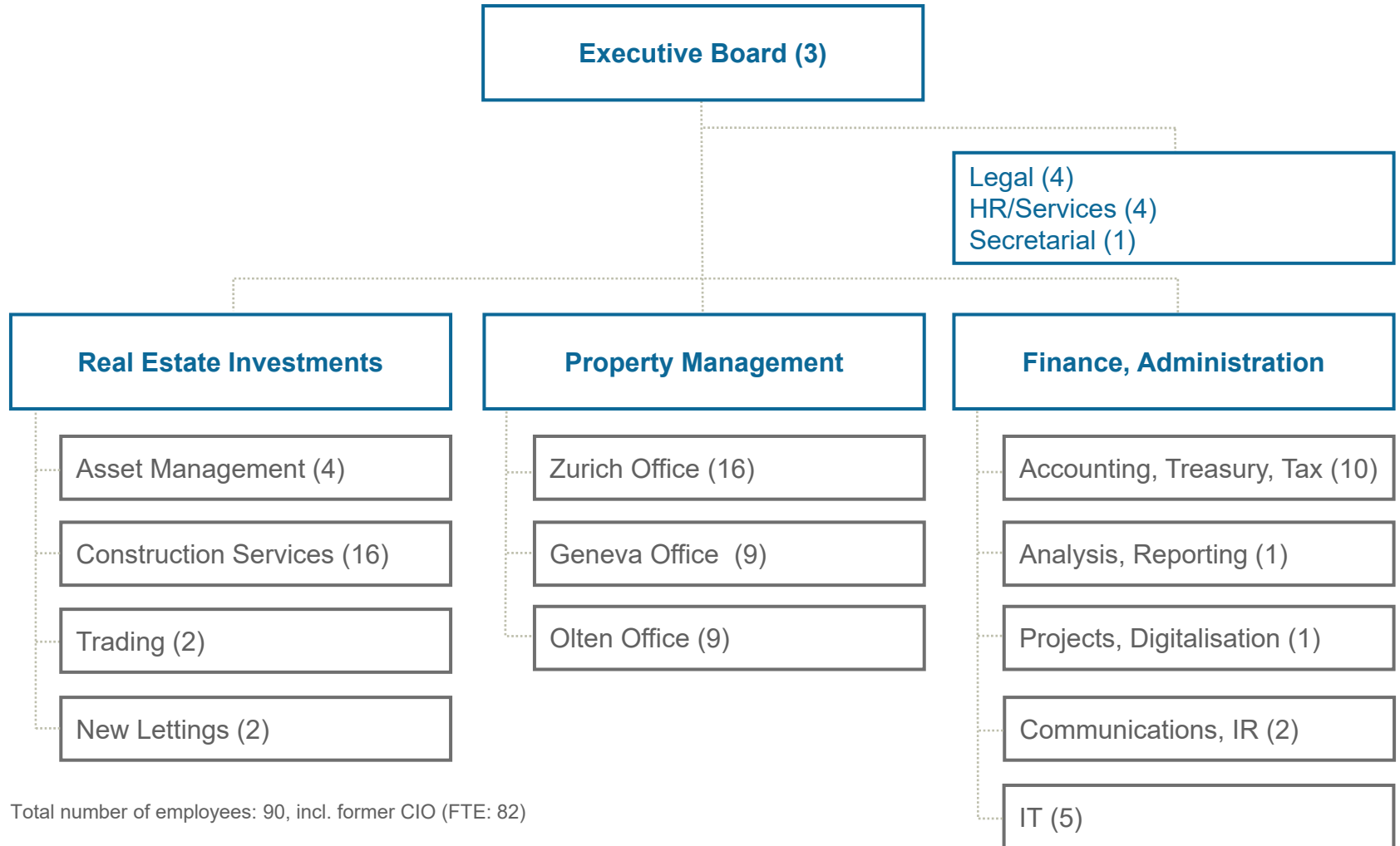
Board of Directors

- Günther Gose, 1944, Chairman
- Luciano Gabriel, 1953, Delegate and CEO
- Corinne Denzler, 1966, Member
- Peter Forstmoser, 1943, Member
- Adrian Dudle, 1965, Member
- Nathan Hetz, 1952, Member
- Josef Stadler, 1963, Member
- Aviram Wertheim, 1958, Member

Executive Board

- Luciano Gabriel, 1953, CEO
- Giacomo Balzarini, 1968, CFO
- Adrian Murer, 1974, CIO

Group Overview



Total number of employees: 90, incl. former CIO (FTE: 82)

PSP Strategy

Strategy

- Switzerland only
- Commercial properties only
- Acquisitions to be justified by price and operational logic
- Risk-conscious financing policy

Priority

- Optimising profitability of existing portfolio
- Ensuring long-term attractiveness of assets
- Organic growth
 - Sites development (all former breweries)
 - Repositioning of assets to best use
- Assessing acquisition opportunities and corporate deals

Why Investing in PSP?

Company

- Premium portfolio with limited downside risk
- Transparent business model
- Pure Swiss play
- Properties with further optimisation potential
- Financial flexibility to take advantage of market opportunities
- Acquisition/integration experience
- Sustainability (ecological, economic, social)

Share

- Liquid stock
- Attractive payout yield
- Broadly diversified shareholder structure

Shareholder Base

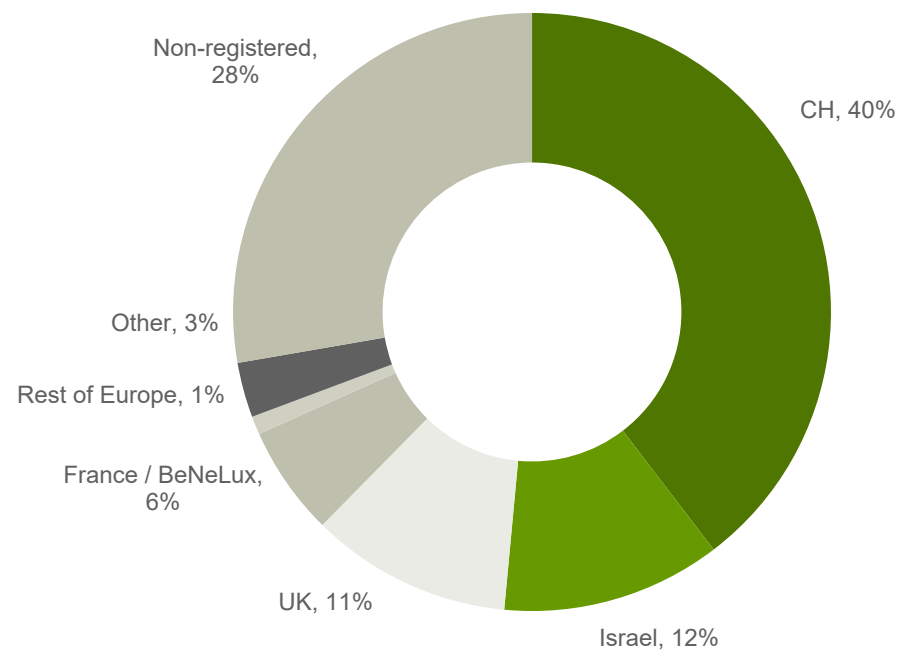
Largest shareholders (30 September 2016)

- Alony Hetz: 12.21%
- BlackRock, Inc.: 5.08%¹
- T. Rowe Price Associates, Inc.: 3.04%²
- One Nominee: 6.93%

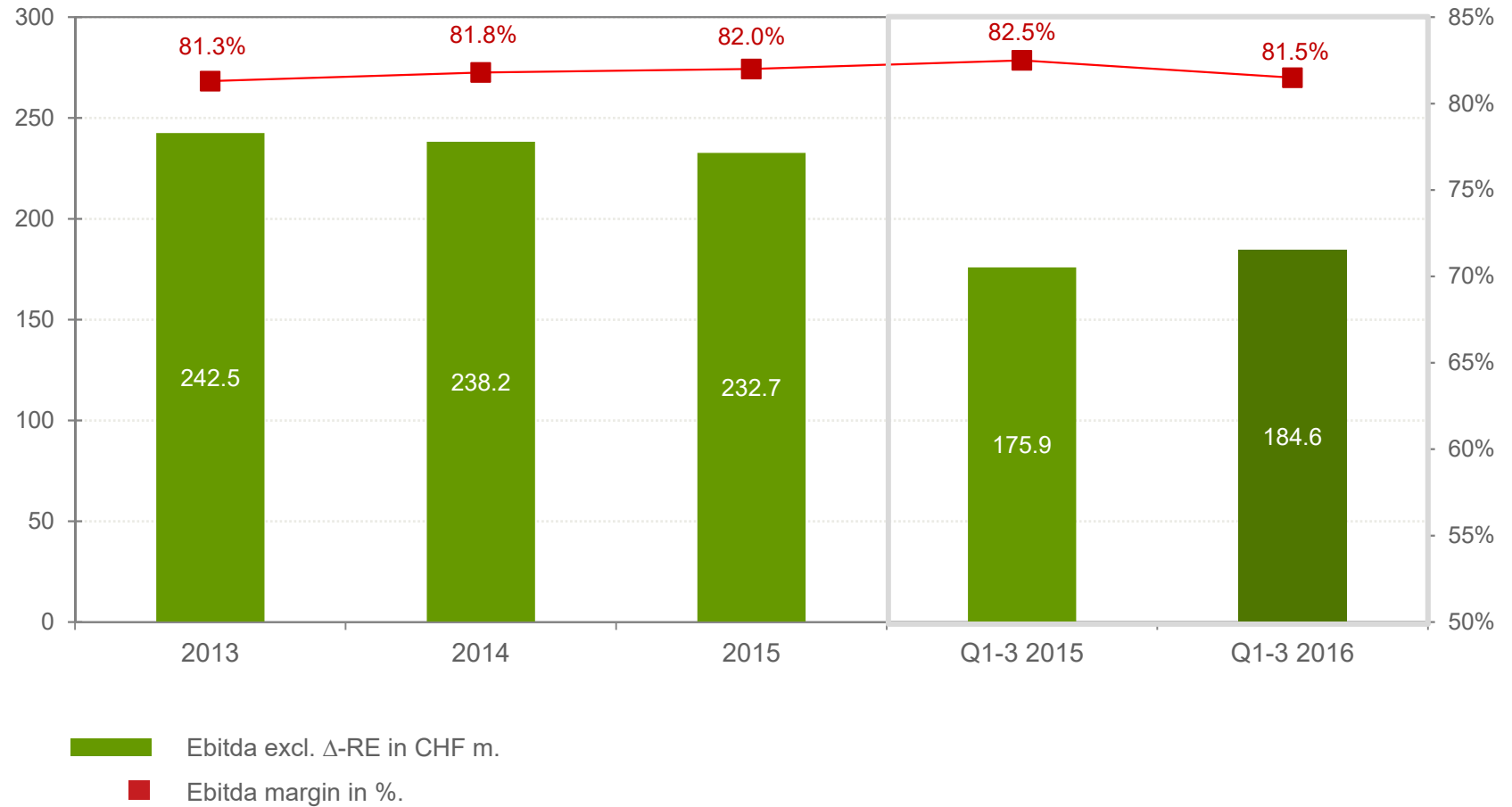
- Number of registered shareholders: 4'601
 - Individuals: 3'979 (10% of registered shares)
 - Legal entities: 622 (90% of registered shares)

1 As per notification 13 December 2014.

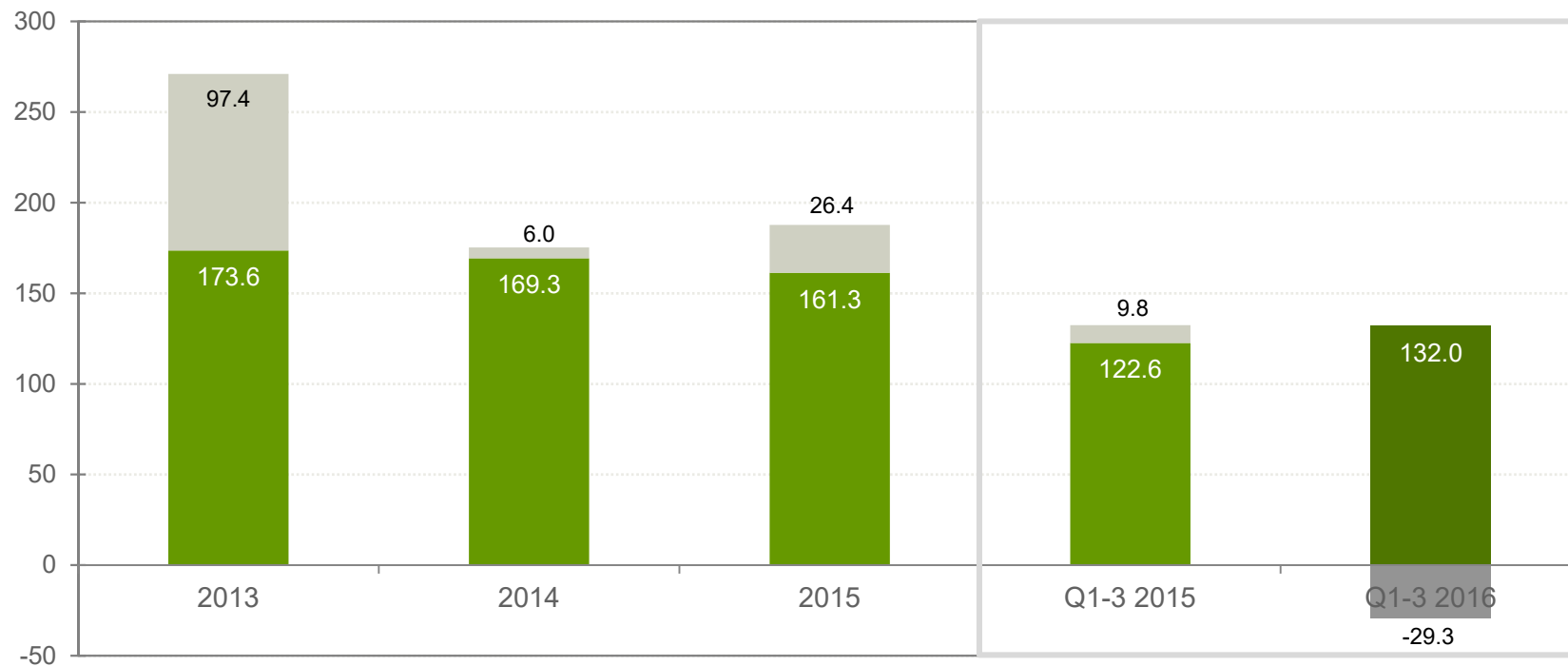
2 As per notification 8 October 2015.



Ebitda

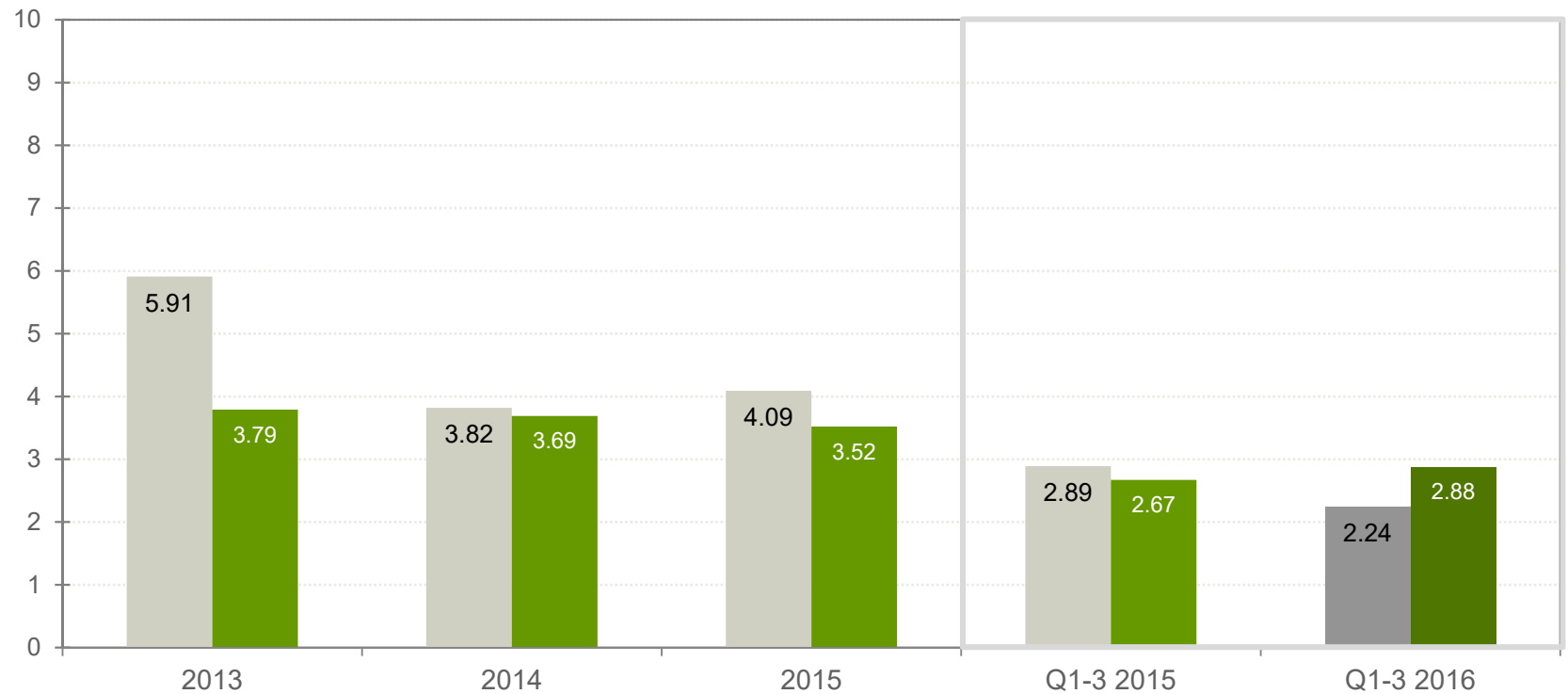


Net Income Components



- Net income excl. Δ -RE in CHF m.
- Contribution of Δ -RE in CHF m.

EPS

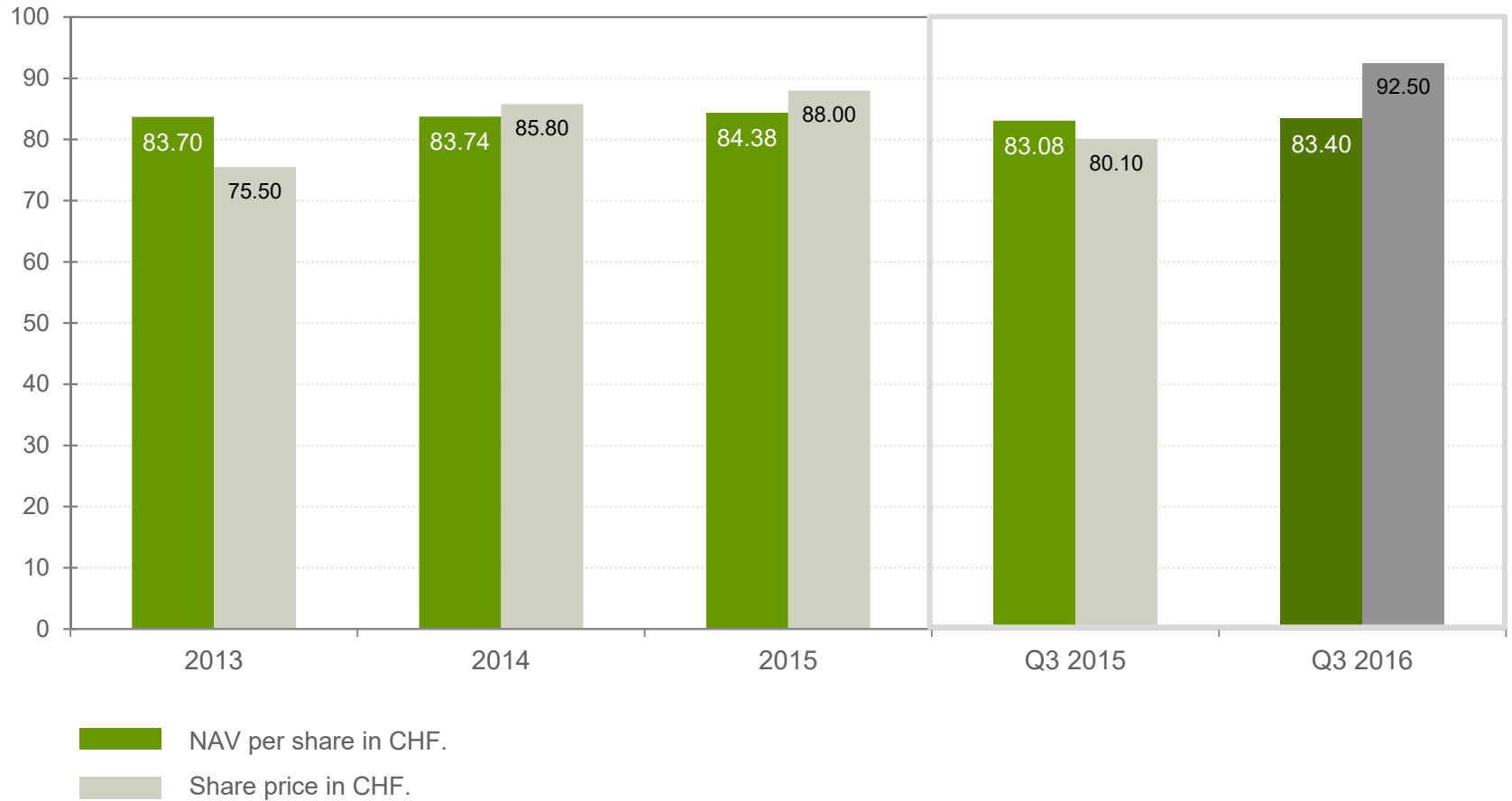


EPS in CHF.
 EPS excl. Δ-RE in CHF.

NAV + Cumulative Dividend per Share



NAV vs. Share Price



EPRA Performance Measures

(CHF or %)	2015		H1 2015		H1 2016	
	EPRA	PSP	EPRA	PSP	EPRA	PSP
A. EPS	3.44	3.52	1.72	1.72	1.76	1.94
B. NAV	103.05	100.83	100.47	98.18	100.86	98.90
C. NNNAV	84.77	84.38	82.42	82.11	82.33	82.42
D. Net yield	3.7	3.7	4.0	3.9	3.7	3.7
E. Vacancy rate	8.1	8.5	8.4	8.9	8.8	9.1
F. Cost ratio ¹	17.2	14.6	16.8	14.6	18.8	16.6
G. Like-for-like rental change	0.2	n.a.	0.6	n.a.	- 0.6	n.a.
H. Cap ex in CHF 1'000	130'218	n.a.	50'444	n.a.	57'384	n.a.

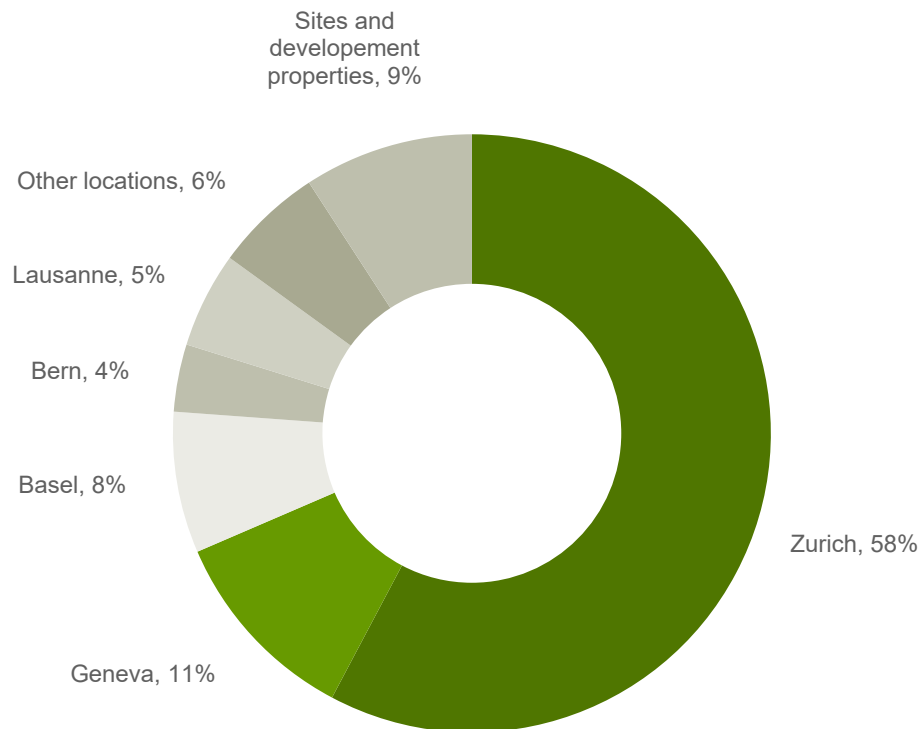
1 Excl. direct vacancy costs.



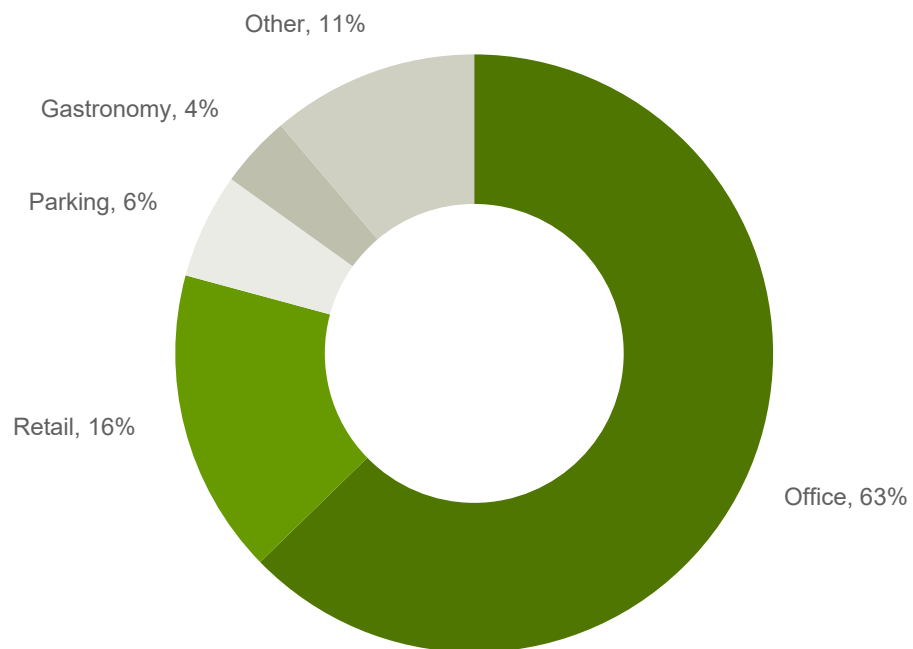
Portfolio Key Figures

		Numbers of properties	Rental income in CHF m	Revaluation in CHF m	Value in CHF m	Net yield in %	Vacancy in %
Zurich	Q3 2016	82	118.4	- 17.8	3'963.0	3.6	7.3
	2015	83	160.5	28.3	3'891.1	3.6	9.1
Geneva	Q3 2016	16	23.9	- 29.0	744.5	3.4	21.6
	2015	17	37.7	- 9.7	906.8	3.6	9.1
Basel	Q3 2016	14	19.2	11.4	527.7	4.3	1.9
	2015	14	24.6	32.3	514.8	4.3	2.3
Bern	Q3 2016	12	8.7	- 0.2	251.9	4.0	5.5
	2015	12	12.0	5.2	252.0	4.1	5.3
Lausanne	Q3 2016	15	13.5	7.6	357.7	3.8	10.3
	2015	15	17.9	7.6	347.5	4.1	9.4
Others	Q3 2016	22	14.5	- 1.7	405.1	4.0	16.8
	2015	22	17.4	- 5.3	310.9	4.7	12.0
Sites	Q3 2016	10	10.6	- 8.7	633.7	n.a.	n.a.
	2015	8	6.3	- 24.6	501.4	n.a.	n.a.
Total	Q3 2016	171	208.8	- 38.4	6'883.6	3.7	9.4
	2015	171	276.4	33.8	6'724.4	3.7	8.5

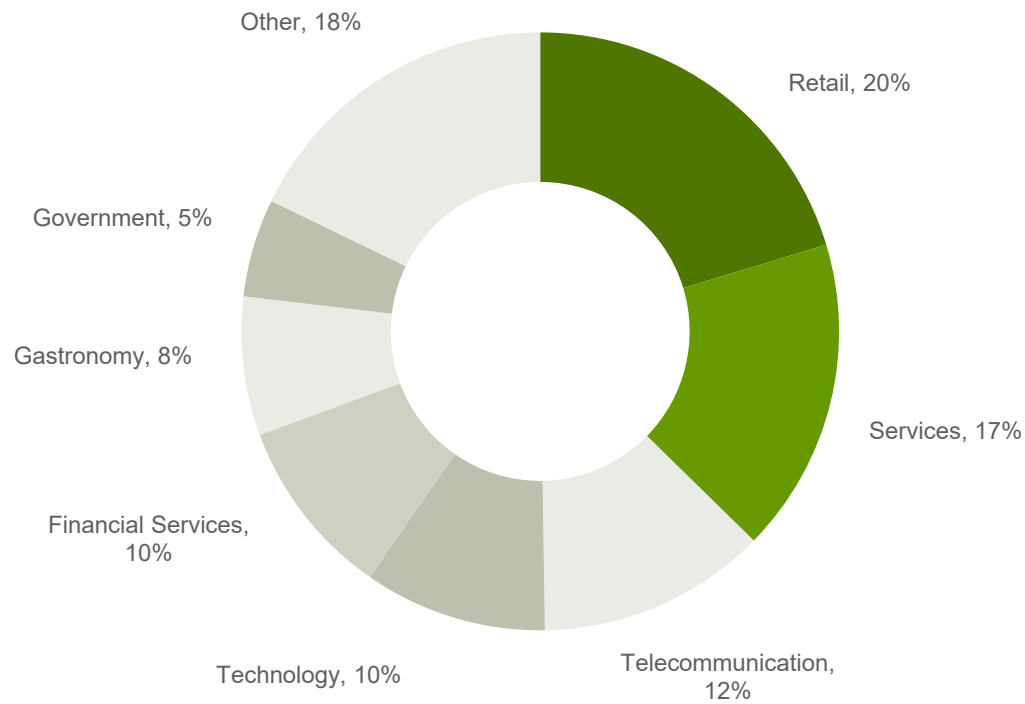
Portfolio Value by Area



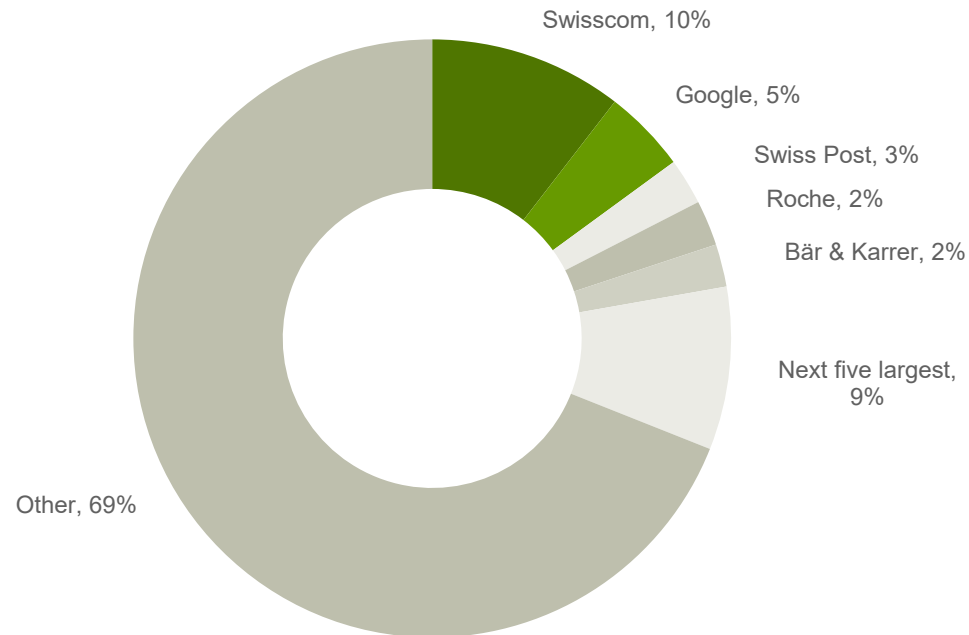
Rent by Use



Rent by Type of Tenants



Largest Tenants



Sustainability

Ecological sustainability

- Energy consumption (kWh)
- Water consumption (m³)
- CO₂ (heating and electricity) output (t resp. kg)

Economic sustainability

- Long-term oriented business and investment policy
- Quality- and value-oriented portfolio management
- Long-term oriented and balanced financing policy

Social sustainability (main stakeholders)

- Employees
- Clients and suppliers
- Public

Ecological Sustainability

Organisation

- Operational responsibility: 3 employees (1 asset management, 2 construction services)
- Implementation: construction services, property management, facility management

Environmental key figures (specific figure/m²) in 2015 (2014)

- Heating in kWh: 69.8 (73.6)
- Electricity in kWh: 23.7 (26.0)
- CO₂-eq output (heating and electricity) in kg: 15.7 (17.1)
- Water consumption in m³: 0.50 (0.55)

CO₂-emissions reduced by 15% (2010 to 2015)

Since 2015, reporting according to EPRA sBPR

EPRA Gold Award, September 2016



Portfolio Grid

Market assessment of individual properties



No. Property

- 1 Lausanne Rue de Sébeillon 2
- 2 Zürich Löwenstrasse 16
- 3 Zürich Bahnhofstrasse 10/Börsenstr. 18
- 4 Zürich Bahnhofstrasse 66
- 5 Zürich Theaterstrasse 22
- 6 Olten Baslerstrasse 44
- 7 Genève Route des Acacias 50, 52
- 8 Bern Laupenstrasse 18/18a
- 9 Zürich Goethestrasse 24
- 10 Basel Barfüsserplatz 10
- 11 Zürich Splügenstrasse 6

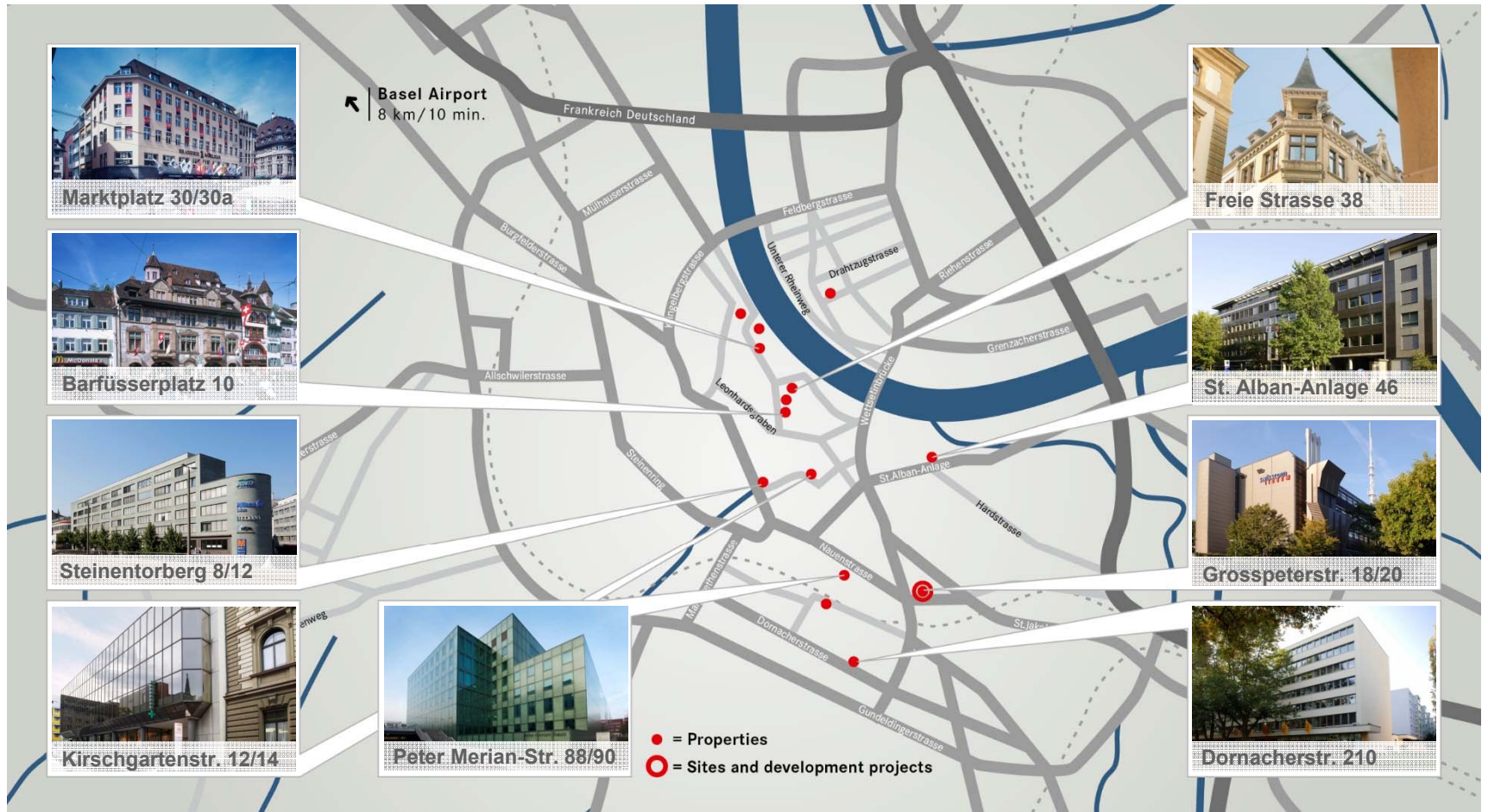
1 - 10: Examples of improvements due to investments (2008-2016)

Source: Wüest & Partner, June 2016.

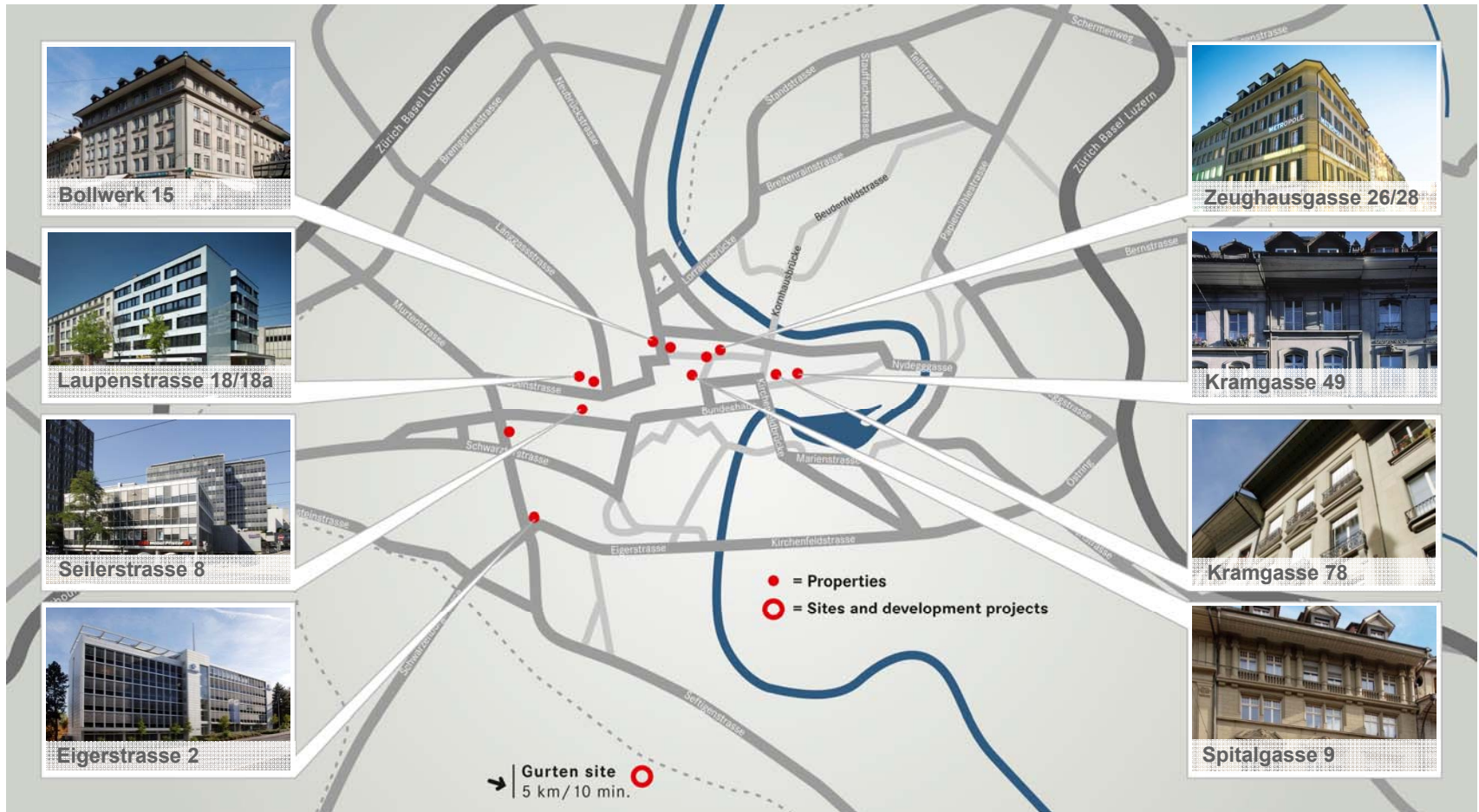
Zurich Area



Basel Area



Bern Area



Selected Properties Zurich



Zurich, Bahnhofplatz 1
rentable area: tbd, in renovation



Zurich, Bahnhofquai 9, 11, 15
rentable area: tbd, in renovation



Zurich, B'hofstr. 28a/Waagg. 6
rentable area: 3'231 m²



Zurich, B'hofstr. 81/Schw.g. 2/4
rentable area: 2'352 m²



Zurich, Binzring 15/17
rentable area: 40'587 m²



Zurich, Brandschenkestr. 90
rentable area: 11'672 m²



Zurich, Brandschenkestr. 110
rentable area: 15'979 m²



Zurich, Förrlibuckstr. 181
rentable area: 4'988 m²



Zurich, Schaffhauserstr. 611
rentable area: 3'603 m²



Zurich, Uraniastr. 9
rentable area: 5'385 m²



Zurich, Waisenhausstr. 2/4
rentable area: tbd, in renovation



Wallisellen, Richtistr. 3
rentable area: 7'357 m²

Selected Properties Geneva



Carouge-GE, Rte d. Acacias 50-52
rentable area: 9'588 m²



Carouge-GE, Rue de la Gabelle 6
rentable area: 1'017 m²



Geneva, Cours de Rive 13, 15
rentable area: 5'718 m²



Geneva, Place du Molard 7
rentable area: 3'387 m²



Geneva, Rue d. Bains 31bis,33,35
rentable area: 12'055 m²



Geneva, Rue de Berne 6
rentable area: 3'860 m²



Geneva, Rue de la Corratierie 24/26
rentable area: 2'420 m²



Geneva, Rue de la Fontaine 5
rentable area: 1'309 m²



Geneva, Rue du Marché 40
rentable tbd, in renovation



Geneva, Rue F. Bonivard 12
rentable area: 2'366 m²



Geneva, Rue Richard-Wagner 6
rentable area: 9'976 m²



Lancy, Avenue des Morgines 8-10
rentable area: 14'142 m²

Selected Properties Basel & Bern



Basel, Barfüsserplatz 10
rentable area: 1'177 m²



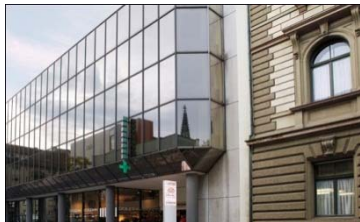
Basel, Falknerstrasse 31
rentable area: 1'201 m²



Basel, Freie Strasse 38
rentable area: 1'379 m²



Basel, Grosspeterstrasse 18, 20
rentable area: 13'824 m²



Basel, Kirschgartenstrasse 12-14
rentable area: 6'365 m²



Basel, St. Alban-Anlage 46
rentable area: 3'805 m²



Bern, Bollwerk 15
rentable area: 1'931 m²



Bern, Eigerstrasse 2
rentable area: 4'687 m²



Bern, Laupenstrasse 18/18a
rentable area: 9'398 m²



Bern, Seilerstrasse 8
rentable area: 4'603 m²



Bern, Spitalgasse 9
rentable area: 2'346 m²



Bern, Zeughausgasse 26/28
rentable area: 3'451 m²

Selected Properties Lausanne & Other Locations



Lausanne, Place St-François 5
rentable area: 5'895 m²



Lausanne, Rue du Sébeillon 1, 3, 5
rentable area: 12'418 m²



Lausanne, Rue du Grand-Chêne 2
rentable area: 3'076 m²



Lausanne, Rue du Pont 22
rentable area: 2'350 m²



Lausanne, Saint-Martin 7
rentable area: 4'657 m²



Aarau, Bahnhofstrasse 29/33
rentable area: 4'258 m²



Fribourg, Route d. Arsenaux 41
rentable area: 10'837 m²



Fribourg, Rte des Arsenaux 41
rentable area: 10'873 m²



Luzern, Maihofstrasse 1
rentable area: 3'186 m²



Winterthur, Marktgasse 74
rentable area: 1'202 m²



Winterthur, Untertor 34
rentable area: 716 m²



Zug, Kolinplatz 2
rentable area: 1'091 m²

Contacts

Luciano Gabriel

CEO

Phone +41 (0)44 625 50 47

Mobile +41 (0)79 400 34 79

luciano.gabriel@psp.info

Giacomo Balzarini

CFO

Phone +41 (0)44 625 59 59

Mobile +41 (0)79 207 32 40

giacomo.balzarini@psp.info

Vasco Cecchini

Corporate Communications

Phone +41 (0)44 625 57 23

Mobile +41 (0)79 650 84 32

vasco.cecchini@psp.info

Disclaimer

None of the information in this presentation constitutes an offer of securities for sale in the United States. Securities may not be offered or sold in the United States absent registration or an exemption from registration. None of the securities of the Company referred to in this presentation have been or will be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), or under the applicable securities laws of any state or other jurisdiction of the United States.