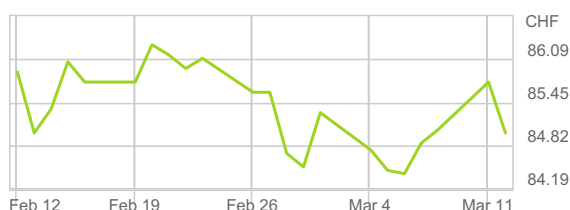


INVESTOR FACT SHEET

COMPANY PROFILE

Swiss Prime Site is the largest property company in Switzerland with a property portfolio of around CHF 21 billion, comprising both its own properties and properties managed for third parties. The company's own buildings have a value of around CHF 13 billion and focus on office, retail and infrastructure properties in prime locations. The portfolio covers the densely populated regions of Zurich, Geneva and Basel. The Asset Management division, Swiss Prime Site Solutions, has around CHF 8 billion in assets under management. The product range includes open and closed-end funds as well as advisory mandates for third-party investors - all with a diversified investment allocation in residential and commercial properties throughout Switzerland. Swiss Prime Site is characterised by a highly experienced team in the areas of portfolio management and development, strong growth prospects, high earnings continuity and an outstanding risk return profile.

SHARE PRICE



SHAREHOLDER STRUCTURE

Shareholding interest > 3% *	as at 31.12.2023
BlackRock Inc., New York	<10.0%
Credit Suisse Funds AG, Zürich	6.46%
UBS Fund Management (Switzerland) AG, Basel	4.96%

CREATING SUSTAINABLE VALUE

We invest in socially and environmentally responsible properties and contribute to sustainable urban development.



MANAGEMENT BOARD



René Zahnd
CEO Swiss Prime Site



Dr. Marcel Kucher
CFO Swiss Prime Site



Anastasius Tschopp
CEO Swiss Prime Site Solutions

BOARD OF DIRECTORS

- › Ton Büchner (Chairman)
- › Brigitte Walter
- › Christopher M. Chambers
- › Gabrielle Nater-Bass
- › Reto Conrad
- › Thomas Studhalter
- › Barbara A. Knoflach

SHARE FACTS

ISIN	CH0008038389
WKN	803838
Share type	Ordinary
52 week high	91.75 CHF
52 week low	72.10 CHF
Stock exchanges	SIX Swiss Exchange

AGENDA

Mar 19, 2024	Annual General Meeting 2023 of Swiss Prime Site
Aug 22, 2024	Half-Year Report as at 30.06.2024 with financial results press conference

INVESTOR FACT SHEET

KEY FIGURES FY 2023

Continuing operations	in	01.01.– 31.12.2022	01.01.– 31.12.2023	Change in %
Rental income from properties	CHF m	432.8	438.3	1.3
EPRA like-for-like change relative	%	2.0	4.3	115.0
Income from asset management	CHF m	52.0	49.7	(4.4)
Income from retail	CHF m	132.1	126.5	(4.2)
Total operating income	CHF m	646.6	658.6	1.9
Revaluation of investment properties, net	CHF m	169.7	(250.5)	(247.6)
Result from investment property sales, net	CHF m	50.9	13.0	(74.4)
Operating result before depreciation and amortisation (EBITDA)	CHF m	591.3	158.1	(73.3)
Operating result (EBIT)	CHF m	549.7	152.5	(72.3)
Profit	CHF m	397.1	86.7	(78.2)
Return on equity (ROE)	%	6.1	1.3	(78.7)
Return on invested capital (ROIC)	%	3.2	1.2	(62.5)
Earnings per share (EPS)	CHF	5.18	1.13	(78.2)
Funds from operations per share (FFO I)	CHF	4.00	4.05	1.3
Continuing and discontinued operations excluding revaluations effects				
Operating result before depreciation and amortisation (EBITDA)	CHF m	448.6	562.2	25.3
Operating result (EBIT)	CHF m	389.6	553.3	42.0
Profit	CHF m	300.6	459.8	53.0
Return on equity (ROE)	%	4.7	6.8	44.7
Return on invested capital (ROIC)	%	2.6	3.9	50.0
Earnings per share (EPS)	CHF	3.92	5.99	52.8
Funds from operations per share (FFO I)	CHF	4.26	4.12	(3.3)
Key balance sheet figures				
Shareholders' equity	CHF m	6,569.3	6,537.4	(0.5)
Equity ratio	%	47.7	47.4	(0.6)
Liabilities	CHF m	7,201.9	7,240.9	0.5
Loan-to-value ratio of property portfolio (LTV) ¹	%	38.8	39.8	2.6
NAV before deferred taxes per share ²	CHF	102.96	102.05	(0.9)
NAV after deferred taxes per share ²	CHF	85.64	85.21	(0.5)
EPRA NTA per share	CHF	102.69	101.52	(1.1)
Real estate portfolio				
Fair value of real estate portfolio	CHF m	13,087.7	13,074.6	(0.1)
of which projects/development properties	CHF m	1,117.3	853.3	(23.6)
Number of properties	number	176	159	(9.7)
Rental floor space	m ²	1,653,456	1,678,217	1.5
Vacancy rate	%	4.3	4.0	(7.0)
Average nominal discount rate	%	3.72	4.04	8.6
Net property yield	%	3.1	3.1	–
Employees				
Number of employees as at balance sheet date	persons	1,779	674	(62.1)
Full-time equivalents as at balance sheet date	FTE	1,567	570	(63.6)
¹ Receivables secured by bank guarantees were deducted from financial liabilities in the financial year 2023				
² Asset Management, Retail and Corporate & Shared Services segments are included at book values and not at fair values				

HEADQUARTER

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