

Green Bond Report

2025

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Foreword

PSP Swiss Property publishes its fourth Green Bond Report. For the first time, the CO₂e threshold has been lowered. All outstanding green bonds have been fully allocated.

The Green Bond Framework of PSP Swiss Property, updated in May 2025, is designed with a long-term perspective and applies a dynamic threshold for the CO₂e intensity of properties. It is also based on the RE ESG Plus rating by Wüest Partner, which enables a differentiated assessment of sustainability performance and meets high standards of transparency and comparability. Our framework was reviewed by Moody's Ratings as part of a Second Party Opinion and awarded a Sustainability Quality Score of SQS1 – Excellent.

As outlined in the Green Bond Framework, the CO₂e emissions threshold for the reporting year was reduced for the first time, in line with the planned trajectory. This tightening follows the defined reduction pathway and reflects the continuous improvement in the sustainability performance of our real estate portfolio. As expected, this led to a slight reduction in the Green Asset Portfolio – while simultaneously increasing the quality of the remaining assets. During the reporting year, 69 investment properties and 4 development properties were allocated to the Green Asset Portfolio. Details on the composition and the development of quality can be found in the Allocation Report.

This report once again follows the Green Bond Principles of the International Capital Market Association (ICMA). These cover the use of proceeds, the process for asset evaluation and selection, the management of proceeds, and reporting. The revised Green Bond Framework of PSP Swiss Property was developed in alignment with these principles to maintain the standard of sustainable financing.

Use of proceeds / application of funds

An amount equal to the proceeds of the Green Bonds shall be used to finance or refinance the Green Asset Portfolio in accordance with the ICMA Green Bond Principles. The Green Bond Report includes information on the total amount of Green Bonds outstanding, a breakdown of the total amount by “appropriate green asset class”, the balance available for distribution, the balance of net proceeds not distributed (if any), and investments in cash and/or other liquid assets.

Asset evaluation and selection process

For this purpose, we have created a special Green Bond Committee (GBC). This consists of members of the Executive Board and members of the Sustainability, Asset Management, Construction, Finance and Energy Management departments. The GBC oversees the evaluation and selection of properties for the Green Asset Portfolio. The final list of green assets considered for inclusion in the Green Asset Portfolio is approved by the Executive Board.

Revenue management

The allocation of green bond proceeds to the Green Asset Portfolio is reviewed by the GBC at least once a year. If, for any reason, the value of the Green Asset Portfolio falls below the total amount from the proceeds of outstanding Green Bonds, the unallocated funds will be temporarily invested in cash and/or other liquid assets. We will seek to reinvest these unallocated funds as soon as possible (but within 12 months at most).

Reporting










In line with our Green Bond Framework, we annually publish this Green Bond Report, with relevant data and measurement methods on allocations and impact for the outstanding Green Bonds. The information on allocation and impact was externally audited by Ernst & Young AG to obtain limited assurance.

Giacomo Balzarini
Chief Executive Officer

Patrick Thäler
Capital Markets & Sustainability

Green Bond Framework

The PSP Green Bond Framework was published in May 2025 and serves as the basis for the issuance of green bonds by PSP Swiss Property. It is based on the four pillars of the June 2022 Green Bond Principles (GBP) of the International Capital Market Association (ICMA). For the Use of Proceeds, we have chosen the category Green Buildings, which is further subdivided into Investment properties in use, Renovation of existing buildings und Construction of new buildings. The table below shows the criteria for the different categories:

ICMA Category	Category Green Assets	Criteria	Contribution to UN SDG	Environmental objectives
Green Buildings	Investment properties in use	<p>CO₂ emissions below: 12 kgCO₂e/m²/yr at end-2022 11 kgCO₂e/m²/yr at end-2025 9 kgCO₂e/m²/yr at end-2030 6 kgCO₂e/m²/yr at end-2035</p> <p>and</p> <p>Classification: RE ESG Plus minimum 3.5</p>	  	Climate change mitigation
	Renovation of existing buildings	<p>Expected CO₂ emission after completion below: 12 kgCO₂e/m²/yr at end-2022 11 kgCO₂e/m²/yr at end-2025 9 kgCO₂e/m²/yr at end-2030 6 kgCO₂e/m²/yr at end-2035</p> <p>or</p> <p>30% reduction in CO₂e/m²/yr after completion</p> <p>and</p> <p>Classification: Expected RE ESG Plus minimum 3.5</p>	   	Climate change mitigation
	Construction of new buildings	<p>Expected CO₂ emission after completion below: 5 kg CO₂e/m²/yr</p> <p>and</p> <p>No fossil heating systems</p>	 	Climate change mitigation

Allocation Report

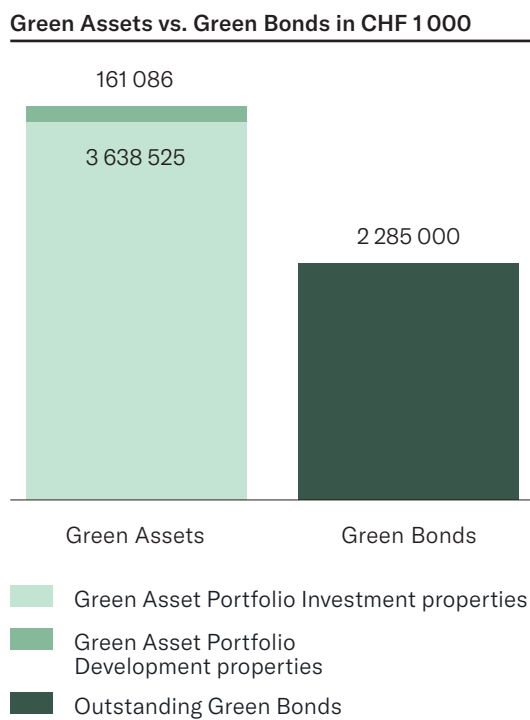
The Allocation Report provides information on the use of the funds from the outstanding Green Bonds. For this purpose, the outstanding bonds are compared to the total amount of the Green Asset Portfolio.

List of PSP Swiss Property's outstanding bonds as at 31 December 2025:

ISIN	Maturity Date	Coupon	Nominal Value in CHF 1 000
CH0319403777	29.04.2026	0.375%	200 000
CH1232107164	01.07.2026	2.000%	150 000
CH1305916830	11.12.2026	1.800%	150 000
CH0398633807	08.02.2027	0.700%	180 000
CH1455990171	10.05.2027	SARON + 58bps	155 000
CH0419041220	04.02.2028	0.550%	150 000
CH1239464816	02.10.2028	2.250%	200 000
CH0461239060	02.02.2029	0.150%	150 000
CH1373904353	20.09.2029	1.200%	125 000
CH0488506665	06.02.2030	0.000%	100 000
CH1306117131	06.02.2030	1.700%	100 000
CH0506071361	04.02.2031	0.200%	200 000
CH0515152475	16.09.2031	0.160%	100 000
CH1446452323	16.09.2031	0.950%	100 000
CH1337248962	11.10.2032	1.650%	100 000
CH1373904361	20.09.2034	1.400%	125 000
Total			2 285 000

As at the end of 2025, PSP Swiss Property has outstanding Green Bonds with a nominal value of CHF 2.285 billion. This compares with Green Assets with an investment cost of CHF 3.800 billion, consisting of 69 investment properties and 4 development properties. The list of qualifying properties was approved by the Executive Board on 28 April 2026.

Green assets accounted for 61% of the total portfolio as at 31 December 2025.



As the investment costs of the Green Assets exceed the volume of the total outstanding bonds, 100% of PSP Swiss Property's outstanding bonds can be allocated to green buildings.

Impact Report

In the Impact Report, various quantitative and qualitative performance indicators are reported, as well as various other indicators at portfolio level and for the individual green buildings. PSP Swiss Property publishes CO₂ emissions, energy and water consumption for the entire green asset portfolio in operation as well as selected key figures for properties under renovation. The calculation of emissions is based on the basic principles set out in the latest PSP Sustainability Report. The comparative key figures in this Green Bond Report are based on consumption in relation to the energy reference area. The energy reference area is the sum of all floor areas above and below ground that are located within the thermal building envelope and require heating or air conditioning for their use. We follow the specifications according to SIA 380:2015.

Comparison with Swiss benchmark portfolio

The basis for the calculation of the benchmark is the TEP Energy building stock model (BSM), which applies a quasi-building-specific variant with a representative approach. This variant was also used in the Energy Perspectives 2050+ and the ex-post analyses commissioned by the Swiss Federal Office of Energy, as well as for the study on the criteria for the climate compatibility of buildings in collaboration with Raiffeisen Switzerland. Thanks to broad-based surveys carried out by TEP Energy in earlier projects on behalf of the cantons and the federal government, past renovation activities on the building envelope and heating system changes are well supported empirically. This year's data basis is based on the latest results of the SFOE SWEET research project SURE.

To calculate the benchmark, the specific greenhouse gas emissions (kgCO₂e/m²) per building representative are calculated with the BSM. The building representatives cover the heterogeneity of the building stock. This is made up of fully, partially or non-renovated buildings from different construction periods, each with different energy sources. Based on this, the desired percentiles can be determined. For more robust results, a sample is taken into account that includes the buildings with +/- 1% of the desired percentile. As a benchmark, we use the median value for office buildings.

For each green building in operation, the difference between its greenhouse gas emissions in kgCO₂e/m²/year and the median value from the benchmark is determined. The basis for each building is the established energy reference area according to SIA 380. The savings are multiplied by the number of square metres. For the year 2025, this comparison is as follows:

	Unit	CO ₂ -Emissions
PSP Green Asset Portfolio	kgCO ₂ e/m ²	5.5
Benchmark Portfolio	kgCO ₂ e/m ²	10.5
Difference	kgCO₂e/m²	5.0
Energy reference area	m ²	635 588
Annual savings	Metric tons CO₂e	3 178

Savings in CO₂, energy and water

In the reporting year, the Green Asset Portfolio 2025 is compared with a like-for-like portfolio from the previous year. This means that properties that have been reclassified, bought or sold are excluded from the comparison. Accordingly, under these assumptions, the comparison is as follows:

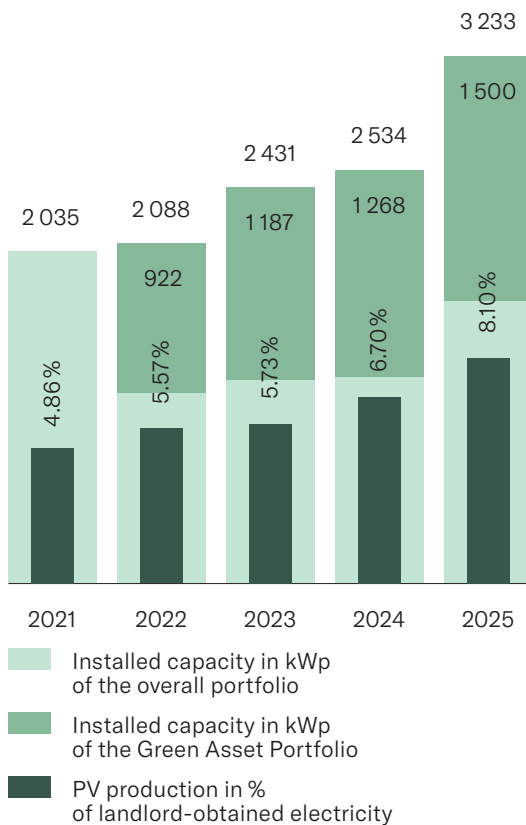
	Emissions in kgCO ₂ e		Energy consumption in kWh		Water consumption in m ³	
	Total	per m ²	Total	per m ²	Total	per m ²
PSP Green Asset Portfolio 2025	3 321 033	5.4	42 425 167	69.2	185 854	0.303
Like-for-Like Portfolio 2024	3 351 390	5.5	41 784 414	68.2	196 002	0.320
Difference	-30 357	-0.1	640 753	1.0	-10 148	-0.017

CO₂ emissions decreased slightly, while energy consumption increased only marginally. Water consumption also showed a slight reduction. Overall, the changes are minor and cannot be attributed to any significant individual effects.

Overview of renewable energy production

PSP Swiss Property has already started to install photovoltaic systems on its buildings several years ago and plans to expand this further in the future. The chart below shows the installed capacities of the total portfolio as well as the Green Asset Portfolio. In addition, the share of PV production in % of landlord-obtained electricity is shown.

Installed capacity and PV production



Overview Green Asset Portfolio

The 2025 Green Asset Portfolio consists of investment properties and renovation properties (no new constructions this year). They were selected according to the criteria in the table on page 5 and were approved by the Executive Board on 28 April 2026. Energy consumption, CO₂ emissions and water consumption are based on the same basic principles set out in the PSP Sustainability Report 2025.

Investment properties

	Energy refer- ence area ¹ in m ²	Energy intensity in kWh/m ²	CO ₂ emissions ² in kgCO ₂ e/m ²	Water intensity in m ³ /m ²	RE ESG Plus ³
Basel, Barfüsserplatz 10	1 793	96	9.7	1.228	3.7
Basel, Dornacherstrasse 210	14 204	37	3.4	0.330	4.0
Basel, Freie Strasse 38	1 394	75	4.1	0.504	3.9
Basel, Greifengasse 21	2 389	36	3.5	0.270	3.9
Basel, Grosspeterstrasse 18 / Grosspeteranlage 11	7 191	47	2.6	0.188	4.1
Basel, Grosspeterstrasse 44	21 393	35	0.0	0.440	4.3
Basel, Kirschgartenstrasse 12, 14	7 147	159	9.1	0.343	3.8
Basel, Marktgasse 5	1 743	63	6.3	0.329	3.8
Basel, Peter Merian-Strasse 88, 90	14 127	55	3.9	0.080	4.0
Bern, Bärenplatz 9, 11, 27 / Käfiggässchen 10, 22, 26	4 611	80	6.6	0.824	3.7
Bern, Bollwerk 15	2 420	94 ⁴	7.7 ⁴	n.a. ⁵	3.8
Bern, Eigerstrasse 2	5 154	94	8.3	0.195	3.7
Bern, Laupenstrasse 10	3 539	40	2.9	0.149	3.9
Bern, Laupenstrasse 18, 18a	12 729	39	3.0	0.134	4.0
Bern, Seilerstrasse 8, 8a	9 708	113	9.6	0.255	3.8
Bern, Waisenhausplatz 14	4 024	62	5.5	0.255	3.9
Bern, Zeughausgasse 26, 28	4 101	61	5.5	2.507	3.9
Genève, Place de la Synagogue 3, 5 / Rue Jean-Petitot 4, 6	3 474	61	4.8	0.654	4.0
Genève, Rue de la Confédération 2	11 161	98	10.7	0.094	3.8
Genève, Rue de la Corraterie 5, 7 / Rue de la Cité 6	12 892	75	8.2	0.454	3.9
Genève, Rue du Marché 40	6 640	65	10.8	1.712	3.8
Genève, Rue du Mont-Blanc 12	2 055	28	0.1	0.141	3.9
Lausanne, Avenue Agassiz 2	1 738	53	7.6	0.243	3.7
Lausanne, Avenue de Sévelin 46	18 980	58	6.9	0.169	3.8
Lausanne, Chemin de Bossons 2	2 621	27	3.2	0.038	3.7
Lausanne, Place Saint-François 5	7 263	49	6.7	0.183	3.8
Lausanne, Rue Saint-Martin 7	5 700	23	1.7	0.131	4.1
Liebefeld, Waldeggstrasse 30	15 645	64	4.4	0.214	3.9
Liebefeld, Waldeggstrasse 37	12 130	64	3.6	0.267	3.9
Rheinfelden, Baslerstrasse 2–16	25 422	73	1.2	0.542	3.7
Zürich, Bahnhofstrasse 10 / Börsenstrasse 18	2 307	67	3.2	0.173	4.0
Zürich, Bahnhofstrasse 28a / Waaggasse 6	4 517	92	9.6	1.602	3.7

	Energy refer- ence area ¹ in m ²	Energy intensity in kWh/m ²	CO ₂ emissions ² in kgCO ₂ e/m ²	Water intensity in m ³ /m ²	RE ESG Plus ³
Zürich, Bahnhofstrasse 39	4 269	85	7.1	0.315	3.8
Zürich, Binzring 15, 17	29 461	55	2.2	0.344	3.9
Zürich, Bleicherweg 10 / Schanzengraben 7	5 412	63	0.1	0.436	4.1
Zürich, Bleicherweg 14	466	26	0.0	0.195	3.9
Zürich, Brandschenkestrasse 100	11 509	88	6.4	0.110	3.9
Zürich, Brandschenkestrasse 150	6 627	44	7.2	0.180	3.9
Zürich, Brandschenkestrasse 152a	3 050	36	4.3	0.324	4.0
Zürich, Brandschenkestrasse 152b	961	217	4.5	0.010	3.6
Zürich, Brandschenkestrasse 90	14 353	79	8.2	0.143	4.1
Zürich, Förrlibuckstrasse 10	9 752	69	6.8	0.149	4.0
Zürich, Förrlibuckstrasse 110	11 443	78	6.8	0.151	4.1
Zürich, Förrlibuckstrasse 181	5 347	102	8.0	0.255	4.0
Zürich, Förrlibuckstrasse 60, 62	28 657	80	6.8	0.355	4.1
Zürich, Förrlibuckstrasse 66	5 526	78	8.0	0.161	4.0
Zürich, Füsslistrasse 6	4 458	55 ⁴	4.5 ⁴	n.a. ⁵	3.9
Zürich, Gartenstrasse 32	2 374	64	4.4	0.144	4.1
Zürich, Gerbergasse 5	3 287	72	6.3	0.122	3.8
Zürich, Goethestrasse 24	900	66	5.9	0.742	3.9
Zürich, Grubenstrasse 6, 8	13 312	28	0.0	0.036	4.2
Zürich, Gutenbergstrasse 1, 9	11 273	46	3.9	0.615	3.9
Zürich, Hardturmstrasse 101, 103, 105 / Förrlibuckstrasse 30	28 652	55	5.1	0.162	4.1
Zürich, Hardturmstrasse 131, 133, 135	23 013	67	5.2	0.310	4.1
Zürich, Hardturmstrasse 161 / Förrlibuckstrasse 150	32 128	100	8.1	0.254	3.9
Zürich, Hardturmstrasse 169, 171, 173, 175	16 022	80	8.7	0.202	3.8
Zürich, Hardturmstrasse 181, 183 / Förrlibuckstrasse 160, 190, 192	33 093	87	6.4	0.268	4.2
Zürich, Hottingerstrasse 10, 12	3 578	80	7.3	0.142	3.7
Zürich, Limmatquai 4	3 587	68	5.4	0.370	3.7
Zürich, Limmatstrasse 291	2 627	66	6.6	0.213	3.9
Zürich, Obstgartenstrasse 7	2 183	60	6.6	0.136	3.8
Zürich, Pflingstweidstrasse 60, 60b	33 172	80	6.6	0.168	3.7
Zürich, Poststrasse 3	1 928	64	7.0	0.090	3.7
Zürich, Seebahnstrasse 89	5 627	92	8.1	0.222	4.0
Zürich, Seestrasse 353	8 202	88	8.1	0.214	3.9
Zürich, Stampfenbachstrasse 48 / Sumatrastrasse 11	5 679	38	3.3	0.202	3.8
Zürich, Theaterstrasse 12	6 546	95 ⁴	0.0 ⁴	n.a. ⁵	4.3
Zürich, Walchestrasse 11, 15 / Neumühlequai 26, 28	3 685	94	7.5	0.558	3.8
Zürich, Zweierstrasse 129	3 214	44	4.7	0.151	3.8

1 Energy reference area according to SIA 380

2 Includes Scope 1 and 2. Scope 2 emissions are calculated using market-based emission factors

3 Further information on RE ESG Plus can be found in the PSP Green Bond Framework 2025 on pages 12–13

4 Recently renovated property. The value is based on assumptions from existing internal documents due to the short operating period

5 Recently renovated property. No reliable data available due to short operating period

Properties under renovation

Project «Hôtel des Postes» Lausanne, Place Saint-François 15

Project type	Sustainability measures	Heating system
Total renovation	– Interior insulation of the façade (heritage-protected)	District heating
Expected emissions in operation: < 5 kg CO ₂ e/m ²	– New, insulated windows	
Expected RE ESG Plus: > 3.5	– Roof insulation	
Expected reduction in Emissions: – 70%	– Automated sun protection	
	– Complete renewal of the building services including building automation	
	– Greening of inner courtyard and removal of parking lots	
	– Photovoltaic system	

Project «Quartier des Banques Henriette-et-Jeanne-Rath 14» Genève, Rue Henriette-et-Jeanne-Rath 14 / Rue de Hesse 16bis

Project type	Sustainability measures	Heating system
Total renovation	– New construction and roof covering	Heatpump
Expected emissions in operation: < 1 kg CO ₂ e/m ²	– New tripple-glazed windows including sun protection	
Expected RE ESG Plus: > 3.5	– Internal insulation and insulation of the basement ceiling	
Expected reduction in Emissions: – 90%	– Complete refurbishment of the building systems	
	– Photovoltaic system	

Project «Quartier des Banques Jean-Petitot 12» Genève, Rue Jean-Petitot 12

Project type	Sustainability measures	Heating system
Total renovation	– New construction and roof covering	Heatpump
Expected emissions in operation: < 1kg CO ₂ e/m ²	– New tripple-glazed windows including sun protection	
Expected RE ESG Plus: > 3.5	– Internal insulation and insulation of the basement ceiling	
Expected reduction in Emissions: – 90%	– Complete refurbishment of the building systems	
	– Photovoltaic system	

Project «Quartier des Banques Jean-Petitot 15» Genève, Rue Jean-Petitot 15 / Rue Firmin-Abauzit 2

Project type	Sustainability measures	Heating system
Total renovation	– New triple-glazed windows with sun protection	Heatpump
Expected emissions in operation: < 1 kg CO ₂ e/m ²	– Roof insulation, internal wall insulation and basement ceiling insulation	
Expected RE ESG Plus: > 3.5	– Complete refurbishment of the building services	
Expected reduction in Emissions: – 90%		

Construction of new buildings

None



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To the Management of
PSP Swiss Property AG, Zug

Zurich, 11 May 2026

Independent Assurance Report on the Allocation Report and the Impact Report in the PSP Green Bond Report 2025

We have been engaged to perform assurance procedures to provide limited assurance on selected disclosures and indicators (including GHG emissions) included in PSP Swiss Property AG's and its consolidated subsidiaries' (the Group's) Green Bond Report for the year ended 31 December 2025 (the Report).

Our limited assurance engagement focused on following selected disclosures and indicators (including GHG emissions) in the:

- ▶ Allocation Report on pages 6-7
- ▶ Impact Report on pages 8-10

We did not perform assurance procedures on other information included in the Report, other than as described in the preceding paragraph, and accordingly, we do not express a conclusion on that information.

Applicable criteria

The Group defined as applicable criteria (the Applicable Criteria):

- ▶ PSP Swiss Property Green Bond Framework 2025

The PSP Swiss Property Green Bond Framework is presented on the Group's homepage.

Inherent limitations

The accuracy and completeness of selected disclosures and indicators (including GHG emissions) are subject to inherent limitations given their nature and methods for determining, calculating and estimating such data. In addition, the quantification of the non-financial matters indicators is subject to inherent uncertainty because of incomplete scientific knowledge used to determine factors related to the emissions factors and the values needed to combine e.g. emissions of different gases. Our assurance report should therefore be read in connection with the published Sustainability Report 2025 of the Group and the Green Bond Framework 2025, its definitions and procedures on non-financial matters reporting therein.



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Responsibility of the Management

The Management is responsible for the selection of the Applicable Criteria and for the preparation and presentation, in all material respects, of the selected disclosures and indicators (including GHG emissions) in accordance with the Applicable Criteria. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation of the selected disclosures and indicators (including GHG emissions) that are free from material misstatement, whether due to fraud or error.

Independence and quality management

We have complied with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) of the International Ethics Standards Board for Accountants (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Our firm applies ISQM 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Our responsibility

Our responsibility is to express a conclusion on the selected disclosures and indicators (including GHG emissions) based on the evidence we have obtained.

We conducted our limited assurance engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. This standard requires that we plan and perform this engagement to obtain limited assurance about whether the selected disclosures and indicators (including GHG emissions) are free from material misstatement, whether due to fraud or error.

Summary of work performed

Procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

The Greenhouse Gas (GHG) quantification process is subject to scientific uncertainty, which arises because of incomplete scientific knowledge about the measurement of GHGs. Additionally, GHG procedures are subject to estimation (or measurement) uncertainty resulting from the measurement and calculation processes used to quantify emissions within the bounds of existing scientific knowledge.



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Our limited assurance procedures included, amongst others, the following work:

- ▶ Assessment of the suitability of the Applicable Criteria and their consistent application
- ▶ Interviews with relevant personnel to understand the business and reporting process, including the sustainability strategy, principles and management
- ▶ Interviews with the Group's key personnel to understand the green bond or non-financial reporting system during the reporting period, including the process for collecting, collating and reporting the disclosures and the indicators
- ▶ Checking that the calculation criteria have been correctly applied in accordance with the methodologies outlined in the Applicable Criteria
- ▶ Analytical review procedures to support the reasonableness of the data
- ▶ Identifying and testing assumptions supporting calculations
- ▶ Testing, on a sample basis, underlying source information to check the accuracy of the data

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our assurance conclusions.

Conclusion

Based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the selected disclosures and indicators (including GHG emissions) in the Report of PSP Swiss Property AG have not been prepared, in all material respects, in accordance with the Applicable Criteria.

Ernst & Young Ltd

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Masthead

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May 2026

English translation of German original

This is an English translation of the German original.
Only the German original is legally binding.

Sustainability

For environmental reasons, there is no printed version of this report.
This report is available as PDF on www.psp.info/reports.

Cover picture

The picture shows a section of the property Grosspeter Tower, Basel.



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Stock exchange, trading symbol

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