

# Factsheet

as of 30 June 2025



## 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 10.0 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 CO<sub>2</sub> values.

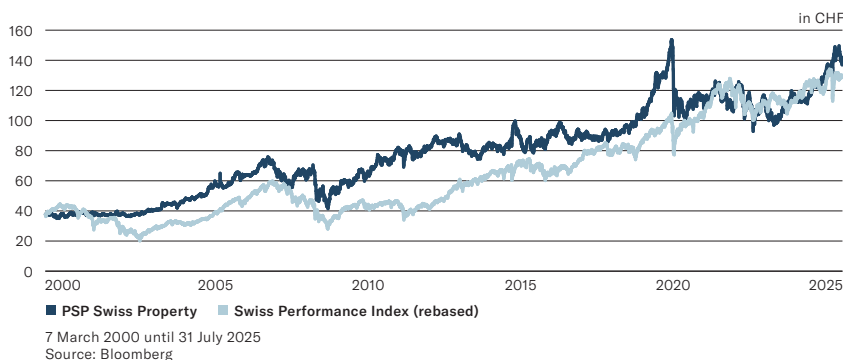
### Master data of the share

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 30 June 2025)

UBS Fund Management (Switzerland) AG	15.25%
BlackRock, Inc.	5.95%
The Bank of New York Mellon SA, Brussels (Nominee)	3.52%
Swisscanto Fondsleitung AG	3.02%

## 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

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
10.11.2026	Publication Q1–Q3 2026

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as of 30 June 2025

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Swiss Property

Key financial figures	Unit	2024	Q2 2024	Q2 2025	H1 2024	H1 2025	+/-
Rental income	CHF 1 000	349 978	87 025	87 005	176 207	173 917	- 1.3%
EPRA like-for-like change	%	3.6	3.4	0.6	5.0	1.2	
Net changes in fair value of investment properties	CHF 1 000	170 971	13 487	99 654	44 697	113 379	
Income from property sales (inventories)	CHF 1 000	1 021	0	0	568	0	
Income from property sales (investment properties)	CHF 1 000	14 089	11 288	0	11 288	0	
Total other income	CHF 1 000	6 290	1 196	439	1 751	1 012	
Net income	CHF 1 000	374 949	75 339	133 772	156 329	194 340	24.3%
Net income excluding gains/losses on real estate investments	CHF 1 000	231 779	56 984	56 874	113 599	106 861	- 5.9%
EBITDA excluding gains/losses on real estate investments	CHF 1 000	304 923	75 580	74 134	152 302	148 779	- 2.3%
EBITDA margin	%	85.0	84.8	84.8	84.9	85.1	
Total assets	CHF 1 000	9 923 841				10 116 739	1.9%
Shareholders' equity	CHF 1 000	5 410 719				5 427 423	0.3%
Equity ratio	%	54.5				53.6	
Return on equity	%	7.1	5.7	9.8	6.0	7.2	
Interest-bearing debt	CHF 1 000	3 384 828				3 539 764	4.6%
Interest-bearing debt in % of total assets	%	34.1				35.0	
<b>Portfolio key figures</b>							
Number of investment properties	Number	154				149	
Carrying value investment properties	CHF 1 000	9 528 575				9 427 669	- 1.1%
Implied yield, gross	%	3.6	3.8	3.7	3.8	3.7	
Implied yield, net	%	3.2	3.4	3.3	3.4	3.3	
Vacancy rate (CHF)	%	3.2				4.0	
Number of development properties	Number	7				12	
Carrying value development properties	CHF 1 000	304 192				552 620	81.7%
<b>Headcount</b>							
Employees	Number	93				93	
Full-time equivalents	Number	83				82	
<b>Per share figures</b>							
Earnings per share (EPS)	CHF	8.17	1.64	2.92	3.41	4.24	24.3%
EPS excluding gains/losses on real estate investments	CHF	5.05	1.24	1.24	2.48	2.33	- 5.9%
EPRA EPS	CHF	5.03	1.23	1.24	2.46	2.33	- 5.3%
Distribution per share	CHF	3.90	n.a.	n.a.	n.a.	n.a.	
Net asset value per share (NAV)	CHF	117.96				118.33	0.3%
NAV per share before deduction of deferred taxes	CHF	139.51				140.65	0.8%
EPRA NRV	CHF	142.39				143.60	0.8%
Share price end of period	CHF	128.90				146.10	13.3%

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