# **Factsheet**

### as of 30 September 2025



#### Company profile

PSP Swiss Property is one of the leading property companies in Switzerland. The company owns a real estate port-folio 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 September 2025)

| UBS Fund Management (Switzerland) AG               | 15.25% |  |  |
|--|--------|--|--|
| BlackRock, Inc.                                    | 5.95%  |  |  |
| The Bank of New York Mellon SA, Brussels (Nominee) | 3.36%  |  |  |

#### 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

| 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 |
| 23.02.2027 | Publication FY 2026    |

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## Swiss Property

## as of 30 September 2025

| ·  |           |           |         |         | Q1-Q3   | Q1-Q3      |       |
|--|-----------|-----------|---------|---------|---------|------------|-------|
| Key financial figures                              | Unit      | 2024      | Q3 2024 | Q3 2025 | 2024    | 2025       | +/-   |
| Rental income                                      | CHF 1 000 | 349 978   | 85 769  | 87 475  | 261 975 | 261 392    | -0.2% |
| EPRA-like-for-like-change                          | %         | 3.6       | 1.0     | 2.5     | 3.7     | 1.6        |       |
| Net changes in fair value of investment properties | CHF 1 000 | 170 971   | 16 674  | 0       | 61 371  | 113 379    |       |
| Income from property sales (inventories)           | CHF 1 000 | 1021      | 453     | 0       | 1021    | 0          |       |
| Income from property sales (investment properties) | CHF 1 000 | 14 089    | 0       | 7 712   | 11 288  | 7 712      |       |
| Total other income                                 | CHF 1 000 | 6 290     | 3 894   | 3 811   | 5 644   | 4 823      |       |
| Net income   | CHF 1 000 | 374 949   | 69 611  | 65 142  | 225 940 | 259 482    | 14.8% |
| Net income excluding gains/losses                  |           |           |         |         |         |            |       |
| on real estate investments                         | CHF 1 000 | 231 779   | 56 735  | 59 377  | 170 334 | 166 238    | -2.4% |
| EBITDA excluding gains/losses                      |           |           |         |         |         |            |       |
| on real estate investments                         | CHF 1 000 | 304 923   | 76 660  | 78 437  | 228 961 | 227 216    | -0.8% |
| EBITDA margin                                      | %         | 85.0      | 85.1    | 85.5    | 84.9    | 85.2       |       |
| Total assets                                       | CHF 1 000 | 9 923 841 |         |         |         | 10 115 030 | 1.9%  |
| Shareholders' equity                               | CHF 1 000 | 5 410 719 |         |         |         | 5 493 300  | 1.5%  |
| Equity ratio                                       | %         | 54.5      |         |         |         | 54.3       |       |
| Return on equity                                   | %         | 7.1       | 5.3     | 4.8     | 5.7     | 6.3        |       |
| Interest-bearing debt                              | CHF 1 000 | 3 384 828 |         |         |         | 3 469 685  | 2.5%  |
| Interest-bearing debt in % of total assets         | %         | 34.1      |         |         |         | 34.3       |       |
|  |           |           |         |         |         |            |       |
| Portfolio key figures                              |           |           |         |         |         |            |       |
| Number of investment properties                    | Number    | 154       |         |         |         | 149        |       |
| Carrying value investment properties               | CHF 1 000 | 9 528 575 |         |         |         | 9 450 077  | -0.8% |
| Implied yield, gross                               | %         | 3.6       | 3.8     | 3.6     | 3.8     | 3.6        |       |
| Implied yield, net                                 | %         | 3.2       | 3.2     | 3.2     | 3.3     | 3.3        |       |
| Vacancy rate (CHF)                                 | %         | 3.2       |         |         |         | 4.3        |       |
| Number of development properties                   | Number    | 7         |         |         |         | 11         |       |
| Carrying value development properties              | CHF 1 000 | 304 192   |         |         |         | 532 556    | 75.1% |
|  |           |           |         |         |         |            |       |
| Headcount  |           |           |         |         |         |            |       |
| Employees  | Number    | 93        |         |         |         | 93         |       |
| Full-time equivalents                              | Number    | 83        |         |         |         | 82         |       |
|  |           |           |         |         |         |            |       |
| Per share figures                                  |           |           |         |         |         |            |       |
| Earnings per share (EPS)                           | CHF       | 8.17      | 1.52    | 1.42    | 4.93    | 5.66       | 14.8% |
| EPS excluding gains/losses                         |           |           |         |         |         |            |       |
| on real estate investments                         | CHF       | 5.05      | 1.24    | 1.29    | 3.71    | 3.62       | -2.4% |
| EPRA EPS   | CHF       | 5.03      | 1.23    | 1.29    | 3.69    | 3.62       | -2.1% |
| Distribution per share                             | CHF       | 3.90      | n.a.    | n.a.    | n.a.    | n.a.       |       |
| Net asset value per share (NAV)                    | CHF       | 117.96    |         |         |         | 119.76     | 1.5%  |
| NAV per share before deduction of deferred taxes   | CHF       | 139.51    |         |         |         | 142.18     | 1.9%  |
| EPRA NRV   | CHF       | 142.39    |         |         |         | 145.11     | 1.9%  |
| Share price end of period                          | CHF       | 128.90    |         |         |         | 136.70     | 6.1%  |
|  |           |           |         |         |         |            |       |

**PSP Swiss Property Ltd** 

Kolinplatz 2 CH-6300 Zug

+41 (0)41 728 04 04 www.psp.info Media & Investor Relations

Vasco Cecchini CCO & Head IR

+41 (0)44 625 57 23 vasco.cecchini@psp.info