

# Factsheet

as of 31 March 2026



## 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 10.1 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.

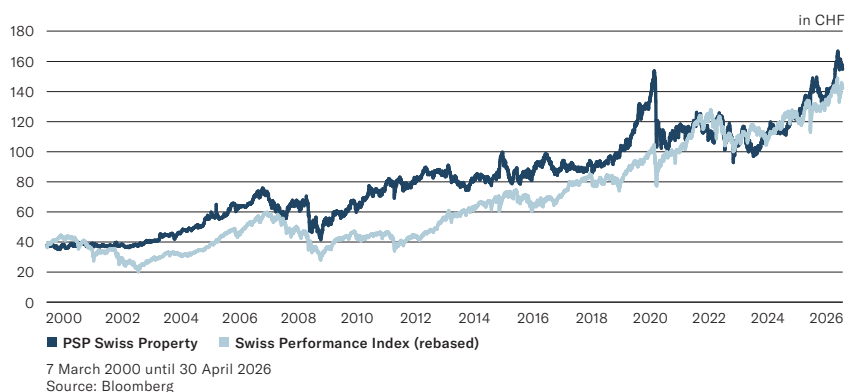
### Master data of the share

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 31 March 2026)

UBS Fund Management (Switzerland) AG	15.25%
BlackRock, Inc.	5.95%
Swisscanto Fondsleitung AG	3.001%

## 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  
Martin Furrer  
Katharina Lichtner

## Financial calendar

18.08.2026	Publication H1 2026
10.11.2026	Publication Q1–Q3 2026
16.02.2027	Publication FY 2026
01.04.2027	Annual General Meeting 2027
11.05.2027	Publication Q1 2027
17.08.2027	Publication H1 2027

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as of 31 March 2026

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Swiss Property

Key financial figures	Unit	2025	Q1 2025	Q1 2026	+/-
Rental income	CHF 1 000	349 226	86 912	87 493	0.7%
EPRA-like-for-like-change	%	1.3	1.7	0.6	
Net changes in fair value of investment properties	CHF 1 000	231 120	13 725	13 488	
Income from property sales (investment properties)	CHF 1 000	7 712	0	295	
Total other income	CHF 1 000	5 308	573	395	
Net income	CHF 1 000	408 473	60 568	64 783	7.0%
Net income excluding gains/losses on real estate investments	CHF 1 000	225 421	49 987	54 186	8.4%
EBITDA excluding gains/losses on real estate investments	CHF 1 000	301 995	74 644	74 377	-0.4%
EBITDA margin	%	85.1	85.3	84.6	
Total assets	CHF 1 000	10 177 746		10 406 476	2.2%
Shareholders' equity	CHF 1 000	5 644 929		5 709 004	1.1%
Equity ratio	%	55.5		54.9	
Return on equity	%	7.4		4.6	
Interest-bearing debt	CHF 1 000	3 369 797		3 535 947	4.9%
Interest-bearing debt in % of total assets	%	33.1		34.0	
<b>Portfolio key figures</b>					
Number of investment properties	Number	150		148	
Carrying value investment properties	CHF 1 000	9 610 060		9 539 134	-0.7%
Implied yield, gross	%	3.6	3.7	3.6	
Implied yield, net	%	3.2	3.3	3.2	
Vacancy rate (CHF)	%	3.5		3.9	
Number of development properties	Number	10		11	
Carrying value development properties	CHF 1 000	506 288		599 708	18.5%
<b>Headcount</b>					
Employees	Number	94		94	
Full-time equivalents	Number	84		84	
<b>Per share figures</b>					
Earnings per share (EPS)	CHF	8.91	1.32	1.41	7.0%
EPS excluding gains/losses on real estate investments	CHF	4.91	1.09	1.18	8.4%
EPRA EPS	CHF	4.91	1.09	1.18	8.3%
Distribution per share	CHF	3.95	n.a.	n.a.	
Net asset value per share (NAV)	CHF	123.07		124.47	1.1%
NAV per share before deduction of deferred taxes	CHF	146.05		147.59	1.1%
EPRA NRV	CHF	148.98		150.66	1.1%
Share price end of period	CHF	143.50		158.50	10.5%

PSP Swiss Property Ltd  
Kolinplatz 2  
CH-6300 Zug

+41 (0)41 728 04 04  
[www.psp.info](http://www.psp.info)

Media & Investor Relations  
Vasco Cecchini  
CCO & Head IR

+41 (0)44 625 57 23  
[vasco.cecchini@psp.info](mailto:vasco.cecchini@psp.info)