

Factsheet

as of 31 March 2025

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Swiss Property

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 9.9 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.

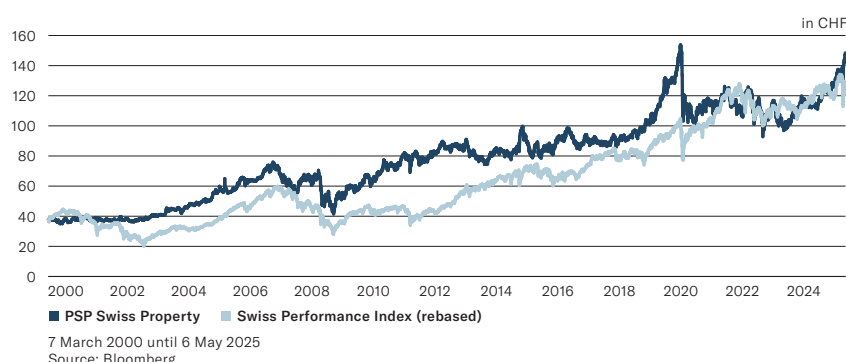
Master data of the share

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 March 2025)

UBS Fund Management (Switzerland) AG	15.26%
Swisscanto Fondsleitung AG	3.02%
BlackRock, Inc.	5.95%

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

Katharina Lichtner

Financial calendar

19.08.2025	Publication H1 2025
11.11.2025	Publication Q1–Q3 2025
24.02.2026	Publication FY 2025
01.04.2026	Annual General Meeting 2026
12.05.2026	Publication Q1 2026
18.08.2026	Publication H1 2026

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Key financial figures	Unit	2024	Q1 2024	Q1 2025	+/-
Rental income	CHF 1 000	349 978	89 182	86 912	- 2.5%
EPRA like-for-like change	%	3.6	6.6	1.7	
Net changes in fair value of investment properties	CHF 1 000	170 971	31 210	13 725	
Income from property sales (inventories)	CHF 1 000	1 021	568	0	
Income from property sales (investment properties)	CHF 1 000	14 089	0	0	
Total other income	CHF 1 000	6 290	555	573	
Net income	CHF 1 000	374 949	80 990	60 568	- 25.2%
Net income excluding gains/losses on real estate investments	CHF 1 000	231 779	56 615	49 987	- 11.7%
Ebitda excluding gains/losses on real estate investments	CHF 1 000	304 923	76 722	74 644	- 2.7%
Ebitda margin	%	85.0	85.0	85.3	
Total assets	CHF 1 000	9 923 841		9 935 503	0.1%
Shareholders' equity	CHF 1 000	5 410 719		5 474 182	1.2%
Equity ratio	%	54.5		55.1	
Return on equity	%	7.1		4.5	
Interest-bearing debt	CHF 1 000	3 384 828		3 339 860	- 1.3%
Interest-bearing debt in % of total assets	%	34.1		33.6	
Portfolio key figures					
Number of investment properties	Number	154		149	
Carrying value investment properties	CHF 1 000	9 528 575		9 319 600	- 2.2%
Implied yield, gross	%	3.6	3.9	3.7	
Implied yield, net	%	3.2	3.5	3.3	
Vacancy rate (CHF)	%	3.2		3.5	
Number of development properties	Number	7		12	
Carrying value development properties	CHF 1 000	304 192		540 188	77.6%
Headcount					
Employees	Number	93		91	
Full-time equivalents	Number	83		81	
Per share figures					
Earnings per share (EPS)	CHF	8.17	1.77	1.32	- 25.2%
EPS excluding gains/losses on real estate investments	CHF	5.05	1.23	1.09	- 11.7%
EPRA EPS	CHF	5.03	1.23	1.09	- 11.3%
Distribution per share	CHF	3.90	n.a.	n.a.	
Net asset value per share (NAV)	CHF	117.96		119.35	1.2%
NAV per share before deduction of deferred taxes	CHF	139.51		141.17	1.2%
EPRA NRV	CHF	142.38		144.01	1.1%
Share price end of period	CHF	128.90		138.20	7.2%

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