

INVESTOR FACT SHEET

COMPANY PROFILE

Swiss Prime Site AG is the leading listed real estate company in Switzerland. Its high-quality real estate portfolio is worth over CHF 12 billion and consists of properties with good value retention in prime locations, which predominantly comprise office and retail floor space. Swiss Prime Site Immobilien invests in high-quality buildings and land, which together with conversion, modernisation and development of entire sites form the company's core business. In doing this, the Group creates market-compliant, sustainable living spaces for customers and society as a whole. The Services business segment comprises the real estate-related Group companies Swiss Prime Site Solutions, Wincasa and Jelmoli. Swiss Prime Site Solutions is an asset manager focused on the property sector and develops tailor-made services and investment products. Wincasa is the biggest and most important integral real estate service provider in Switzerland and encompasses the entire property life cycle. Jelmoli is the leading omnichannel premium department store in Switzerland. This gives Swiss Prime Site a unique positioning to meet customers' needs in the long term, increase their satisfaction and strengthen their loyalty. In addition, the company invests in innovation across the Group and wherever possible at all levels of the value chain in order to sustainably reduce the consumption of resources and ensure the long-term increase of financial success.

SHARE PRICE



SHAREHOLDER STRUCTURE

Shareholding interest > 3% *	as at 30.06.2021
BlackRock Inc., New York	<10.0%
Credit Suisse Funds AG, Zürich	7.7%
State Street Corporation, Boston	>3.0%
UBS Fund Management (Switzerland) AG, Basel	3.6%

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



Dr. Martin Kaleja
CEO Swiss Prime Site Immobilien



Anastasius Tschopp
CEO Swiss Prime Site Solutions



Oliver Hofmann
CEO Wincasa



Nina Müller
CEO Jelmoli

BOARD OF DIRECTORS

- > Ton Büchner (Chairman)
- > Dr. Barbara Frei-Spreiter
- > Christopher M. Chambers
- > Gabrielle Nater-Bass
- > Mario F. Seris
- > Thomas Studhalter
- > Barbara A. Knoflach

SHARE FACTS

ISIN	CH0008038389
WKN	803838
Share type	Ordinary
52 week high	99.90 CHF
52 week low	81.05 CHF
Stock exchanges	SIX Swiss Exchange

AGENDA

Feb 17, 2022	Annual Report as at 31.12.2021 with financial results press conference
Mar 23, 2022	Annual General Meeting 2021 of Swiss Prime Site AG in Olten

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KEY FIGURES HALF-YEAR 2021

Key financial figures	in	01.01.– 30.06.2020	without Tertianum ¹ 01.01.– 30.06.2020	01.01.– 30.06.2021
Rental income from properties		219.9	208.9	213.4
Income from real estate developments	CHF m	22.8	22.8	34.1
Income from real estate services	CHF m	58.6	58.6	57.6
Income from retail	CHF m	43.6	43.6	46.0
Income from assisted living	CHF m	72.4	-	-
Income from asset management	CHF m	4.8	4.8	7.5
Total operating income	CHF m	425.2	341.2	362.8
Revaluation of investment properties, net	CHF m	(47.3)	(47.3)	144.5
Result from investment property sales, net	CHF m	5.7	5.7	36.0
Result from sale of participations, net	CHF m	204.2	-	-
Operating result (EBIT)	CHF m	313.6	107.2	355.6
Profit	CHF m	269.7	64.4	257.1
Return on equity (ROE)	%	9.6	2.4	8.4
Return on invested capital (ROIC)	%	4.9	1.5	4.4
Earnings per share (EPS)	CHF	3.6	0.9	3.4
Financial figures excluding revaluations and all deferred taxes				
Operating result (EBIT)	CHF m	361.0	154.5	211.0
Profit	CHF m	320.0	114.9	163.5
Return on equity (ROE)	%	11.3	4.3	5.5
Return on invested capital (ROIC)	%	5.7	2.4	2.9
Earnings per share (EPS)	CHF	4.21	1.51	2.15
Key balance sheet figures				
		31.12.2020		30.06.2021
Shareholders' equity	CHF m	6,085.60		6,087.80
Equity ratio	%	47.80		47.30
Borrowed capital	CHF m	6,640.60		6,788.30
Loan-to-value ratio of property portfolio (LTV)	%	41.90		42.00
NAV before deferred taxes per share ²	CHF	95.41		96.11
NAV after deferred taxes per share ²	CHF	80.11		80.40
Real estate portfolio				
Fair value of real estate portfolio	CHF m	12,322.6		12,457.6
of which projects/development properties	CHF m	829.5		1,031.4
Number of properties	number	185		184
Rental floor space	m ²	1,673,005		1,654,518
Vacancy rate	%	5.1		4.7
Average discount rate	%	2.9		2.8
Net property yield	%	3.2		3.2

¹Figures exclude Tertianum Group (business figures for January and February 2020 and income from the sale of investments). The sale and deconsolidation of the Tertianum Group took place on 28 February 2020.

²Services segment (real estate-related business fields) included at book values only

HEADQUARTER

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