Factsheet

as of 30 September 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 10.2 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_2 values.

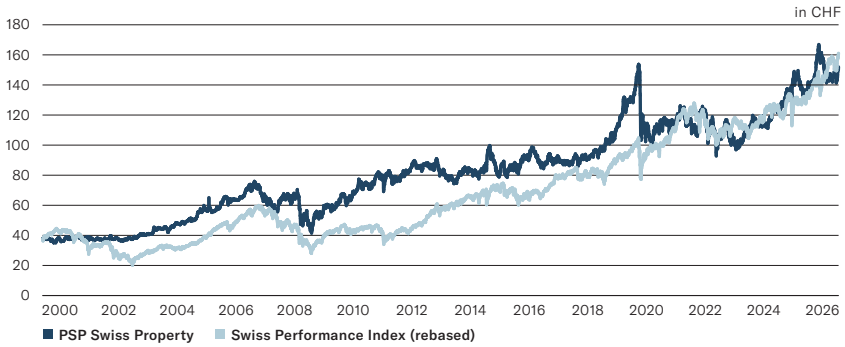
Master data of the share

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 2026)

UBS Fund Management (Switzerland) AG	15.25%
BlackRock, Inc.	5.95%
Swiss Finance & Property AG	3.04%
Swisscanto Fondsleitung AG	3.001%

Share price



7 March 2000 until 30 October 2026
Source: Bloomberg

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

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
09.11.2027	Publication Q1–Q3 2027
15.02.2028	Publication FY 2027

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as of 30 September 2026

Swiss Property

Key financial figures	Unit	2025	Q3 2025	Q3 2026	Q1–Q3 2025	Q1–Q3 2026	+/–
Rental income	CHF 1 000	349 226	87 475	85 318	261 392	259 274	– 0.8%
EPRA like-for-like-change	%	1.3	2.5	0.4	1.6	0.5	
Net changes in fair value of investment properties	CHF 1 000	231 120	0	6 497	113 379	118 404	
Income from property sales (inventories)	CHF 1 000	0	0	0	0	39 671	
Income from property sales (investment properties)	CHF 1 000	7 712	7 712	0	7 712	295	
Total other income	CHF 1 000	5 308	3 811	1 472	4 823	3 027	
Net income	CHF 1 000	408 473	65 142	58 034	259 482	294 565	13.5%
Net income excluding gains/losses on real estate investments	CHF 1 000	225 421	59 377	53 028	166 238	202 734	22.0%
EBITDA excluding gains/losses on real estate investments	CHF 1 000	301 995	78 437	73 135	227 216	260 561	14.7%
EBITDA margin	%	85.1	85.5	84.3	85.2	86.3	
Total assets	CHF 1 000	10 177 746				10 301 758	1.2%
Shareholders' equity	CHF 1 000	5 644 929				5 763 339	2.1%
Equity ratio	%	55.5				55.9	
Return on equity	%	7.4	4.8	4.0	6.3	6.9	
Interest-bearing debt	CHF 1 000	3 369 797				3 345 924	– 0.7%
Interest-bearing debt in % of total assets	%	33.1				32.5	
Portfolio key figures							
Number of investment properties	Number	150				147	
Carrying value investment properties	CHF 1 000	9 610 060				9 771 463	1.7%
Implied yield, gross	%	3.6	3.6	3.4	3.6	3.5	
Implied yield, net	%	3.2	3.2	3.0	3.3	3.1	
Vacancy rate (CHF)	%	3.5				3.7	
Number of development properties	Number	10				12	
Carrying value development properties	CHF 1 000	506 288				474 122	– 6.4%
Headcount							
Employees	Number	94				94	
Full-time equivalents	Number	84				83	
Per share figures							
Earnings per share (EPS)	CHF	8.91	1.42	1.27	5.66	6.42	13.5%
EPS excluding gains/losses on real estate investments	CHF	4.91	1.29	1.16	3.62	4.42	22.0%
EPRA EPS	CHF	4.91	1.29	1.16	3.62	3.71	2.6%
Distribution per share	CHF	3.95	n.a.	n.a.	n.a.	n.a.	
Net asset value per share (NAV)	CHF	123.07				125.65	2.1%
NAV per share before deduction of deferred taxes	CHF	146.05				149.28	2.2%
EPRA NRV	CHF	148.98				152.25	2.2%
Share price end of period	CHF	143.50				142.80	– 0.5%

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