

— FINANCE

REPORT

2024



| | |
|-----------|--|
| 2 | Selected group key figures |
| 3 | Consolidated financial statements |
| 3 | Consolidated income statement |
| 4 | Consolidated statement of comprehensive income |
| 5 | Consolidated balance sheet |
| 6 | Consolidated cash flow statement |
| 7 | Consolidated statement of changes in shareholders' equity |
| 8 | Notes to the consolidated financial statements |
| 8 | Introduction |
| 8 | Accounting and significant principles |
| 11 | Performance |
| 14 | Segment reporting |
| 18 | Real estate |
| 25 | Financing |
| 33 | Platform costs |
| 37 | Financial risk management |
| 39 | Other disclosures |
| 54 | Definition of alternative performance measures |
| 56 | Report of the valuation expert |
| 67 | Report of the statutory auditor (group) |
| 72 | EPRA reporting |
| 82 | Financial statements of Swiss Prime Site AG |
| 90 | Report of the statutory auditor (separate financial statements) |
| 93 | Five-year summary of key figures |
| 95 | Property details |



Swiss Prime Site – your partner for Swiss real estate

We are one of Europe's leading real estate companies. Our high-quality portfolio in Switzerland includes both our own properties and properties managed on behalf of third parties. We offer our investors and customers a broad range of investments and products for both commercial and residential real estate – this includes our shares, funds and investment foundations, as well as advisory services.

Reporting structure

Our stakeholder-oriented 2024 reporting consists of the online report and other stock exchange-related chapters as PDF downloads, as well as the annual magazine «Review 2024». Our non-financial report in accordance with the requirements of the Swiss Code of Obligations (Art. 964b and 964c) is available separately.

Selected group key figures

| | in | 01.01.– 31.12.2023 or 31.12.2023 | 01.01.– 31.12.2024 or 31.12.2024 | Change in % |
|--|----------------|--|--|----------------|
| Continuing operations | | | | |
| Rental income from properties | CHF m | 438.3 | 463.5 | 5.7 |
| EPRA like-for-like change relative | % | 4.3 | 3.3 | -23.3 |
| Income from asset management | CHF m | 49.7 | 70.8 | 42.5 |
| Income from retail | CHF m | 126.5 | 124.3 | -1.7 |
| Total operating income | CHF m | 658.6 | 663.4 | 0.7 |
| Revaluation of investment properties, net | CHF m | -250.5 | 113.7 | n.a. |
| Result from investment property sales, net | CHF m | 13.0 | 10.1 | -22.3 |
| Operating result before depreciation and amortisation (EBITDA) | CHF m | 158.1 | 539.6 | 241.3 |
| Operating result (EBIT) | CHF m | 152.5 | 531.3 | 248.4 |
| Profit | CHF m | 86.7 | 360.3 | 315.6 |
| Return on equity (ROE) | % | 1.3 | 5.4 | 315.4 |
| Return on invested capital (ROIC) | % | 1.2 | 3.2 | 166.7 |
| Earnings per share (EPS) | CHF | 1.13 | 4.67 | 313.3 |
| Continuing operations excluding revaluation effects as well as sales and all deferred taxes | | | | |
| Operating result before depreciation and amortisation (EBITDA) | CHF m | 389.7 | 415.1 | 6.5 |
| Operating result (EBIT) | CHF m | 384.1 | 406.8 | 5.9 |
| Profit | CHF m | 308.0 | 313.5 | 1.8 |
| Return on equity (ROE) | % | 4.6 | 4.8 | 4.3 |
| Return on invested capital (ROIC) | % | 2.8 | 2.9 | 3.6 |
| Earnings per share (EPS) | CHF | 4.02 | 4.06 | 1.0 |
| Funds from operations per share (FFO I) | CHF | 4.05 | 4.22 | 4.2 |
| Key balance sheet figures | | | | |
| Shareholders' equity | CHF m | 6 537.4 | 6 677.9 | 2.1 |
| Equity ratio | % | 47.4 | 48.2 | 1.7 |
| Liabilities | CHF m | 7 240.9 | 7 163.4 | -1.1 |
| Loan-to-value ratio of property portfolio (LTV) ¹ | % | 39.8 | 38.3 | -3.8 |
| NAV before deferred taxes per share ² | CHF | 102.05 | 103.51 | 1.4 |
| NAV after deferred taxes per share ² | CHF | 85.21 | 86.38 | 1.4 |
| EPRA NTA per share | CHF | 99.68 | 99.27 | -0.4 |
| Real estate portfolio | | | | |
| Fair value of real estate portfolio | CHF m | 13 074.6 | 13 053.5 | -0.2 |
| of which projects/development properties | CHF m | 853.3 | 210.9 | -75.3 |
| Number of properties | number | 159 | 139 | -12.6 |
| Rental floor space | m ² | 1 678 217 | 1 618 602 | -3.6 |
| Vacancy rate | % | 4.0 | 3.8 | -5.0 |
| Average nominal discount rate | % | 4.04 | 4.04 | - |
| Net property yield | % | 3.1 | 3.2 | 3.2 |
| Employees | | | | |
| Number of employees as at balance sheet date | persons | 674 | 497 | -26.3 |
| Full-time equivalents as at balance sheet date | FTE | 570 | 436 | -23.6 |

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.

Consolidated financial statements

Consolidated income statement

| in CHF 1000 | Notes | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|------------|-----------------------|-----------------------|
| Rental income from properties | 4 | 438 265 | 463 502 |
| Income from sale of trading properties | 4 | 39 473 | 1210 |
| Income from asset management | 4 | 49 711 | 70 824 |
| Income from retail | 4 | 126 534 | 124 277 |
| Other operating income | 4 | 4 595 | 3 608 |
| Operating income | | 658 578 | 663 421 |
| Revaluation of investment properties, net | 5.2 | -250 493 | 113 712 |
| Result from investments in associates | | 796 | 1 060 |
| Result from investment property sales, net | 5.3 | 13 005 | 10 076 |
| Real estate costs | 5.4 | -64 590 | -66 127 |
| Cost of trading properties sold | | -33 601 | -1 295 |
| Cost of real estate developments | | - | 809 |
| Cost of goods sold | | -60 497 | -72 943 |
| Personnel costs | 7.1 | -79 677 | -85 395 |
| Other operating expenses | 7.2 | -29 997 | -28 956 |
| Depreciation, amortisation and impairment | | -5 654 | -8 304 |
| Capitalised own services | | 4 592 | 5 219 |
| Operating expenses | | -269 424 | -256 992 |
| Operating result (EBIT) | | 152 462 | 531 277 |
| Financial expenses | 6.2 | -77 373 | -87 396 |
| Financial income | 6.2 | 1 071 | 778 |
| Profit before income taxes | | 76 160 | 444 659 |
| Income taxes | 7.3 | 10 534 | -84 409 |
| Profit from continuing operations | | 86 694 | 360 250 |
| Profit after tax from discontinued operations | 9.10 | 149 324 | - |
| Profit attributable to shareholders of Swiss Prime Site AG | | 236 018 | 360 250 |
| Earnings per share (EPS) from continuing operations, in CHF | 3.1 | 1.13 | 4.67 |
| Diluted earnings per share from continuing operations, in CHF | 3.1 | 1.10 | 4.52 |
| Earnings per share (EPS), in CHF | 3.1 | 3.08 | 4.67 |
| Diluted earnings per share, in CHF | 3.1 | 2.95 | 4.52 |

The notes form an integral part of the consolidated financial statements.

Consolidated statement of comprehensive income

| in CHF 1 000 | Notes | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-------|-----------------------|-----------------------|
| Profit | | 236 018 | 360 250 |
| Revaluation of owner-occupied properties, net | 5.2 | -7 571 | 1 045 |
| Deferred taxes on revaluation of owner-occupied properties | | 1 492 | -206 |
| Remeasurement of net defined benefit assets | 9.7 | 6 488 | 3 386 |
| Deferred taxes on remeasurement of net defined benefit assets | | -1 297 | -677 |
| Items that will not be reclassified subsequently to profit or loss | | -888 | 3 548 |
| Remeasurement of cash flow hedge | | -9 265 | -14 255 |
| Reclassification of hedging reserves to the income statement | 8 | -79 | 959 |
| Deferred taxes on remeasurement of cash flow hedge | | 1 869 | 2 659 |
| Items that will be reclassified subsequently to profit or loss | | -7 475 | -10 637 |
| Other comprehensive income after income taxes | | -8 363 | -7 089 |
| Comprehensive income attributable to shareholders of Swiss Prime Site AG | | 227 655 | 353 161 |

The notes form an integral part of the consolidated financial statements.

Consolidated balance sheet

| in CHF 1 000 | Notes | 31.12.2023 | 31.12.2024 |
|---|-------|-------------------|-------------------|
| Assets | | | |
| Cash | | 22 069 | 23 973 |
| Securities | | 454 | 356 |
| Accounts receivable | 9.1 | 28 532 | 30 877 |
| Other current receivables | | 78 083 | 1 064 |
| Current income tax assets | | 3 323 | 4 068 |
| Inventories | 9.2 | 36 725 | 6 656 |
| Trading properties | 5.2 | 1 893 | 598 |
| Accrued income and prepaid expenses | | 19 761 | 22 636 |
| Assets held for sale | 5.2 | 176 634 | 176 995 |
| Total current assets | | 367 474 | 267 223 |
| Net defined benefit assets | 9.7 | 16 015 | 19 250 |
| Non-current financial assets | | 12 016 | 12 321 |
| Investments in associates | | 52 591 | 51 382 |
| Investment properties | 5.2 | 12 595 073 | 12 577 455 |
| Owner-occupied properties | 5.2 | 551 507 | 533 814 |
| Tangible assets | 9.3 | 596 | 1 258 |
| Right-of-use assets | 9.4 | 4 347 | 5 453 |
| Goodwill | 9.5 | 152 849 | 307 077 |
| Intangible assets | 9.3 | 17 542 | 57 269 |
| Deferred income tax assets | 7.3 | 8 255 | 8 715 |
| Total non-current assets | | 13 410 791 | 13 573 994 |
| Total assets | | 13 778 265 | 13 841 217 |
| Liabilities and shareholders' equity | | | |
| Accounts payable | | 33 132 | 33 408 |
| Current financial liabilities ¹ | 6.1 | 1 089 464 | 1 039 781 |
| Other current liabilities | | 18 223 | 29 835 |
| Advance payments | | 29 629 | 29 884 |
| Current income tax liabilities | | 42 528 | 51 123 |
| Accrued expenses | 9.6 | 131 140 | 127 010 |
| Total current liabilities | | 1 344 116 | 1 311 041 |
| Non-current financial liabilities ¹ | 6.1 | 4 593 733 | 4 498 101 |
| Other non-current financial liabilities | 8 | 9 345 | 22 641 |
| Deferred tax liabilities | 7.3 | 1 293 330 | 1 329 071 |
| Net defined benefit liabilities | 9.7 | 359 | 2 506 |
| Total non-current liabilities | | 5 896 767 | 5 852 319 |
| Total liabilities | | 7 240 883 | 7 163 360 |
| Share capital | 6.4 | 153 437 | 154 615 |
| Capital reserves | 6.4 | 865 062 | 781 660 |
| Treasury shares | 6.4 | - 4 | - 45 |
| Revaluation reserves | | 11 412 | 10 982 |
| Retained earnings | | 5 507 475 | 5 730 645 |
| Shareholders' equity attributable to shareholders of Swiss Prime Site AG | | 6 537 382 | 6 677 857 |
| Total liabilities and shareholders' equity | | 13 778 265 | 13 841 217 |

¹ In the previous year's figures, the convertible bond and loan were reclassified from non-current to current financial liabilities in the amount of CHF 582.929 million due to the revised requirements of IAS 1 (see note 2.2).

The notes form an integral part of the consolidated financial statements.

Consolidated cash flow statement

| in CHF 1000 | Notes | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-------|-----------------------|-----------------------|
| Profit | | 236 018 | 360 250 |
| Depreciation, amortisation and impairment | | 8 910 | 8 304 |
| Revaluation of investment properties, net | 5.2 | 250 493 | -113 712 |
| Increase and decrease in rent-free periods | 5.2 | - | -5 564 |
| Result from investment property sales, net | 5.3 | -13 005 | -10 076 |
| Result from sales of participations, net | 9.10 | -145 688 | - |
| Result from investments in associates | | -796 | -1 060 |
| Other non-cash items affecting net income | | 3 923 | 4 176 |
| Financial expenses | 6.2 | 77 343 | 87 396 |
| Financial income | 6.2 | -1 167 | -778 |
| Income tax expenses | 7.3 | -9 434 | 84 409 |
| Change in accounts receivable | | 3 023 | 856 |
| Change in inventories | | -8 721 | 30 069 |
| Change in trading properties | | 3 527 | 1 295 |
| Change in net defined benefit assets | | -3 416 | 621 |
| Change in other receivables and accrued income and prepaid expenses | | -11 048 | 1 754 |
| Change in accounts payable | | 27 309 | -802 |
| Change in other current liabilities and accrued expenses | | 45 183 | 1 117 |
| Income tax payments | | -31 869 | -44 463 |
| Cash flow from operating activities | | 430 585 | 403 792 |
| Investments in investment properties | | -433 633 | -179 204 |
| Divestments of investment properties | | 216 437 | 340 941 |
| Investments in owner-occupied properties | 5.2 | -5 672 | -9 443 |
| Investments in tangible assets | 9.3 | -170 | -354 |
| Divestments of tangible assets | 9.3 | - | 149 |
| Acquisitions of group companies, less acquired cash | 9.10 | - | -143 334 |
| Divestments of group companies, less disposed cash | 9.10 | -67 026 | 71 600 |
| Investments in financial investments and shares in associated companies | | -3 300 | -250 |
| Divestments of financial investments and shares in associated companies | | 851 | 284 |
| Investments in intangible assets | 9.3 | -2 802 | -513 |
| Interest payments received | | 347 | 562 |
| Dividends received | | 2 288 | 2 440 |
| Cash flow from investing activities | | -292 680 | 82 878 |
| Distribution to shareholders | | -260 794 | -260 842 |
| Purchase of treasury shares | 6.4 | -2 699 | -4 835 |
| Issuance of bonds | 6.1 | 149 565 | 433 873 |
| Repayment of bond | 6.1 | - | -290 000 |
| Issuance of convertible loan | 6.1 | 270 863 | - |
| Repayment of convertible bond | 6.1 | -247 026 | - |
| Issuance of financial liabilities | 6.1 | 636 245 | 320 647 |
| Repayment of financial liabilities | 6.1 | -624 485 | -618 422 |
| Interest paid | | -58 706 | -64 702 |
| Cost capital increase | | - | -485 |
| Cash flow from financing activities | | -137 037 | -484 766 |
| Change in cash | | 868 | 1 904 |
| Cash at beginning of period | | 21 201 | 22 069 |
| Cash at end of period | | 22 069 | 23 973 |

The notes form an integral part of the consolidated financial statements.

Consolidated statement of changes in shareholders' equity

| in CHF 1000 | Notes | Share capital | Capital reserves | Treasury shares | Revaluation reserves | Retained earnings | Total shareholders' equity |
|---|-------|----------------|------------------|-----------------|----------------------|-------------------|----------------------------|
| Total as at 01.01.2023 | | 153 437 | 995 605 | -1 374 | 19 627 | 5 402 002 | 6 569 297 |
| Profit | | - | - | - | - | 236 018 | 236 018 |
| Revaluation of owner-occupied properties, net | 5.2 | - | - | - | -7 571 | - | -7 571 |
| Deferred taxes on revaluation of owner-occupied properties | | - | - | - | 1 492 | - | 1 492 |
| Remeasurement of net defined benefit assets | 9.7 | - | - | - | - | 6 488 | 6 488 |
| Deferred taxes on remeasurement of net defined benefit assets | | - | - | - | - | -1 297 | -1 297 |
| Remeasurement of cash flow hedge | | - | - | - | - | -9 265 | -9 265 |
| Reclassification of hedging reserves to the income statement | 8 | - | - | - | - | -79 | -79 |
| Deferred taxes on remeasurement of cash flow hedge | | - | - | - | - | 1 869 | 1 869 |
| Other comprehensive income | | - | - | - | -6 079 | -2 284 | -8 363 |
| Comprehensive income | | - | - | - | -6 079 | 233 734 | 227 655 |
| Distributions to shareholders | | - | -130 397 | - | - | -130 397 | -260 794 |
| Share-based compensation | | - | -146 | 4 069 | - | - | 3 923 |
| Purchase of treasury shares | 6.4 | - | - | -2 699 | - | - | -2 699 |
| Reclassification of owner-occupied properties | | - | - | - | -2 136 | 2 136 | - |
| Total as at 31.12.2023 | | 153 437 | 865 062 | -4 | 11 412 | 5 507 475 | 6 537 382 |
| Total as at 01.01.2024 | | 153 437 | 865 062 | -4 | 11 412 | 5 507 475 | 6 537 382 |
| Profit | | - | - | - | - | 360 250 | 360 250 |
| Revaluation of owner-occupied properties, net | 5.2 | - | - | - | 1 045 | - | 1 045 |
| Deferred taxes on revaluation of owner-occupied properties | | - | - | - | -206 | - | -206 |
| Remeasurement of net defined benefit assets | 9.7 | - | - | - | - | 3 386 | 3 386 |
| Deferred taxes on remeasurement of net defined benefit assets | | - | - | - | - | -677 | -677 |
| Remeasurement of cash flow hedge | | - | - | - | - | -14 255 | -14 255 |
| Reclassification of hedging reserves to the income statement | 8 | - | - | - | - | 959 | 959 |
| Deferred taxes on remeasurement of cash flow hedge | | - | - | - | - | 2 659 | 2 659 |
| Other comprehensive income | | - | - | - | 839 | -7 928 | -7 089 |
| Comprehensive income | | - | - | - | 839 | 352 322 | 353 161 |
| Capital increase (acquisition Fundamenta Group) | 6.4 | 1 178 | 47 337 | - | - | - | 48 515 |
| Distributions to shareholders | | - | -130 421 | - | - | -130 421 | -260 842 |
| Share-based compensation | | - | -318 | 4 794 | - | - | 4 476 |
| Purchase of treasury shares | 6.4 | - | - | -4 835 | - | - | -4 835 |
| Reclassification of owner-occupied properties | | - | - | - | -1 269 | 1 269 | - |
| Total as at 31.12.2024 | | 154 615 | 781 660 | -45 | 10 982 | 5 730 645 | 6 677 857 |

The notes form an integral part of the consolidated financial statements.

Notes to the consolidated financial statements

1 Introduction

Our strategy is based on two pillars: firstly, direct investments in high-quality properties in prime locations, primarily with commercial floor space, complemented by selective development projects. The focus of investment is properties and projects with sustainable, attractive returns and long-term potential for value growth. Secondly, we focus on the management of external real estate assets via funds, asset management mandates and external asset management for third-party clients.

The following changes with significance for financial reporting took place in the reporting period:

- Acquisition of the real estate asset management companies of the Fundamenta Group (see note 9.10)
- Issue of a bond (green bond) in the amount of CHF 250 million and of an additional bond (green bond) in the amount of CHF 185 million (see note 6.1)

The structure of the notes is aligned to readers' interests, and important assumptions are explained in the individual notes.

We have allocated the notes to the following chapters:

- Performance; explains our performance per share
- Segments; shows our balance sheet and income statement by segment
- Real estate; provides information about our investment properties and owner-occupied properties
- Financing; provides details of our capital structure
- Platform costs; includes salaries, other operating expenses and taxes
- Financial risk management; describes our measures for financial risks
- Other disclosures; discloses other relevant information

The head office of Swiss Prime Site AG is located at Poststrasse 4a in 6300 Zug (Switzerland).

2 Accounting and significant principles

2.1 Principles of consolidated reporting

We have prepared the consolidated financial statements of Swiss Prime Site AG and its subsidiaries in accordance with the International Financial Reporting Standards (IFRS) issued by the International Financial Reporting Standards Board (IASB) and the interpretations issued by the IFRS Interpretations Committee (IFRIC) (collectively, the IFRS accounting standards), Article 17 of the Directive on Financial Reporting of the Swiss stock exchange (SIX Swiss Exchange) and statutory requirements.

The consolidated financial statements were prepared in Swiss francs (CHF). All amounts, except for the figures per share, have been rounded to CHF 1000. All group companies maintain their accounts in the functional currency. Transactions denominated in foreign currencies are immaterial. The figures for the comparative period are shown in the text in square brackets [].

The sale of the Wincasa Group in the previous year represents a discontinued operation under IFRS 5. In accordance with the requirements of IFRS 5, we have separated the results from continuing and discontinued operations. Other disclosures required under IFRS 5 are included in note 9.10.

2.2 Changes to IFRS accounting principles

We applied the following new or revised standards and interpretations for the first time in the financial statements:

| Standard/ interpretation | Title |
|-----------------------------|---|
| IAS 1 rev. | Classification of Liabilities as Current or Non-current |
| IFRS 16 rev. | Lease Liability in a Sale and Leaseback |
| IAS 7 rev./IFRS 7 rev. | Supplier Finance Arrangements |

The revision of IAS 1 results in a reclassification of our financial liabilities with conversion options from non-current to current financial liabilities. The previous year's figures were adjusted in the amount of CHF 582.929 million. The introduction of new or revised standards and interpretations did not lead to any other significant changes to the financial statements.

The following new and revised standards and interpretations have not yet entered into force and have not been applied in advance in these consolidated financial statements.

| Standard/ interpretation | Title | Entering into force | Planned application by Swiss Prime Site |
|-----------------------------|---|------------------------|--|
| IAS 21 rev. | Lack of Exchangeability | 01.01.2025 | Fiscal year 2025 |
| IFRS 7 rev./IFRS 9 rev. | Classification and Measurement of Financial Instruments | 01.01.2026 | Fiscal year 2026 |
| IFRS 7 rev./IFRS 9 rev. | Contracts Referencing Nature-dependent Electricity | 01.01.2026 | Fiscal year 2026 |
| IFRS 18 | Presentation and Disclosure in the Financial Statements | 01.01.2027 | Fiscal year 2027 |
| IFRS 19 | Subsidiaries without Public Accountability: Disclosures | 01.01.2027 | Fiscal year 2027 |

The Introduction of IFRS 18 «Presentation and Disclosure in Financial Statements» results in changes in presentation and disclosure, especially in the consolidated income statement and for management-defined performance measures (MPMs). The detailed effects are currently being evaluated. Material changes are:

- Consolidated income statement: Introduction of the new categories «Income from operating activities», «Income from investing activities» and «Income from financing activities», and also mandatory subtotals such as «Operating profit or loss». New requirements for aggregating and disaggregating items will also change presentation. At the operating result level (EBIT), we expect changes in calculation to be immaterial. The calculation of profit remains unchanged.
- Management-defined performance measures (MPMs): MPMs are specific subtotals of earnings and expenses that the management uses to communicate its view of the company's financial performance to the public. All MPMs are to be recognised in a separate note section and reconciled to the comparable IFRS value. Changes in the calculation, new MPMs or those being eliminated require additional disclosure of reasons and consequences.

In relation to the remaining new standards and interpretations, we do not expect any material effects on the consolidated financial statements.

2.3 Accounting estimates

Preparing financial reports in accordance with the IFRS accounting principles necessitates the use of accounting estimates that affect the reported amounts for assets and liabilities, the disclosure of contingent assets and liabilities as at the balance sheet date, and the reported income and expenses for the reporting period. Although these accounting estimates have been determined by the Executive Board in good faith based on their knowledge of current events and possible future measures of Swiss Prime Site, the actual results may differ from these estimates.

2.3.1 Fair value measurements

When measuring the fair value of an asset or liability, we use observable market data whenever possible. Based on the inputs used in the valuation techniques, we assign the fair values to different levels of the fair value hierarchy:

Fair value hierarchy

| | |
|---------|---|
| Level 1 | The fair value has been determined on the basis of listed prices on active markets for identical assets and liabilities. |
| Level 2 | In contrast to level 1, the fair value has been determined using inputs other than listed prices. For financial assets and liabilities, the inputs must be observable on markets directly (e.g. listed prices) or indirectly (e.g. derived from listed prices). |
| Level 3 | The fair value has been determined using inputs that are not based on observable market data. |

In the fair value measurement, different parameters on different hierarchies can be applied at the same time. We classify the entire valuation according to the lowest level of the fair value hierarchy in which the significant valuation parameters are located.

2.3.2 Impairment of goodwill

- In the impairment tests, which are performed at least once a year, we use assumptions to calculate the value in use.
- Two key factors for which assumptions are made are growth rate and discount rate. It is possible that these assumptions will prove to be inaccurate in the future. Likewise, the actual cash flows may differ from the discounted projections.

2.3.3 Deferred taxes

- Deferred tax liabilities are calculated based on the temporary valuation difference between the book value and the tax base of a balance sheet item («balance sheet liability method»).
- We calculate deferred taxes on temporary valuation differences in the property portfolio per property in accordance with the cantonal legislation. We review the applied calculation parameters (especially the tax rates) at least once a year and adapt them if necessary.
- Cantons with a one-tier tax system charge a separate property gains tax. In addition to ordinary property gains tax, this includes speculative surcharges or duration of ownership deductions (based on the effective holding period). The longer the duration of ownership, the lower the property gains tax.
- In the case of properties held for sale, we use the effective holding period in the calculation. For other types of properties, we assume a duration of ownership of 20 years or use the effective holding period if it is more than 20 years. Estimating the minimum holding period is subject to considerable discretion.
- Where the valuation difference of properties according to IFRS versus the tax bases are due to recaptured and previously claimed depreciation, the taxes are allocated per property after the deduction of property gains tax and taken into account separately.

3 Performance

3.1 Key figures per share

Earnings per share (EPS)

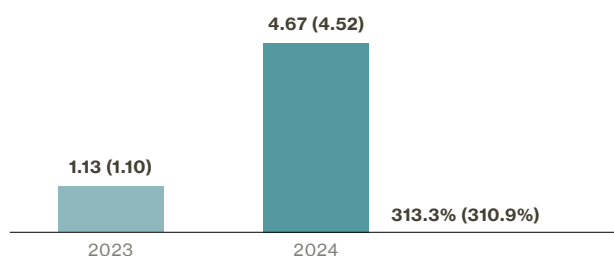
Basic earnings per share are determined by dividing the consolidated profit attributable to shareholders of Swiss Prime Site AG by the weighted average number of outstanding shares. Diluted earnings per share are determined by deducting expenses in connection with the convertible bonds/loans, such as interest (coupon), amortisation of the proportional costs, valuation effects from embedded derivatives and tax effects. The potential shares (options and the like) that might lead to a dilution of the number of shares must be taken into account when determining the weighted average number of outstanding shares.

NAV (net asset value) per share

Shareholders' equity (attributable to shareholders of Swiss Prime Site AG) divided by the number of shares issued on the balance sheet date (excluding treasury shares).

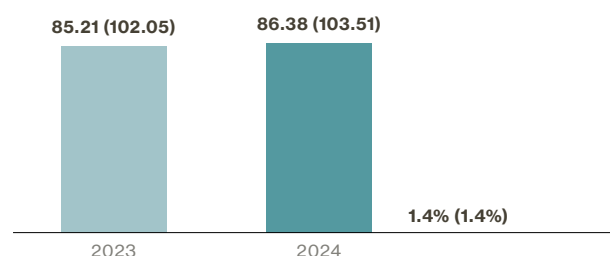
Earnings per share (diluted earnings per share)

from continuing operations in CHF resp. %



NAV after deferred taxes (NAV before deferred taxes)

in CHF resp. %



Earnings and net asset value (NAV) per share

| in CHF | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Earnings per share (EPS) from continuing operations | 1.13 | 4.67 |
| Diluted earnings per share from continuing operations | 1.10 | 4.52 |
| Earnings per share (EPS) | 3.08 | 4.67 |
| Diluted earnings per share | 2.95 | 4.52 |
| Shareholders' equity per share (NAV) before deferred taxes ¹ | 102.05 | 103.51 |
| Shareholders' equity per share (NAV) after deferred taxes ¹ | 85.21 | 86.38 |

¹ Asset Management, Retail and Corporate & Shared Services segments are included at book values and not at fair values.

Basis for calculation of diluted earnings per share

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Profit from continuing operations | 86 694 | 360 250 |
| Interest on convertible bonds/loans, amortisation of proportional costs and tax effects | 2 199 | 1 443 |
| Relevant profit from continuing operations for calculation of diluted earnings per share | 88 893 | 361 693 |
| Profit attributable to shareholders of Swiss Prime Site AG | 236 018 | 360 250 |
| Interest on convertible bonds/loans, amortisation of proportional costs and tax effects | 2 199 | 1 443 |
| Relevant profit for calculation of diluted earnings per share | 238 217 | 361 693 |

Weighted average number of shares

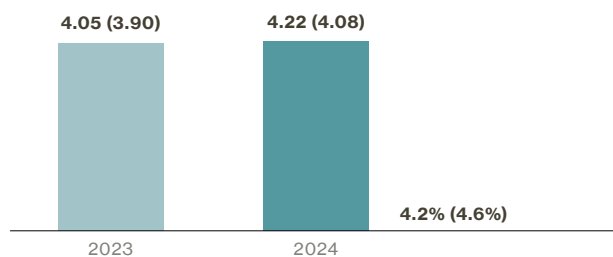
| | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Shares issued as at 01.01. | 76 718 604 | 76 718 604 |
| Weighted number of shares on capital increase on 15.04.2024 | – | 417 167 |
| Average number of treasury shares (360 days) | – 4 115 | – 950 |
| Total weighted average number of shares 01.01.–31.12. (360 days) | 76 714 489 | 77 134 821 |
| Weighted number of shares that can be issued on conversions | 4 052 571 | 2 955 954 |
| Basis for calculation of diluted earnings per share | 80 767 060 | 80 090 775 |

3.2 Funds from operations (FFO)

Funds from operations (FFO) indicates the cash-effective result from operations (FFO I). FFO II additionally includes cash-effective income from property sales.

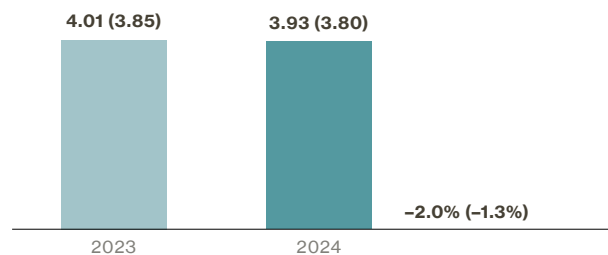
FFO I per share (FFO I per share diluted)

from continuing operations in CHF resp. %



FFO II per share (FFO II per share diluted)

from continuing operations in CHF resp. %



| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Operating result (EBIT) | 152 462 | 531 277 |
| Depreciation, amortisation and impairment | 5 654 | 8 304 |
| Non-cash costs of goods sold ¹ | – | 2 764 |
| Revaluation from investment properties, net | 250 493 | – 113 712 |
| Result from investment property sales, net | – 13 005 | – 10 076 |
| Result from investments in associates | – 796 | – 1 060 |
| Revaluation of net defined benefit assets (IAS 19) | – 3 970 | 622 |
| Payments from leasing contracts | – 9 963 | – 10 291 |
| Cash effective interest expenses | – 58 448 | – 64 977 |
| Cash effective interest income and dividends | 2 635 | 2 892 |
| Current taxes without investment property sales | – 14 032 | – 19 859 |
| FFO I from continuing operations | 311 030 | 325 884 |
| Result from investment property sales, net | 13 005 | 10 076 |
| Current taxes from investment property sales | – 16 597 | – 32 663 |
| FFO II from continuing operations | 307 438 | 303 297 |
| From continuing operations | | |
| Total weighted average number of shares | 76 714 489 | 77 134 821 |
| FFO I per share in CHF | 4.05 | 4.22 |
| FFO II per share in CHF | 4.01 | 3.93 |
| Total weighted average number of shares diluted | 80 767 060 | 80 090 775 |
| FFO I per share in CHF diluted | 3.90 | 4.08 |
| FFO II per share in CHF diluted | 3.85 | 3.80 |
| From continuing and discontinued operations | | |
| FFO I per share in CHF | 4.12 | 4.22 |
| FFO II per share in CHF | 5.97 | 3.93 |
| FFO I per share in CHF diluted | 3.96 | 4.08 |
| FFO II per share in CHF diluted | 5.72 | 3.80 |

¹ In the reporting year, non-cash costs of goods sold at Jelmoli amounted to CHF 2.764 million.

4 Segment reporting

At its core, our strategy involves actively investing in real estate – whether on our own behalf or on behalf of third parties. The segment structure is based on internal reporting (management approach).

We divide the consolidated financial data into the following segments:

- Real Estate comprises the purchase, sale, lease and development of properties and the financing of these activities
- Asset Management includes the fund business, asset management and investment advisory
- Retail consists of the operation of department stores
- Corporate & Shared Services includes the central group functions as well as internal services that are provided centrally

Performance key figures 01.01. – 31.12.2024

| | Real Estate segment | Asset Manage- ment segment | Retail segment | Corporate & Shared Services segment | Total segments | Eliminations | 01.01.– 31.12.2024 Total group |
|---|------------------------|-------------------------------------|---------------------|--|-------------------|--------------|--------------------------------------|
| Loan-to-value ratio of property portfolio (LTV) | 38.3% | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| Return on equity (ROE) | 5.7% | 26.7% | n.a. | n.a. | n.a. | n.a. | 5.4% |
| Return on invested capital (ROIC) | 3.3% | 8.7% | -33.9% ¹ | n.a. | n.a. | n.a. | 3.2% |
| FFO I yield | 4.8% | 29.4% | n.a. | n.a. | n.a. | n.a. | 4.8% |
| Full-time equivalents as at balance sheet date | 46 | 113 | 230 | 47 | 436 | – | 436 |

¹ Not included are the capitalised tax effects from taxable losses carried forward of CHF 2.629 million.

Segment income statement 01.01.–31.12.2024

| in CHF 1000 | Real Estate segment | Asset Management segment | Retail segment | Corporate & Shared Services segment | Total segments | Eliminations | 01.01.–31.12.2024 Total group |
|---|---------------------|--------------------------|-----------------|-------------------------------------|-----------------|----------------|-------------------------------|
| Rental income from properties | 482 784 | – | 11 457 | – | 494 241 | –30 739 | 463 502 |
| thereof from third parties | 452 045 | – | 11 457 | – | 463 502 | – | 463 502 |
| thereof from other segments | 30 739 | – | – | – | 30 739 | –30 739 | – |
| Income from sale of trading properties | 1 210 | – | – | – | 1 210 | – | 1 210 |
| Income from asset management | – | 70 824 | – | – | 70 824 | – | 70 824 |
| Income from retail | – | – | 124 304 | – | 124 304 | –27 | 124 277 |
| Other operating income | 396 | – | 3 593 | 18 197 | 22 186 | –18 578 | 3 608 |
| Operating income | 484 390 | 70 824 | 139 354 | 18 197 | 712 765 | –49 344 | 663 421 |
| Revaluation of investment properties, net | 113 712 | – | – | – | 113 712 | – | 113 712 |
| Result from investments in associates | – | – | – | 1 060 | 1 060 | – | 1 060 |
| Result from investment property sales, net | 10 076 | – | – | – | 10 076 | – | 10 076 |
| Real estate costs | –62 366 | –833 | –31 994 | –2 702 | –97 895 | 31 768 | –66 127 |
| Cost of trading properties sold | –1 295 | – | – | – | –1 295 | – | –1 295 |
| Cost of real estate developments | 809 | – | – | – | 809 | – | 809 |
| Cost of goods sold | – | – | –72 943 | – | –72 943 | – | –72 943 |
| Personnel costs | –11 592 | –24 123 | –34 617 | –15 112 | –85 444 | 49 | –85 395 |
| Other operating expenses | –25 992 | –3 865 | –6 718 | –9 908 | –46 483 | 17 527 | –28 956 |
| Depreciation, amortisation and impairment | –1 217 | –4 114 | –2 580 | –393 | –8 304 | – | –8 304 |
| Capitalised own services | 5 219 | – | – | – | 5 219 | – | 5 219 |
| Operating expenses | –96 434 | –32 935 | –148 852 | –28 115 | –306 336 | 49 344 | –256 992 |
| Operating result (EBIT) | 511 744 | 37 889 | –9 498 | –8 858 | 531 277 | – | 531 277 |
| Operating result before depreciation and amortisation (EBITDA) | 512 961 | 42 003 | –6 918 | –8 465 | 539 581 | – | 539 581 |

Balance sheet items as at 31.12.2024

| in CHF 1000 | Real Estate segment | Asset Management segment | Retail segment | Corporate & Shared Services segment | Total segments | Eliminations | 31.12.2024 Total group |
|---|---------------------|--------------------------|----------------|-------------------------------------|-------------------|-----------------|------------------------|
| Real estate portfolio (without leasing) | 13 053 482 | – | – | – | 13 053 482 | – | 13 053 482 |
| Right-of-use assets | 235 380 | 755 | – | 4 698 | 240 833 | – | 240 833 |
| Other assets | 102 757 | 438 556 | 8 252 | 117 040 | 666 605 | –119 703 | 546 902 |
| Total assets | 13 391 619 | 439 311 | 8 252 | 121 738 | 13 960 920 | –119 703 | 13 841 217 |
| Financial liabilities (without leasing) | 5 048 001 | 271 676 | – | – | 5 319 677 | – | 5 319 677 |
| Lease liabilities | 235 380 | 760 | – | 4 706 | 240 846 | – | 240 846 |
| Other liabilities | 1 596 899 | 27 666 | 46 380 | 51 595 | 1 722 540 | –119 703 | 1 602 837 |
| Total liabilities | 6 880 280 | 300 102 | 46 380 | 56 301 | 7 283 063 | –119 703 | 7 163 360 |
| Total shareholders' equity | 6 511 339 | 139 209 | –38 128 | 65 437 | 6 677 857 | – | 6 677 857 |
| Total investments in non-current assets | 189 216 | 198 160 | – | 311 | 387 687 | – | 387 687 |

Performance key figures 01.01. – 31.12.2023

| | Real Estate segment | Asset Management segment | Retail segment | Corporate & Shared Services segment | Total segments | Eliminations | 01.01.–31.12.2023 Total group |
|---|---------------------|--------------------------|--------------------|-------------------------------------|----------------|--------------|-------------------------------|
| Loan-to-value ratio of property portfolio (LTV) | 39.8% ¹ | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| Return on equity (ROE) | 1.2% | 26.3% | n.a. | n.a. | n.a. | n.a. | 3.6% |
| Return on invested capital (ROIC) | 1.1% | 10.4% | -1.7% ² | n.a. | n.a. | n.a. | 2.3% |
| FFO I yield | 4.7% | 26.5% | n.a. | n.a. | n.a. | n.a. | 4.8% |
| Full-time equivalents as at balance sheet date | 42 | 71 | 414 | 43 | 570 | n.a. | 570 |

¹ Receivables secured by bank guarantees were deducted from financial liabilities.

² Not included are the capitalised tax effects from taxable losses carried forward of CHF –6.129 million.

Segment income statement 01.01. – 31.12.2023

| in CHF 1000 | Real Estate segment | Asset Management segment | Retail segment | Corporate & Shared Services segment | Total segments | Eliminations | 01.01.–31.12.2023 Total group |
|---|---------------------|--------------------------|-----------------|-------------------------------------|-----------------|----------------|-------------------------------|
| Rental income from properties | 456 791 | – | 12 929 | – | 469 720 | –31 455 | 438 265 |
| thereof from third parties | 424 834 | – | 12 929 | – | 437 763 | – | 437 763 |
| thereof from discontinued operations | 502 | – | – | – | 502 | – | 502 |
| thereof from other segments | 31 455 | – | – | – | 31 455 | –31 455 | – |
| Income from sale of trading properties | 39 473 | – | – | – | 39 473 | – | 39 473 |
| Income from asset management | – | 49 711 | – | – | 49 711 | – | 49 711 |
| Income from retail | – | – | 126 583 | – | 126 583 | –49 | 126 534 |
| Other operating income | 404 | – | 4 974 | 17 802 | 23 180 | –18 585 | 4 595 |
| Operating income | 496 668 | 49 711 | 144 486 | 17 802 | 708 667 | –50 089 | 658 578 |
| Revaluation of investment properties, net | –250 493 | – | – | – | –250 493 | – | –250 493 |
| Result from investments in associates | – | – | – | 796 | 796 | – | 796 |
| Result from investment property sales, net | 13 005 | – | – | – | 13 005 | – | 13 005 |
| Real estate costs | –61 025 | –834 | –32 401 | –2 677 | –96 937 | 32 347 | –64 590 |
| Cost of trading properties sold | –33 601 | – | – | – | –33 601 | – | –33 601 |
| Cost of goods sold | – | – | –60 497 | – | –60 497 | – | –60 497 |
| Personnel costs | –11 728 | –16 224 | –39 885 | –12 476 | –80 313 | 636 | –79 677 |
| Other operating expenses | –24 286 | –4 007 | –10 174 | –8 636 | –47 103 | 17 106 | –29 997 |
| Depreciation, amortisation and impairment | –1 516 | –1 214 | –2 706 | –218 | –5 654 | – | –5 654 |
| Capitalised own services | 4 592 | – | – | – | 4 592 | – | 4 592 |
| Operating expenses | –127 564 | –22 279 | –145 663 | –24 007 | –319 513 | 50 089 | –269 424 |
| Operating result (EBIT) | 131 616 | 27 432 | –1 177 | –5 409 | 152 462 | – | 152 462 |
| Operating result before depreciation and amortisation (EBITDA) | 133 132 | 28 646 | 1 529 | –5 191 | 158 116 | – | 158 116 |

Balance sheet items as at 31.12.2023

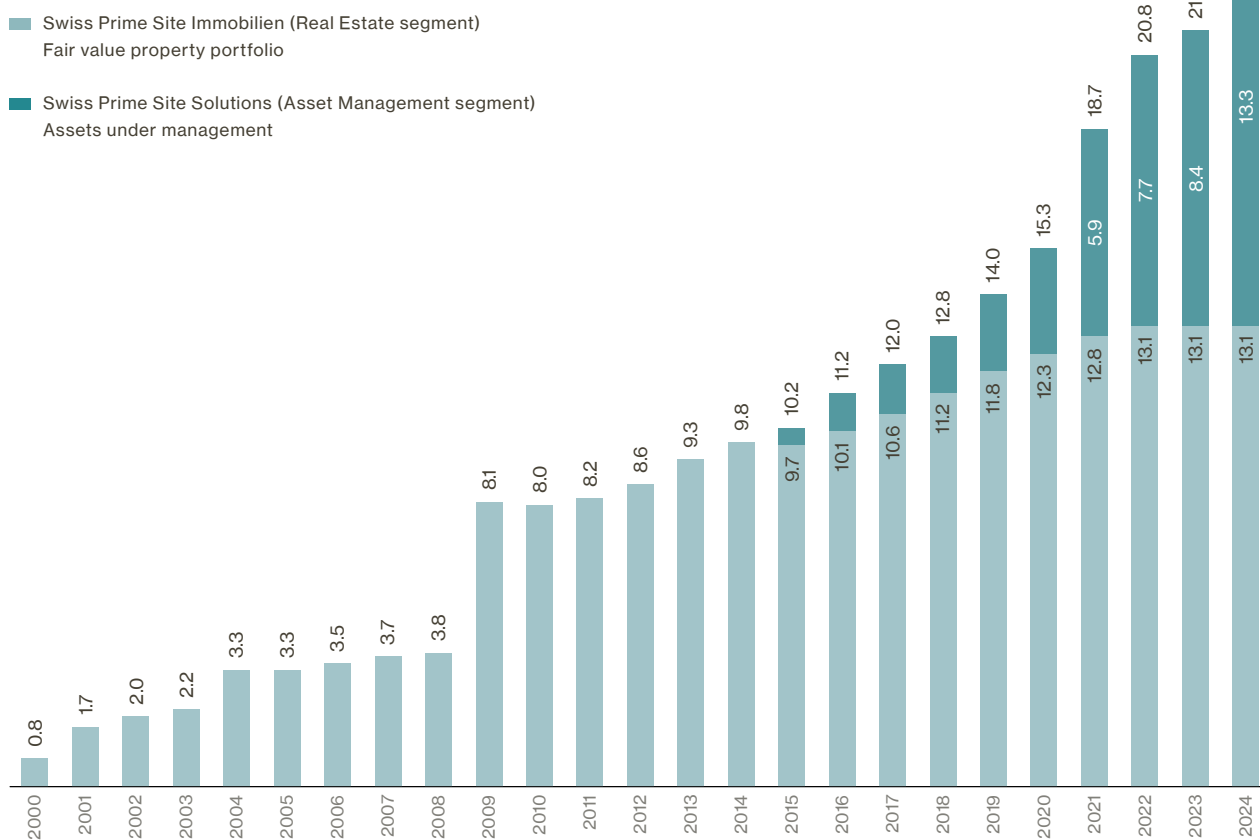
| in CHF 1000 | Real Estate segment | Asset Manage- ment segment | Retail segment | Corporate & Shared Services segment | Total segments | Eliminations | 31.12.2023 Total group |
|---|------------------------|-------------------------------------|-------------------|--|-------------------|-----------------|---------------------------|
| Real estate portfolio (without leasing) | 13 074 599 | - | - | - | 13 074 599 | - | 13 074 599 |
| Right-of-use assets | 250 508 | 426 | 2 580 | 1 341 | 254 855 | - | 254 855 |
| Other assets | 96 779 | 218 349 | 44 304 | 223 686 | 583 118 | -134 307 | 448 811 |
| Total assets | 13 421 886 | 218 775 | 46 884 | 225 027 | 13 912 572 | -134 307 | 13 778 265 |
| Financial liabilities (without leasing) | 5 312 980 | 124 676 | - | - | 5 437 656 | - | 5 437 656 |
| Lease liabilities | 250 508 | 429 | 2 600 | 1 349 | 254 886 | - | 254 886 |
| Other liabilities | 1 547 483 | 12 154 | 75 774 | 47 237 | 1 682 648 | -134 307 | 1 548 341 |
| Total liabilities | 7 110 971 | 137 259 | 78 374 | 48 586 | 7 375 190 | -134 307 | 7 240 883 |
| Total shareholders' equity | 6 310 915 | 81 516 | -31 490 | 176 441 | 6 537 382 | - | 6 537 382 |
| Total investments in non-current assets | 485 549 | - | 125 | - | 485 674 | - | 485 674 |

5 Real estate

5.1 Assets under management

Real estate assets under management

in CHF billion



5.2 Properties

Valuation approach

We have our properties valued at fair value by property valuation company Wüest Partner AG in accordance with IFRS accounting principles. The valuation is performed using the discounted cash flow method (DCF), under which future cash flows are discounted, taking into account the market situation and risks. The inputs used are defined by Wüest Partner AG based on its in-depth market knowledge. We do not make any assumptions ourselves on the inputs used. However, we critically review them and discuss them with the valuers. Further information can be found in Wüest Partner's report.

Existing properties including building land

We classify our existing properties, including building land, in accordance with IAS 40 «Investment Property», and they are thus initially recognised in the balance sheet at cost, including directly attributable transaction costs. The subsequent periodic measurements are at fair value through profit or loss. We recognise replacement and expansion investments when it is probable that we will obtain a resulting future economic benefit.

Properties under construction/development sites

Even before their construction is finished, we recognise properties under construction/development sites with future use as existing properties in accordance with IAS 40 «Investment Property» if their fair value can be reliably calculated, in the same way as existing properties that have already been occupied. An important factor for this reliable determination is the existence of a valid building permit. If a reliable determination is not possible, we recognise the properties under construction/development sites at cost. Directly attributable borrowing costs for properties under construction are recognised as capitalised interest expenses.

Insofar as the following criteria are fulfilled on a cumulative basis, we reclassify existing properties in the portfolio as properties under construction/development sites as at the realisation date:

- Total depletion of the property (elimination of the property’s usefulness)
- Planned investments of more than 30% of fair value
- Duration of renovation longer than 12 months

Owner-occupied properties

We recognise properties we use ourselves as owner-occupied properties in accordance with IAS 16 and IAS 40.10 (pro rata in proportion to the target rental income). Owner-occupied properties are subsequently measured in accordance with the revaluation model. After ordinary depreciation has been recognised in the income statement, a positive revaluation is credited to other comprehensive income, unless it involves the reversal of earlier impairments. In the case of a negative revaluation, the earlier value increases in consolidated shareholders’ equity are reversed first until the corresponding revaluation reserve is released. Any further devaluations are charged to the consolidated income statement.

Properties held for sale

We classify properties, the sale of which is likely but has not been completed, as properties held for sale in accordance with IFRS 5 «Non-Current Assets Held for Sale and Discontinued Operations». In accordance with IFRS 5.5, the properties continue to be measured at fair value in accordance with IAS 40.

Trading properties

Properties under construction that are intended for future sale are recognised at the lower of cost or net realisable value in accordance with IAS 2 «Inventories». The recognised costs are reported as expense from the sale of trading properties in operating expenses upon realisation of sales.

Real estate developments

Real estate developments (long-term contracts) comprise construction projects that are sold to third parties either prior to or during the construction phase, and that are developed or completed on behalf of the buyer. The ownership of the respective property is usually transferred after construction work is finished. Recognition of these real estate developments is carried out over a period in accordance with IFRS 15 «Revenue from Contracts with Customers». Depending on how the project is structured, the percentage of completion is determined based on the cost-to-cost method or based on building assessments and project planning (milestone approach). The method applied in each case is the method by which the percentage of completion can be determined most reliably. The cumulative costs and realised sales proceeds according to the percentage-of-completion method are reported in the income statement on an ongoing basis.

Advance payments received are recognised in the balance sheet without affecting income. They are offset against the relevant long-term contracts for which the advance payment was made. Reporting in the balance sheet is carried out on a net basis as «real estate developments» on the assets or liabilities side. Insofar as the result of a long-term contract cannot be reliably estimated, only the amount of income equal to the amount of incurred contract costs is recognised that would probably be realisable, with concurrent reporting of the contract costs incurred as expense in the corresponding period. This corresponds to a valuation at actual costs. If there is a probability that total contract costs could exceed total contract income, the expected losses are immediately recorded as expense and provision.

Right-of-use assets

In accordance with IFRS 16 and IAS 40.50d, the right-of-use assignable to investment properties and owner-occupied properties (rental and land lease contracts) are reported gross by adding the fair value of the lease liability to the fair value of the property.

Capitalised borrowing costs

Interest on loans and land lease interest for qualifying properties under construction/development sites and trading properties and modification and renovation of existing properties are capitalised, and added to the actual costs.

Changes to properties

| in CHF 1 000 | Properties (incl. building land) | Properties under con- struction/ develop- ment sites | Total investment properties | Owner- occupied properties | Properties held for sale | Trading properties | Total portfolio |
|---|---|--|-----------------------------------|----------------------------------|--------------------------------|-----------------------|--------------------|
| | IAS 40 | IAS 40 | | IAS 16 | IFRS 5 | IAS 2 | |
| Total as at 01.01.2023 (according to valuation expert) | 11 288 676 | 1 043 362 | 12 332 038 | 572 645 | 109 073 | 73 959 | 13 087 715 |
| Right-of-use assets | 255 196 | | 255 196 | | | | 255 196 |
| Total book value as at 01.01.2023 | 11 543 872 | 1 043 362 | 12 587 234 | 572 645 | 109 073 | 73 959 | 13 342 911 |
| Purchases | 191 014 | – | 191 014 | – | – | – | 191 014 |
| Investments | 70 682 | 179 940 | 250 622 | 5 672 | 1 050 | 29 906 | 287 250 |
| Capitalised borrowing costs | – | 6 309 | 6 309 | – | – | – | 6 309 |
| Reclassifications | 332 255 | –397 619 | –65 364 | –18 171 | 152 074 | –68 539 | – |
| Disposal by sale | –124 306 | – | –124 306 | – | –83 945 | –33 433 | –241 684 |
| Positive fair value adjustment | 23 211 | 23 814 | 47 025 | – | – | – | 47 025 |
| Negative fair value adjustment | –288 397 | –4 376 | –292 773 | – | –1 618 | – | –294 391 |
| Fair value adjustment¹ | –265 186 | 19 438 | –245 748 | – | –1 618 | – | –247 366 |
| Depreciation owner-occupied properties | | | | –1 068 | | | –1 068 |
| Revaluation owner-occupied properties, net | | | | –7 571 | | | –7 571 |
| Total as at 31.12.2023 (according to valuation expert) | 11 493 135 | 851 430 | 12 344 565 | 551 507 | 176 634 | 1 893 | 13 074 599 |
| Right-of-use assets | 250 508 | | 250 508 | | | | 250 508 |
| Total book value as at 31.12.2023 | 11 743 643 | 851 430 | 12 595 073 | 551 507 | 176 634 | 1 893 | 13 325 107 |
| Purchases | 4 326 | – | 4 326 | – | – | – | 4 326 |
| Investments | 84 882 | 82 598 | 167 480 | 9 443 | 5 396 | –53 | 182 266 |
| Capitalised borrowing costs | – | 2 354 | 2 354 | – | – | – | 2 354 |
| Increase and decrease in rent-free periods | 60 | 5 504 | 5 564 | – | – | – | 5 564 |
| Reclassifications | 727 099 | –747 490 | –20 391 | –27 214 | 47 605 | – | – |
| Disposal by sale | –279 061 | – | –279 061 | – | –52 086 | –1 242 | –332 389 |
| Positive fair value adjustment | 160 734 | 15 914 | 176 648 | – | 555 | – | 177 203 |
| Negative fair value adjustment | –59 410 | – | –59 410 | – | –1 109 | – | –60 519 |
| Fair value adjustment¹ | 101 324 | 15 914 | 117 238 | – | –554 | – | 116 684 |
| Depreciation owner-occupied properties | | | | –967 | | | –967 |
| Revaluation owner-occupied properties, net | | | | 1 045 | | | 1 045 |
| Total as at 31.12.2024 (according to valuation expert) | 12 131 765 | 210 310 | 12 342 075 | 533 814 | 176 995 | 598 | 13 053 482 |
| Right-of-use assets | 235 380 | | 235 380 | | | | 235 380 |
| Total book value as at 31.12.2024 | 12 367 145 | 210 310 | 12 577 455 | 533 814 | 176 995 | 598 | 13 288 862 |

¹ Not included is the revaluation of IFRS 16 right-of-use from building rights of CHF –2.972 million [CHF –3.127 million].

- The reclassification of investment properties to owner-occupied properties and vice versa is carried out on a half-yearly basis as at 30 June and 31 December using current target rental income. If the owner-occupied properties had been valued using the cost model, the book value as at the balance sheet date would have been CHF 518.225 million [CHF 535.374 million].

We reclassified the following properties in the financial year:

- We are planning to sell five existing properties and are reclassifying these from existing properties to properties held for sale.
- The construction projects in Paradiso (Riva Paradiso 3), Lancy (Esplanade de Pont-Rouge 5, 7, 9) and Basel (Hochbergstrasse 60) are complete and we are reclassifying them from properties under construction/development sites to existing properties.
- The decrease in the space used for own operations in the property Zurich, Steinmühleplatz 1/St. Annagasse 18/Sihlstrasse 20 resulted in reclassifications of holdings from owner-occupied properties to existing properties.

Unobservable inputs applied as at 31.12.2024

| | in | Building land | Commercial properties (continuation of use) ¹ | Commercial properties (highest and best use) ² | Properties under construction/development sites |
|-------------------------------------|-----------------------------|---------------|--|---|---|
| Fair value as at balance sheet date | CHF m | 54.930 | 10 065.165 | 2 722.479 | 210.908 |
| Unobservable input factors | | | | | |
| Average real/nominal discount rate | % | 2.90 / 4.19 | 2.81 / 4.10 | 2.60 / 3.88 | 3.15 / 4.44 |
| Maximum real/nominal discount rate | % | 4.95 / 6.26 | 4.90 / 6.21 | 4.20 / 5.50 | 4.15 / 5.45 |
| Minimum real/nominal discount rate | % | 2.40 / 3.68 | 1.85 / 3.12 | 1.95 / 3.22 | 2.45 / 3.73 |
| Rental income residential | CHF per m ² p.a. | – | 119 to 738 | 90 to 1 318 | 644 to 1 259 |
| Rental income offices | CHF per m ² p.a. | – | 50 to 950 | 130 to 1 000 | 215 to 300 |
| Rental income retail/gastro | CHF per m ² p.a. | – | 110 to 9 750 | 140 to 7 300 | 330 to 950 |
| Rental income commercial | CHF per m ² p.a. | – | 80 to 570 | 82 to 280 | 230 to 280 |
| Rental income storage | CHF per m ² p.a. | – | 20 to 300 | 40 to 225 | 100 to 183 |
| Rental income parking inside | CHF per piece and month | – | 60 to 650 | 100 to 600 | 150 to 250 |
| Rental income parking outside | CHF per piece and month | – | 30 to 400 | 40 to 150 | 80 to 90 |

¹ Commercial properties for which the valuation was based on the assumption of continuation of current use, as well as properties held for sale.

² Commercial properties for which the valuation was based on highest and best use (the current use does not correspond to the best use).

Unobservable inputs applied as at 31.12.2023

| | in | Building land | Commercial properties (continuation of use) ¹ | Commercial properties (highest and best use) ² | Properties under construction/development sites |
|-------------------------------------|-----------------------------|---------------|--|---|---|
| Fair value as at balance sheet date | CHF m | 57.239 | 9 521.446 | 2 642.591 | 853.323 |
| Unobservable input factors | | | | | |
| Average real/nominal discount rate | % | 3.00 / 4.29 | 2.81 / 4.10 | 2.59 / 3.87 | 3.20 / 4.49 |
| Maximum real/nominal discount rate | % | 4.95 / 6.26 | 4.90 / 6.21 | 4.20 / 5.50 | 4.10 / 5.40 |
| Minimum real/nominal discount rate | % | 2.40 / 3.68 | 1.75 / 3.02 | 1.95 / 3.22 | 2.50 / 3.78 |
| Rental income residential | CHF per m ² p.a. | – | 120 to 692 | 90 to 1 318 | 660 to 833 |
| Rental income offices | CHF per m ² p.a. | – | 75 to 950 | 130 to 1 000 | 215 to 550 |
| Rental income retail/gastro | CHF per m ² p.a. | – | 110 to 9 420 | 140 to 7 200 | 350 to 980 |
| Rental income commercial | CHF per m ² p.a. | – | 80 to 380 | 140 to 250 | 225 to 280 |
| Rental income storage | CHF per m ² p.a. | – | 20 to 300 | 40 to 225 | 100 to 170 |
| Rental income parking inside | CHF per piece and month | – | 60 to 650 | 80 to 600 | 150 to 635 |
| Rental income parking outside | CHF per piece and month | – | 40 to 400 | 40 to 150 | 75 to 90 |

¹ Commercial properties for which the valuation was based on the assumption of continuation of current use, as well as properties held for sale.

² Commercial properties for which the valuation was based on highest and best use (the current use does not correspond to the best use).

- The fair value of the entire property portfolio is determined by applying the «highest and best use» concept. Highest and best use is the use of a property that maximises its value. This assumes a use that is technically/physically possible, legally permitted and financially feasible. The non-observable inputs for properties for which the highest and best use differs from the actual or planned use of a property are shown separately in the above tables.
- Due to future development potential, the current use of 17 [17] commercial properties differs from the highest and best use. The implementation of the conversion of these commercial properties is largely under way. In relation to one of these properties, we are at the preliminary project stage. For two properties, a winning project has currently been determined following a commissioned study. For ten properties, concrete steps are being taken with respect to the implementation of conversion of spaces or reserves of usable space. Two properties are part of future site developments. In the case of two properties, no specific measures are currently planned; however, reserves of building land are being considered for a logistics building.

Sensitivity of existing properties' fair value as at 31.12.2024

| Change in fair value in % | with changed market rents of | | | | | |
|--|------------------------------------|---------|---------|---------|---------|--------|
| | Average real/nominal discount rate | -4% | -2% | +/-0% | +2% | +4% |
| 2.45% / 3.73% | | 8.30% | 11.00% | 13.80% | 16.50% | 19.30% |
| 2.55% / 3.83% | | 3.50% | 6.20% | 8.80% | 11.40% | 14.00% |
| 2.66% / 3.94% | | -0.80% | 1.70% | 4.20% | 6.70% | 9.20% |
| 2.76% / 4.04% (valuation as at 31.12.2024) | | -4.80% | -2.40% | - | 2.40% | 4.80% |
| 2.87% / 4.16% | | -8.50% | -6.20% | -3.80% | -1.60% | 0.70% |
| 2.97% / 4.26% | | -11.90% | -9.70% | -7.40% | -5.20% | -3.00% |
| 3.08% / 4.37% | | -15.00% | -12.90% | -10.80% | -8.70% | -6.60% |
| 3.18% / 4.47% | | -18.00% | -16.00% | -13.90% | -11.90% | -9.80% |

Sensitivity of existing properties' fair value as at 31.12.2023

| Change in fair value in % | with changed market rents of | | | | | |
|--|------------------------------------|---------|---------|---------|---------|--------|
| | Average real/nominal discount rate | -4% | -2% | +/-0% | +2% | +4% |
| 2.44% / 3.72% | | 8.30% | 11.10% | 14.00% | 16.80% | 19.60% |
| 2.55% / 3.83% | | 3.50% | 6.20% | 8.90% | 11.60% | 14.20% |
| 2.65% / 3.93% | | -0.80% | 1.70% | 4.30% | 6.80% | 9.40% |
| 2.76% / 4.04% (valuation as at 31.12.2023) | | -4.90% | -2.40% | - | 2.40% | 4.90% |
| 2.86% / 4.15% | | -8.60% | -6.30% | -3.90% | -1.60% | 0.70% |
| 2.97% / 4.26% | | -12.00% | -9.80% | -7.60% | -5.30% | -3.10% |
| 3.07% / 4.36% | | -15.20% | -13.10% | -11.00% | -8.80% | -6.60% |
| 3.18% / 4.47% | | -18.20% | -16.20% | -14.10% | -12.00% | -9.90% |

Details on future rental income under existing contracts

| Future rental income from non-cancellable lease term | 31.12.2023 in CHF 1 000 | Share in % | 31.12.2024 in CHF 1 000 | Share in % |
|--|----------------------------|---------------|----------------------------|---------------|
| Until 12 months | 419 500 | 18.1 | 408 400 | 18.1 |
| 1–2 years | 367 100 | 15.8 | 349 900 | 15.5 |
| 2–3 years | 310 000 | 13.3 | 281 100 | 12.5 |
| 3–4 years | 238 900 | 10.3 | 242 700 | 10.8 |
| 4–5 years | 200 800 | 8.6 | 188 300 | 8.3 |
| Over 5 years | 788 700 | 33.9 | 786 500 | 34.8 |
| Total | 2 325 000 | 100.0 | 2 256 900 | 100.0 |

- Rental income comprises the net rental income and land lease income of the properties (excluding properties under construction/development sites, and excluding leased properties) for non-cancellable lease terms for existing contracts.

Largest external tenants

| in % of future annual net rental and land lease income | 31.12.2023 | 31.12.2024 |
|--|-------------|-------------|
| Tertianum | 5.7 | 5.3 |
| Swisscom | 4.6 | 4.7 |
| Magazine zum Globus | 4.5 | 4.6 |
| Coop | 4.5 | 3.9 |
| Zurich Insurance Group | 2.5 | 2.5 |
| Total | 21.8 | 21.0 |

Current development and new building projects

Basel, Steinvorstadt 5

| | |
|---------------------|---|
| Project description | Total renovation and conversion of a retail property to residential with services, gastronomy and retail use on the ground floor/basement floor. The property has six full floors, an attic, a service floor and five basement floors in total. Investment volume: approx. CHF 52 million |
| Project status | In planning |
| Letting status | Interim letting |
| Completion | 2027 |

Berne, Stauffacherstrasse 131: Berne 131

| | |
|---------------------|---|
| Project description | Flexible office and commercial space in timber hybrid construction using solar panels on the roof and façade. Investment volume: approx. CHF 83 million. Further information: bern131.ch |
| Project status | Project being executed |
| Letting status | Currently being marketed |
| Completion | 2025 |

Schlieren, Zürcherstrasse 39: JED new build – Join. Explore. Dare.

| | |
|---------------------|---|
| Project description | Construction of a new building on the building land reserve to complete the site development. Large contiguous areas on five floors, including laboratory uses on the ground floor/first floor. Investment volume: approx. CHF 108 million (full fit-out). Further information: jed.swiss |
| Project status | Project being executed |
| Letting status | 100% let |
| Completion | 2025 (tenants' improvements) |

More detailed descriptions of the development projects and new construction projects have been published on our website at <https://sps.swiss/developments>.

5.3 Result from investment property sales

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Gains from sales of properties (incl. building land) | 11 185 | 14 288 |
| Losses from sales of properties (incl. building land) | – 6 388 | – 7 054 |
| Gains from sales of properties held for sale | 10 208 | 3 487 |
| Losses from sales properties held for sale | – 2 000 | – 645 |
| Total result from investment property sales, net | 13 005 | 10 076 |

Result from investment property sales, net, at CHF 10.076 million [CHF 13.005 million] was 3.1% of fair value as at 31 December 2023 [6.3% of fair value as at 31 December 2022].

We sold 23 properties in the 2024 financial year:

- One existing property each in Buchs (St. Gallerstrasse 5), Burgdorf (Industrie Buchmatt – Buchmattstrasse 118), Dübendorf, (Bahnhofstrasse 1), Eyholz (Kantonsstrasse 79), Frauenfeld (St. Gallerstrasse 30-30c), La-Chaux-de-Fonds (Boulevard des Eplatures 44), Lachen (Seidenstrasse 2), Meilen (Seestrasse 545), Morges (Residence de la Gottaz 1), Niederwangen b. Bern (Riedmoosstrasse 10), Oberwil (Mühlemattstrasse 23), Ostermundigen (Mitteldorfstrasse 16), Regensdorf (Riedthofstrasse 172-184), Spreitenbach (Müslistrasse 44), Vevey (Rue de la Clergère 1), Zollikon (Bergstrasse 17, 19), Zuchwil (Dorfackerstrasse 45)
- Two properties in Baden (Bahnhofstrasse 2 and Weite Gasse 34/36)
- Three properties in Uster (Poststrasse 10, Poststrasse 12 and Poststrasse 14, 20)
- Building land in Niederwangen b. Bern (Riedmoosstrasse 10)

We sold the following properties in the 2023 financial year:

- One existing property each in Berlingen (Seestrasse 83, 88, 101, 154), Conthey (Route Cantonale 2), Frauenfeld (Zürcherstrasse 305), Frick (Hauptstrasse 132/Fricktal-Center A3), Gossau (Wilerstrasse 82), Sursee (Moosgasse 20), Wabern (Nesslerenweg 30), Wil (Obere Bahnhofstrasse 40)
- Two properties in Meyrin (Route de Meyrin 210 and Route de Pré-Bois 14/Geneva Business Terminal) and in Olten (Solithurnerstrasse 201 and Solothurnerstrasse 231-235/Usego)
- Four properties in Oberbüren (Buchental 2, Buchental 3, Buchental 3a, Buchental 5)
- One plot of building land each in Oberbüren (Buchental/parking) and Wangen bei Olten (Rickenbacherfeld)

5.4 Real estate costs

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Maintenance and repair costs | – 11 513 | – 12 610 |
| Ancillary costs borne by the owner | – 18 688 | – 19 150 |
| Property-related insurance costs and fees | – 8 262 | – 7 543 |
| Costs for cleaning, energy and water | – 3 318 | – 3 697 |
| Expenses for third-party services | – 22 809 | – 23 127 |
| Total real estate costs | – 64 590 | – 66 127 |

6 Financing

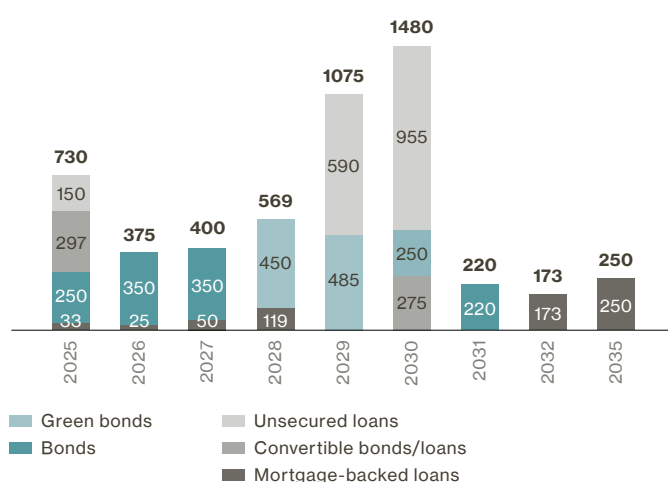
6.1 Financial liabilities

Our financial liabilities are initially recognised in the balance sheet at cost in accordance with IFRS 9. In subsequent periods, they are recognised at amortised cost, whereby the effective interest rate method is used to amortise the difference between the book value and the redemption value.

The above provisions do not apply to our derivative financial instruments. We disclose figures for these separately in note 8.

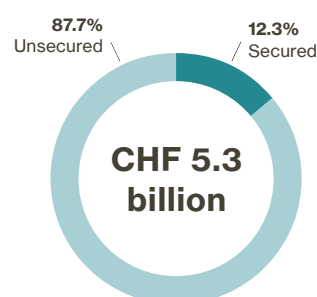
Maturity profile

Nominal values in CHF million without leasing and derivative financial instruments as at 31.12.2024



Financing structure

without leasing and derivative financial instruments as at 31.12.2024



in CHF 1 000

| | 31.12.2023 | 31.12.2024 |
|--|------------------|------------------|
| Mortgage-backed loans | 96 795 | 33 270 |
| Unsecured loans (private placement) | 110 000 | 150 000 |
| Bonds | 289 908 | 249 993 |
| Convertible bonds/loans | 582 929 | 599 080 |
| Current lease liabilities | 9 832 | 7 438 |
| Total current financial liabilities | 1 089 464 | 1 039 781 |
| Mortgage-backed loans | 648 700 | 616 200 |
| Unsecured loans | 1 781 245 | 1 545 892 |
| Bonds (incl. green bonds) | 1 918 734 | 2 102 602 |
| Non-current lease liabilities | 245 054 | 233 407 |
| Derivative financial instruments | 9 345 | 22 641 |
| Total non-current financial liabilities | 4 603 078 | 4 520 742 |
| Total financial liabilities | 5 692 542 | 5 560 523 |

- Based on the financial liabilities (excluding leases and derivative financial instruments) of the Real Estate segment, the loan-to-value (LTV) ratio of the property portfolio was 38.3% [39.8%].
- As at 31 December 2024, we had committed, undrawn credit facilities (RCF) of CHF 1 054.108 million [CHF 818.755 million]. The credit facilities in question were two separately syndicated credit facilities. Both the contracts include an option to extend. In the second half of 2024, we extended both contracts by one year to 2029 and 2030 respectively. The contracts were extended under the same conditions as the previous extensions.

- The most important financial covenants relate to the debt ratio, the interest coverage ratio and the proportion of secured borrowing (permitted security). The debt ratio (financial liabilities as a percentage of the balance sheet total corrected in each case for assets and liabilities from IFRS 16 and IAS 19) must not exceed 50% over a six-month period and must never exceed 55%. The interest coverage ratio is calculated by dividing income from the rental of properties by interest expense, and must amount to at least 4.0. The proportion of secured borrowing must not exceed 15%. As at the balance sheet date, the debt ratio was 39.2% [40.3%], the interest coverage ratio was 7.1 [7.5] and the proportion of secured borrowing was 12.2% [13.7%]. All covenants were consistently adhered to.
- Information on derivative financial instruments is disclosed in note 8.

Bonds

| | | CHF 250 m 2025 | CHF 350 m 2026 | CHF 350 m 2027 | Green Bond CHF 300 m 2028 | Green Bond CHF 150 m 2028 |
|------------------------------------|--------------|------------------------|-----------------------|-----------------------|---------------------------------|---------------------------------|
| Issuing volume, nominal | CHF m | 250.000 | 350.000 | 350.000 | 300.000 | 150.000 |
| Book value as at 31.12.2024 | CHF m | 249.992 | 350.511 | 350.643 | 299.663 | 149.677 |
| Book value as at 31.12.2023 | CHF m | 249.982 | 350.888 | 350.929 | 299.554 | 149.589 |
| Interest rate | % | 0.5 | 0.825 | 1.25 | 0.375 | 2.268 |
| Term to maturity | years | 9 | 9 | 8 | 7 | 5 |
| Maturity | date | 03.11.2025 | 11.05.2026 | 02.04.2027 | 11.02.2028 | 18.09.2028 |
| Securities number | | 33 764 553 (SPS161) | 36 067 729 (SPS17) | 41 904 099 (SPS19) | 58 194 781 (SPS21) | 129 022 233 (SPS23) |
| Fair value as at 31.12.2024 | CHF m | 249.600 | 350.350 | 355.075 | 295.500 | 157.575 |
| Fair value as at 31.12.2023 | CHF m | 245.625 | 343.000 | 345.275 | 284.100 | 151.950 |

| | | Green Bond CHF 185 m 2029 | Green Bond CHF 300 m 2029 | Green Bond CHF 250 m 2030 | CHF 220 m 2031 |
|------------------------------------|--------------|---------------------------------|---------------------------------|---------------------------------|------------------------|
| Issuing volume, nominal | CHF m | 185.000 | 300.000 | 250.000 | 220.000 |
| Book value as at 31.12.2024 | CHF m | 184.662 | 299.598 | 249.350 | 218.498 |
| Book value as at 31.12.2023 | CHF m | 0.000 | 299.517 | 0.000 | 218.275 |
| Interest rate | % | 1.65 | 0.65 | 1.800 | 0.375 |
| Term to maturity | years | 5 | 9 | 6 | 12 |
| Maturity | date | 16.07.2029 | 18.12.2029 | 01.03.2030 | 30.09.2031 |
| Securities number | | 135 785 269 (SPS241) | 58 194 773 (SPS200) | 131 996 849 (SPS24) | 48 850 668 (SPS192) |
| Fair value as at 31.12.2024 | CHF m | 190.273 | 295.650 | 259.500 | 210.760 |
| Fair value as at 31.12.2023 | CHF m | 0.000 | 279.900 | 0.000 | 197.780 |

- In the reporting period, we issued a six-year bond (green bond) in the amount of CHF 250 million with an interest rate of 1.8% and a five-year bond (green bond) in the amount of CHF 185 million with an interest rate of 1.65%. The criteria for classification as a green bond are set out in our Green Finance Framework and are reviewed annually.

Convertible bonds/loans

We issued our convertible bonds/loans under conditions differing from those for bonds without conversion rights. We therefore break the convertible bonds/loans down into a debt and an equity component at the time of issue, insofar as the holder is guaranteed an option for conversion into shares. If the option does not meet the characteristics of an equity component, we review a separation of the conversion option from the basic contract based on the requirements of IFRS 9. In the event of a conversion, we calculate the number of shares to be issued using the conversion price. We credit the nominal value of the shares issued to the share capital and credit the remainder to the capital reserve.

| | | CHF 300 m 2025 | CHF 275 m 2030 |
|------------------------------------|--------------|-----------------------|-------------------|
| Issuing volume, nominal | CHF m | 300.000 | 275.000 |
| Nominal value as at 31.12.2024 | CHF m | 296.630 | 275.000 |
| Book value as at 31.12.2024 | CHF m | 296.609 | 302.471 |
| Book value as at 31.12.2023 | CHF m | 296.130 | 286.799 |
| Conversion price | CHF | 100.35 | 85.16 |
| Interest rate | % | 0.325 | 1.625 |
| Term to maturity | years | 7 | 7 |
| Maturity | date | 16.01.2025 | 31.05.2030 |
| Securities number | | 39 764 277 (SPS18) | XS2627116176 |
| Fair value as at 31.12.2024 | CHF m | 295.918 | 321.915 |
| Fair value as at 31.12.2023 | CHF m | 291.587 | 295.460 |

- Information on embedded derivatives in connection with our convertible bonds/loans is disclosed in note 8. The above book values include the fair value of the embedded derivatives.

Conversion price and number of possible shares given 100% conversion

| Convertible bonds/loans | 31.12.2023 Conversion price in CHF | Number of possible shares | Weighted number of possible shares | 31.12.2024 Conversion price in CHF | Number of possible shares | Weighted number of possible shares |
|--|---|---------------------------------|---|---|---------------------------------|---|
| 0.25%-convertible bond 16.06.2016– 16.06.2023, issuing volume CHF 250.000 million, nominal value CHF 247.500 million | n.a. | – | 1 096 617 | n.a. | – | – |
| 0.325%-convertible bond 16.01.2018– 16.01.2025, issuing volume CHF 300.000 million, nominal value CHF 296.630 million | 100.35 | 2 955 954 | 2 955 954 | n.a. | – | 2 955 954 |
| 1.625%-convertible loan 29.05.2023– 31.05.2030, issuing volume CHF 275.000 million, nominal value CHF 275.000 million | 85.16 | 3 229 215 | – | 85.16 | 3 229 215 | – |
| Total number of possible shares | | 6 185 169 | 4 052 571 | | 3 229 215 | 2 955 954 |

- Creditors of the convertible loan in the amount of CHF 275.000 million who exercise their conversion right will receive the nominal value of the convertible loan in cash and any additional amount in the form of registered shares of the Company, subject to Swiss Prime Site AG exercising its right to choose, at its discretion, any combination of cash and shares to settle the bond conversions. Based on the Company's option right, no conditional capital is reserved for potential conversions. Because of the current structure, the conversion option does not constitute an equity instrument, and no separation between shareholders' equity and liabilities occurs.
- The convertible loan in the amount of CHF 275.000 million does not dilute earnings in the reporting year and previous period due to the negative valuation effect of the embedded derivative. Accordingly, the convertible loan is not included in the calculation of diluted earnings per share in both years.

- The convertible bond for CHF 300.000 million has a similar structure to the convertible loan for CHF 275.000 million, and therefore shareholders' equity and liabilities were not separated here either. The conversion right expired at the balance sheet date, hence dilution in the following year is excluded.

Current and non-current financial liabilities excluding lease liabilities, categorised by interest rate

| in CHF 1000 | 31.12.2023 Total nominal value | 31.12.2024 Total nominal value |
|------------------------------------|---|---|
| Financial liabilities up to 1.00% | 2 944 130 | 2 799 130 |
| Financial liabilities up to 1.50% | 546 000 | 1 046 000 |
| Financial liabilities up to 2.00% | 801 245 | 999 892 |
| Financial liabilities up to 2.50% | 1 126 200 | 426 970 |
| Financial liabilities up to 3.00% | 795 | – |
| Total financial liabilities | 5 418 370 | 5 271 992 |

Overview of future cash outflows (including interest) from all financial liabilities

| in CHF 1000 | 31.12.2024 Book value | Future cash outflows | < 6 months | | 6 to 12 months | | 1 to 2 years | | 2 to 5 years | | > 5 years | |
|---|--------------------------|----------------------------|---------------|----------------|----------------|----------------|---------------|----------------|----------------|------------------|----------------|------------------|
| | | | Interest | Nominal | Interest | Nominal | Interest | Nominal | Interest | Nominal | Interest | Nominal |
| Current financial liabilities without leasing | 1 032 343 | 1 030 962 | 5 092 | 447 400 | 1 233 | 282 500 | 4 469 | – | 13 406 | – | 1 862 | 275 000 |
| Accounts payable | 33 408 | 33 408 | – | 33 408 | – | – | – | – | – | – | – | – |
| Accrued expenses without capital taxes | 118 305 | 118 305 | – | 118 305 | – | – | – | – | – | – | – | – |
| Other current liabilities | 29 835 | 29 835 | – | 29 835 | – | – | – | – | – | – | – | – |
| Non-current financial liabilities without leasing | 4 264 694 | 4 486 898 | 24 440 | – | 20 781 | – | 43 217 | 375 000 | 102 090 | 2 044 592 | 29 278 | 1 847 500 |
| Leasing liabilities | 240 846 | 380 644 | 1 852 | 1 916 | 1 841 | 1 928 | 3 648 | 3 698 | 10 692 | 9 144 | 121 765 | 224 160 |
| Total non-derivative financial liabilities | 5 719 431 | 6 080 052 | 31 384 | 630 864 | 23 855 | 284 428 | 51 334 | 378 698 | 126 188 | 2 053 736 | 152 905 | 2 346 660 |
| Derivatives with negative fair value | 22 641 | 23 255 | 1 851 | – | 3 128 | – | 6 470 | – | 11 806 | – | – | – |
| Total derivative financial liabilities | 22 641 | 23 255 | 1 851 | – | 3 128 | – | 6 470 | – | 11 806 | – | – | – |
| Total financial liabilities | 5 742 072 | 6 103 307 | 33 235 | 630 864 | 26 983 | 284 428 | 57 804 | 378 698 | 137 994 | 2 053 736 | 152 905 | 2 346 660 |

| in CHF 1000 | 31.12.2023 Book value | Future cash outflows | < 6 months | | 6 to 12 months | | 1 to 2 years | | 2 to 5 years | | > 5 years | |
|---|--------------------------|----------------------------|---------------|----------------|----------------|----------------|---------------|----------------|----------------|------------------|----------------|------------------|
| | | | Interest | Nominal | Interest | Nominal | Interest | Nominal | Interest | Nominal | Interest | Nominal |
| Current financial liabilities without leasing | 1 079 632 | 1 102 414 | 6 397 | 110 795 | 3 344 | 386 000 | 4 511 | 296 630 | 13 406 | – | 6 331 | 275 000 |
| Accounts payable | 33 132 | 33 132 | – | 33 132 | – | – | – | – | – | – | – | – |
| Accrued expenses without capital taxes | 125 748 | 125 748 | – | 125 748 | – | – | – | – | – | – | – | – |
| Other current liabilities | 18 223 | 18 223 | – | 18 223 | – | – | – | – | – | – | – | – |
| Non-current financial liabilities without leasing | 4 348 679 | 4 617 212 | 26 403 | – | 25 442 | – | 51 459 | 282 500 | 128 612 | 2 264 945 | 35 351 | 1 802 500 |
| Leasing liabilities | 254 886 | 403 888 | 1 950 | 3 018 | 1 936 | 3 033 | 3 835 | 3 799 | 11 234 | 9 770 | 130 047 | 235 266 |
| Total non-derivative financial liabilities | 5 860 300 | 6 300 617 | 34 750 | 290 916 | 30 722 | 389 033 | 59 805 | 582 929 | 153 252 | 2 274 715 | 171 729 | 2 312 766 |
| Derivatives with negative fair value | 9 345 | 9 571 | –215 | – | 304 | – | 2 308 | – | 7 174 | – | – | – |
| Total derivative financial liabilities | 9 345 | 9 571 | –215 | – | 304 | – | 2 308 | – | 7 174 | – | – | – |
| Total financial liabilities | 5 869 645 | 6 310 188 | 34 535 | 290 916 | 31 026 | 389 033 | 62 113 | 582 929 | 160 426 | 2 274 715 | 171 729 | 2 312 766 |

– The weighted average residual term to maturity of all interest-bearing financial liabilities was 4.3 years [4.6 years] due to the contractual maturities.

Reconciliation of cash flow from financing activities

| in CHF 1000 | 31.12.2023 | Issuance | Repayment | No cash effect | 31.12.2024 |
|--|------------------|----------------|-----------------|----------------|------------------|
| Mortgage-backed loans | 745 495 | – | –96 025 | – | 649 470 |
| Unsecured loans (incl. private placements) | 1 891 245 | 320 647 | –516 000 | – | 1 695 892 |
| Convertible bonds/loans | 582 929 | – | – | 16 151 | 599 080 |
| Bonds (incl. green bonds) | 2 208 643 | 433 873 | –290 000 | 78 | 2 352 594 |
| Lease liabilities ¹ | 254 885 | – | –6 397 | –7 642 | 240 846 |
| Other financial liabilities | 9 345 | – | – | 13 296 | 22 641 |
| Total financial liabilities | 5 692 542 | 754 520 | –908 422 | 21 883 | 5 560 523 |

¹ The "no cash effect" column contains the addition of lease liabilities from the purchase of Fundamenta Group, which is reported in the consolidated cash flow statement under acquisitions of group companies.

| in CHF 1 000 | 31.12.2022 | Issuance | Repayment | No cash effect | 31.12.2023 |
|--|------------------|------------------|-----------------|----------------|------------------|
| Mortgage-backed loans | 745 520 | – | –25 | – | 745 495 |
| Unsecured loans (incl. private placements) | 1 872 000 | 636 245 | –617 000 | – | 1 891 245 |
| Convertible bonds/loans | 542 678 | 270 863 | –247 026 | 16 414 | 582 929 |
| Bonds (incl. green bonds) | 2 059 187 | 149 565 | – | –109 | 2 208 643 |
| Lease liabilities ¹ | 286 039 | – | –7 460 | –23 694 | 254 885 |
| Other financial liabilities | – | – | – | 9 345 | 9 345 |
| Total financial liabilities | 5 505 424 | 1 056 673 | –871 511 | 1 956 | 5 692 542 |

¹ The "no cash effect" column contains the disposal of lease liabilities from the sale of the Wincasa Group, which is reported in the consolidated cash flow statement under divestments of group companies.

- The borrowing and redemption of current financial liabilities (less than three months) are shown net.

6.2 Financial result

We recognise in profit or loss borrowing costs that do not qualify for capitalisation, using the effective interest rate method.

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Interest expenses financial liabilities | –58 461 | –63 814 |
| Interest expenses leasing | –3 964 | –3 894 |
| Negative fair value measurement of financial instruments | –14 300 | –13 200 |
| Interest expense from designated hedging relationships | –27 | –1 163 |
| Amortisation of issue expenses bonds and convertible bonds/loans | –2 479 | –3 029 |
| Capitalised borrowing costs ¹ | 6 309 | 2 354 |
| Other financial expenses | –4 451 | –4 650 |
| Total financial expenses | –77 373 | –87 396 |

¹ An average financing cost rate of 1.17% [1.08%] was used for capitalised borrowing costs.

- The negative fair value valuation is a result of the conversion option of the outstanding convertible bond and convertible loan, which increased in value due to the favourable performance of our share price (a liability for us). In the event of a conversion before maturity, positive net financial income would result as the fair value of the derivative would be released with an effect on net income. Further information on embedded derivatives in connection with our convertible bonds/loans is disclosed in note 8.

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Interest income | 350 | 111 |
| Dividend income on securities and financial investments | 143 | 170 |
| Interest income from designated hedging relationships | 106 | 204 |
| Other financial income | 472 | 293 |
| Total financial income | 1 071 | 778 |

6.3 Pledged assets

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--|------------|------------|
| Fair value of affected investment properties | 1 823 213 | 1 647 871 |
| Nominal value of pledged mortgage notes | 849 545 | 754 685 |
| Current claim (nominal) | 745 495 | 649 470 |

6.4 Shareholders' equity

Shareholders' equity

We divide shareholders' equity into share capital, capital reserves, treasury shares, revaluation reserves and retained earnings. We recognise the nominal share capital in share capital. We recognise revaluation gains of owner-occupied properties in the revaluation reserves to the extent they exceeded previous impairments. Impairments of owner-occupied properties first reduce the revaluation reserves; impairments in excess of this are recognised affecting net income. We recognise gains/losses in retained earnings. Remeasurements of net defined benefit assets/obligations recognised in other comprehensive income as well as cash flow hedges and the related deferred taxes are charged/credited to retained earnings. We charge dividend payments to the profit reserves and capital reserves. We offset all other changes in capital with the capital reserves.

Treasury shares

We measure treasury shares at cost and recognise them as a negative item in shareholders' equity. Following initial measurement, we do not undertake any subsequent measurement of our treasury shares. We book any profit of sale to the capital reserves.

Share capital

| | Number of registered shares issued | Nominal value in CHF | in CHF 1 000 |
|---|--|----------------------------|----------------|
| Share capital as at 01.01.2023 | 76 718 604 | 2.00 | 153 437 |
| Share capital as at 31.12.2023 | 76 718 604 | 2.00 | 153 437 |
| Capital increase (acquisition Fundamenta Group) | 588 942 | 2.00 | 1178 |
| Share capital as at 31.12.2024 | 77 307 546 | 2.00 | 154 615 |

- The 514 [50] treasury shares held at 31 December 2024 were not entitled to dividends. As at the balance sheet date, the dividend-entitled share capital of CHF 154.614 million [CHF 153.437 million] therefore comprised 77 307 032 [76 718 554] registered shares.
- Since 21 March 2023, the Company has had a capital band of between CHF 145.765 million (floor) and CHF 168.781 million (ceiling). Until 21 March 2028, the share capital can be increased once or several times and in any amounts by a maximum of 7 082 918 shares (CHF 14.166 million) or reduced by a maximum of 4 424 872 shares (CHF 8.850 million).
- The share capital can be increased from conditional capital by 6 227 745 shares (CHF 12.455 million); in accordance with Art. 3c of the Articles of Association, a total maximum of 7 671 860 shares may be issued from conditional capital or the capital band by 21 March 2028 or the earlier expiry of the capital band.
- In 2024, 588 942 shares were issued in connection with the acquisition of the Fundamenta Group. Accordingly, a maximum of 7 082 918 shares can still be issued in future.

Capital reserves

| | in CHF 1000 |
|--|----------------|
| Capital reserves as at 01.01.2023 | 995 605 |
| Distribution from capital contribution reserves | – 130 397 |
| Share-based compensation | 61 |
| Income from delivery of treasury shares relating to share-based compensation | – 207 |
| Capital reserves as at 31.12.2023 | 865 062 |
| Distribution from capital contribution reserves | – 130 421 |
| Capital increase on 10.04.2024 | 47 337 |
| Share-based compensation | – 277 |
| Income from delivery of treasury shares relating to share-based compensation | – 41 |
| Capital reserves as at 31.12.2024 | 781 660 |

- Capital reserves are based on above-par issues on foundation, on capital increases as well as changes from trading with subscription rights, treasury shares and share-based compensation.
- As at the balance sheet date, Swiss Prime Site AG's reserves consisted of a non-distributable amount (legal reserves) of CHF 30.923 million (CHF 30.687 million).

Treasury shares

| | in CHF 1000 |
|---|---------------|
| Treasury shares as at 01.01.2023 | – 1374 |
| Purchase of treasury shares, 33 500 shares, CHF 80.57 average transaction price | – 2 699 |
| Share-based compensation, 48 169 shares, CHF 80.18 average transaction price | 3 862 |
| Income from delivery of treasury shares relating to share-based compensation | 207 |
| Treasury shares as at 31.12.2023 | – 4 |
| Purchase of treasury shares, 54 815 shares, CHF 88.20 average transaction price | – 4 835 |
| Share-based compensation, 54 351 shares, CHF 87.44 average transaction price | 4 753 |
| Income from delivery of treasury shares relating to share-based compensation | 41 |
| Treasury shares as at 31.12.2024 | – 45 |

- As at balance sheet date, the group companies hold 514 shares [50 shares] in Swiss Prime Site AG.

7 Platform costs

7.1 Personnel costs

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Wages and salaries | – 67 423 | – 68 366 |
| Social security expenses | – 4 660 | – 5 789 |
| Pension plan expenses | – 2 768 | – 6 401 |
| Other personnel expenses | – 4 826 | – 4 839 |
| Total personnel costs | – 79 677 | – 85 395 |
| Number of employees as at 31.12. | 674 | 497 |
| Number of full-time equivalents as at 31.12. | 570 | 436 |

7.2 Other operating expenses

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Expenses for tangible assets and IT | – 7 778 | – 8 125 |
| Non-life insurance, fees | – 758 | – 1 144 |
| Capital taxes | – 2 144 | – 2 651 |
| Administrative expenses | – 7 260 | – 4 526 |
| Consultancy and audit costs | – 10 527 | – 8 613 |
| Marketing | – 3 150 | – 2 796 |
| Collection and bad debt-related losses | 1 620 | – 1 101 |
| Total other operating expenses | – 29 997 | – 28 956 |

7.3 Income taxes

Income taxes

We recognize current income taxes and deferred taxes under income taxes. Current income taxes comprise the expected tax liability on the taxable profit calculated at the tax rates applicable on the balance sheet date, property gains taxes on real estate sales and adjustments to tax liabilities or tax assets for previous years.

Deferred taxes are calculated based on the temporary valuation differences between the book value and the tax base of a balance sheet item (balance sheet liability method). In the calculation, we take account of the expected date of reconciliation of the temporary differences and use the tax rates applicable or determined at the balance sheet date.

We calculate deferred taxes on temporary valuation differences in the property portfolio per property in accordance with the cantonal legislation. We review the applied calculation parameters (especially the tax rates) at least once a year and adapt them if necessary. Cantons with a one-tier tax system charge a separate property gains tax. In addition to ordinary property gains tax, this includes speculative surcharges or duration of ownership deductions (based on the effective holding period). The longer the duration of ownership, the lower the property gains tax. In the case of properties held for sale, we use the effective holding period in the calculation. For other types of properties, we assume a duration of ownership of 20 years or use the effective holding period if it is more than 20 years. Estimating the minimum holding period is subject to considerable discretion.

Where the positive revaluations of properties according to IFRS versus the tax bases are due to recaptured depreciation, the taxes are calculated separately for each property after the deduction of property gains tax and using cantonal tax rates. In the case of positive revaluations exceeding the recapturable depreciation, the taxes are calculated with property gains tax rates including surcharges and discounts in cantons with a one-tier tax system. For cantons that do not levy any special taxes, the taxes are calculated at cantonal rates.

We recognise tax effects from losses carried forward and tax credits as deferred tax assets if it is likely that the losses carried forward can be offset against future profits within the stipulated statutory periods.

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Current income taxes of the reporting period | – 30 512 | – 53 270 |
| Adjustments for current income taxes of other accounting periods | – 117 | 748 |
| Total current income taxes | – 30 629 | – 52 522 |
| Deferred taxes resulting from revaluation and depreciation | 17 816 | – 59 462 |
| Deferred taxes resulting from the sale of investment properties | 15 071 | 30 342 |
| Deferred taxes resulting from tax rate changes | 2 147 | – 845 |
| Deferred taxes resulting from losses carried forward | 6 129 | – 2 628 |
| Deferred taxes from other temporary differences | – | 706 |
| Total deferred taxes | 41 163 | – 31 887 |
| Total income taxes | 10 534 | – 84 409 |

Numerical reconciliation of income taxes

Factors leading to the deviation of the effective tax burden from the average tax rate of 20% [20%]:

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Profit before income taxes | 76 160 | 444 659 |
| Income taxes at average tax rate of 20% | – 15 232 | – 88 932 |
| Taxes at other rates (including property gains taxes) | 12 874 | 3 830 |
| Deferred taxes resulting from tax rate changes | 2 147 | – 845 |
| Adjustment for current income taxes for other accounting periods | – 117 | 748 |
| Effect of unrecognised losses carried forward (usage) | 4 733 | – |
| Effect of unrecognised losses carried forward (recognition) | 6 129 | 790 |
| Total income taxes | 10 534 | – 84 409 |

Deferred income tax assets

| in CHF 1000 | 31.12.2023 | 31.12.2024 |
|---|--------------|--------------|
| Taxable losses carried forward of group companies | 48 302 | 30 651 |
| Possible tax effect on taxable losses carried forward at expected tax rate | 9 491 | 6 023 |
| Losses carried forward which can in all probability be offset with future profits | – 32 133 | – 18 758 |
| Total recognised deferred tax assets at expected tax rate | – 6 315 | – 3 686 |
| Total deferred tax assets not recognised at expected tax rate | 3 176 | 2 337 |
| Recognised deferred tax assets on losses carried forward | 6 315 | 3 686 |
| Other deferred income tax assets | 1 940 | 5 029 |
| Total deferred income tax assets | 8 255 | 8 715 |

- In the previous year, deferred tax liabilities of CHF 3.203 million were created with the IAS 19 pension assets of CHF 15.656 million (see note 7.3). In connection with this, deferred tax assets were recognised from losses carried forward of CHF 2.384 million that would not have been capitalised without the corresponding deferred tax liabilities. In the reporting year, the pension assets (see note 9.7) were increased to CHF 16.744 million and the related deferred tax liabilities increased to CHF 2.506 million. For that reason, the recognised losses carried forward likewise increased, to CHF 3.686 million. Despite this, there was a decrease in loss carried forward in the reporting year as CHF 3.931 million in loss carried forward was used that had been recognised in the previous year.

Expiring taxable loss carryforwards

The expiry of taxable loss carryforwards of group companies for which no deferred tax assets were recognised is as follows:

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--|---------------|---------------|
| After 1 year | – | – |
| After 2 years | – | – |
| After 3 years | – | – |
| After 4 years | – | – |
| After 5 years | – | 11 893 |
| After 6 years | 16 169 | – |
| After 7 or more years | – | – |
| Total expiring taxable losses carried forward | 16 169 | 11 893 |

- The change between the reporting year and previous period is due to the recognition and use of losses carried forward in the current financial year.

Deferred tax liabilities

| in CHF 1 000 | 2023 | 2024 |
|---|------------------|------------------|
| Deferred tax liabilities as at 01.01. | 1 328 320 | 1 293 330 |
| Change due to acquisitions/divestments of group companies | 21 | 5 503 |
| Change due to revaluation and depreciation, net, recognised in income statement | – 17 989 | 59 462 |
| Change due to revaluation, net, recognised in other comprehensive income | 196 | 979 |
| Change through property disposals | – 15 071 | – 30 342 |
| Tax rate changes | – 2 147 | 845 |
| Other changes | – | – 706 |
| Deferred tax liabilities as at 31.12. | 1 293 330 | 1 329 071 |

- We calculated deferred taxes on temporary valuation differences in the property portfolio using cantonal tax rates of 4.4% to 15.6% [4.4% to 14.4%] and property gains tax rates of 5.0% to 40.0% [5.0% to 40.0%].
- We calculated deferred taxes on properties based on the assumption that the minimum duration of ownership is 20 years. Given a holding period of 15 years, the relevant deferred tax liabilities on future property gains would have been roughly 2.4% higher. Given a reduction of the holding period to ten years, these liabilities would have been around 4.2% higher.

Origin of deferred tax assets and liabilities

| in CHF 1000 | 31.12.2023 | | 31.12.2024 | |
|---|---------------|-----------------|---------------|-----------------|
| | Asset | Liability | Asset | Liability |
| Valuation differences properties | - | 1286 100 | - | 1316 908 |
| Leasing | 50 977 | 50 971 | 48 169 | 48 167 |
| Net defined benefit assets/liabilities | 71 | 3 203 | 501 | 3 850 |
| Tax losses capitalised | 6 315 | - | 3 686 | - |
| Intangible assets | - | 2 514 | - | 7 622 |
| Derivative financial instruments | 1 869 | - | 4 528 | - |
| Other | - | 1 519 | - | 693 |
| Total | 59 232 | 1344 307 | 56 884 | 1377 240 |
| Offsetting and reclassification | -50 977 | -50 977 | -48 169 | -48 169 |
| Total deferred tax asset/liability | 8 255 | 1293 330 | 8 715 | 1329 071 |

8 Financial risk management

Swiss Prime Site is exposed to a large number of financial opportunities and risks in achieving its corporate goals. To achieve these goals and ensure the financial stability of the company, effective risk management is essential. We apply our risk management framework for that purpose, as described in the sustainability report.

In this section, we focus on financial risks according to IFRS 7 and allocate them to the following categories:

| Risk category | General description of the risk category |
|----------------|--|
| Market risk | We understand market risk to mean the risk that the future cash flows or fair value will change due to market changes. |
| Liquidity risk | We understand liquidity risk to mean the risk that we cannot meet our financial obligations. |
| Default risk | We understand default risk to mean the risk that our business partners cannot meet their contractual obligations and we suffer a financial loss. |

| Risk | Measures | Financial impacts |
|--|---|--|
| – Rising discount rates have a significant negative impact on the fair value of our properties (market risk). | <ul style="list-style-type: none"> – To limit the impact, we attach importance to having a strong financing structure. – In most cases, we enter into indexed rental contracts with our tenants. – We monitor and optimise our loan-to-value ratio and diversify our property portfolio. | <ul style="list-style-type: none"> – We disclose the financial impact of changes in discount rates on our property portfolio in the sensitivity analyses in the Financial Report, in section 5.2 «Properties». |
| – Rising interest rates adversely affect our income statement (market risk). | <ul style="list-style-type: none"> – The balanced maturity profile of our financial liabilities enables us to smooth out interest rate fluctuations. We also ensure a safe mix between variable and fixed interest financial liabilities. – Partial interest fixing of variable interest-bearing financial liabilities by means of interest rate swaps. | <ul style="list-style-type: none"> – If the interest rate changes by +/- 0.5% for variable interest financial liabilities, the future annual interest expense will change by +/- CHF 3.454 million [CHF 3.606 million]. – We disclose financial liabilities broken down by interest rate in the Financial Report, in section 6.1. «Financial liabilities». – Fixing of the interest rate to the end of 2028 for a volume of CHF 400 million. We disclose further information in the section «Derivative financial instruments». |
| – Market changes make it harder to refinance our financial liabilities/We cannot meet the covenants of our financing (liquidity risk). | <ul style="list-style-type: none"> – Ongoing optimisation of the mix of equity and debt capital to strengthen financial stability and increase financial flexibility by replacing secured borrowing with unsecured. – We plan our financial liabilities with a balanced maturity profile, a diversified mix of financial instruments and diversification of lenders. – We regularly review whether we are meeting the agreed financial covenants for the financing raised and take account of them in our business planning. | <ul style="list-style-type: none"> – Important financial covenants for our financing are the debt ratio, the interest coverage ratio and the proportion of secured borrowing (permitted security). We disclose information about this in the Financial Report, in section 6.1. «Financial liabilities». – We disclose the future cash outflows from financial liabilities in the Financial Report in section 6.1 «Financial liabilities». |
| – Short-term capital requirement is not covered (liquidity risk). | <ul style="list-style-type: none"> – We have committed, undrawn credit facilities that we can draw on any time. | <ul style="list-style-type: none"> – We disclose the current committed, undrawn credit facilities in the financial report in section 6.1. «Financial liabilities». |
| – Our tenants cease to meet their contractual obligations (default risk). | <ul style="list-style-type: none"> – A balanced tenant mix, avoiding dependency on major tenants, active credit control and the obtaining of security deposits reduce the default risk. | <ul style="list-style-type: none"> – Our tenants pay us the rent in five [five] days on average. |
| – Our partner banks cease to meet their contractual obligations (default risk). | <ul style="list-style-type: none"> – Cash is only invested with first-class Swiss banking institutions regulated by FINMA. | <ul style="list-style-type: none"> – No material financial impact. |
| – Our other customers and partners cease to meet their contractual obligations (default risk). | <ul style="list-style-type: none"> – We primarily work on a long-term basis with institutional clients, for which we also often handle treasury operations. – For construction and planning services, we have an active construction controlling and we secure ourselves with guarantees. | <ul style="list-style-type: none"> – No material financial impact. |

We have the following maximum default risk:

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--|----------------|---------------|
| Bank deposit and fixed term deposits | 20 378 | 23 455 |
| Receivables | 106 615 | 31 940 |
| Accrued income and prepaid expenses without capital tax assets | 19 681 | 22 634 |
| Non-current financial assets | 12 016 | 12 321 |
| Total risk | 158 690 | 90 350 |

- We are not exposed to any material currency risk because we mainly operate in Switzerland and do not conduct material transactions in foreign currency.

Derivative financial instruments

Our derivative financial instruments are used for the purpose of partial interest-fixing on variable interest-bearing financial liabilities. They are measured at fair value. When they have a positive fair value, they are recognised in the balance sheet as financial investments, and when they have a negative fair value, they are recognised in the balance sheet as financial liabilities. The valuation is performed by the broker and we undertake a plausibility check. We apply hedge accounting: fair value adjustments of derivatives with effective hedging of future cash flows are recorded in shareholders' equity as hedging reserve via other comprehensive income. These reserves are reclassified into the income statement at the time at which the hedged cash flows influence the income statement.

Embedded derivative financial instruments from compound financial instruments are separated from the basic contract and valued at fair value, if the criteria for a separation according to IFRS 9 are met.

- As at 20 July 2023, we concluded an interest rate swap with a constant contract value over the period of CHF 200 million, fixed interest of 1.735% and a term to 1 December 2028. A further interest rate swap followed as at 7 November 2023 with a constant contract value over the period of CHF 200 million, fixed interest of 1.350% and a term to 1 December 2028. The hedging relationships are 100% effective. This resulted in a reclassification of the hedging reserves from the designated hedging relationships to net financial income in the reporting period, in the net amount of CHF –0.959 million [CHF 0.079 million]. As per the balance sheet date, the hedging reserves reported in retained earnings amount to CHF 18.113 million [CHF 7.476 million]. The fair values of the interest rate swaps amount to CHF 22.641 million [CHF 9.345 million].
- The conversion option of our convertible loan with a term to 2030 constitutes an embedded derivative, which is to be valued separately from the basic contract. This embedded derivative has a book value of CHF –41.250 million [CHF –28.050 million] as at the balance sheet date.
- The fair value of the interest rates swaps is determined by the sum of future, discounted fixed and variable cash flows. The variable cash flows are based on the SARON forwards applicable on the valuation date, and the discount rates on the SARON swap curve applicable on the valuation date. If the interest rate changed by +50 basis points, the fair value liability of the interest rate swaps would reduce by CHF 7.903 million [CHF 9.386 million]. If the interest rate changed by –50 basis points, the fair value liability of the interest rate swaps would increase by CHF 8.093 million [CHF 9.837 million]. The change in value would be recorded via shareholders' equity with no effect on net income.
- The fair value of the embedded derivative is calculated as the difference between the fair value of the convertible loan and the bond floor. The bond floor equates to the present value of all future cash flows (coupons and redemption value). If the share price changed by +CHF 5, the fair value of the embedded derivative would increase by CHF 12.375 million [CHF 14.516 million]. If the share price changed by –CHF 5, the fair value of the embedded derivative would reduce by CHF 10.175 million [CHF 9.987 million]. Any value change would be recorded with a full effect on net income.

9 Other disclosures

9.1 Accounts receivable

We measure accounts receivable at amortised cost, which is usually the nominal value. We assess the individual receivables for their collectibility and recognise any necessary loss allowances. The loss allowances are calculated in the extent of the expected credit losses.

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|----------------------------------|---------------|---------------|
| Accounts receivable (gross) | 33 065 | 37 034 |
| Impairments | – 4 533 | – 6 157 |
| Total accounts receivable | 28 532 | 30 877 |

– Most of the accounts receivable related to claims for rent and ancillary costs.

Maturities of receivables

| in CHF 1 000 | 31.12.2023 Gross receivables | Impairments | 31.12.2024 Gross receivables | Impairments |
|--|------------------------------------|----------------|------------------------------------|----------------|
| Not yet due | 21 001 | – | 17 358 | – |
| Due between 1 and 30 days | 3 358 | – 129 | 6 276 | – 602 |
| Due between 31 and 90 days | 2 513 | – 202 | 5 521 | – 824 |
| Due between 91 and 120 days | 254 | – 107 | 618 | – 292 |
| Due for more than 120 days | 5 939 | – 4 095 | 7 261 | – 4 439 |
| Total gross receivables and impairments | 33 065 | – 4 533 | 37 034 | – 6 157 |

9.2 Inventories

We recognise inventories at average cost, but no higher than the net realisable value. We additionally write down goods that are hard to sell or have a long storage period.

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--------------------------|---------------|--------------|
| Merchandise | 39 570 | 10 911 |
| Other inventories | 20 | 2 |
| Impairments | – 2 865 | – 4 257 |
| Total inventories | 36 725 | 6 656 |

– In the reporting year, impairments in the amount of CHF 1.372 million [CHF 6.501 million] were reversed and new impairments in the amount of CHF 2.764 million [CHF 0.628 million] were recognised on inventories as at balance sheet date.

9.3 Tangible assets and intangible assets

Tangible assets

We recognise tangible assets at acquisition or production cost less accumulated depreciation and any impairments. We charge expenses for repairs and maintenance directly to the consolidated income statement.

Intangible assets

We recognise intangible assets at cost less accumulated amortisation and any impairments.

Depreciation and amortisation

We allocate depreciation and amortisation on a straight-line basis over the economically useful life. We depreciate tenants' improvements and furniture over eight years and hardware over five years. Software is amortised over five years or over the economically useful life, if shorter. The fund contract is amortised over 20 years. Customer bases have an amortisation period of 3 to 20 years and brands an amortisation period of 10 years.

Impairment

We assess the recoverability of tangible assets and intangible assets whenever changed circumstances or events indicate the possibility of an overvaluation of the carrying amount. If the carrying amount exceeds the recoverable amount, we recognise an impairment.

| in CHF 1 000 | Tenants' improvements | Moveable assets | Total tangible assets |
|--|-----------------------|-----------------|-----------------------|
| Cost as at 01.01.2024 | 32 917 | 35 293 | 68 210 |
| Additions | 50 | 304 | 354 |
| Additions from acquisitions | 777 | 377 | 1 154 |
| Disposals | - 733 | - 358 | - 1 091 |
| Cost as at 31.12.2024 | 33 011 | 35 616 | 68 627 |
| Cumulative depreciation and impairment as at 01.01.2024 | 32 447 | 35 167 | 67 614 |
| Depreciation | 465 | 232 | 697 |
| Disposals | - 613 | - 329 | - 942 |
| Cumulative depreciation and impairment as at 31.12.2024 | 32 299 | 35 070 | 67 369 |
| Total as at 31.12.2024 | 712 | 546 | 1 258 |

| in CHF 1 000 | Fund contract | Customer bases | Brand names | Software | Total intangible assets |
|--|---------------|----------------|--------------|---------------|-------------------------|
| Cost as at 01.01.2024 | 18 624 | - | - | 10 012 | 28 636 |
| Additions | - | - | - | 513 | 513 |
| Additions from acquisitions | - | 38 801 | 3 617 | 20 | 42 438 |
| Cost as at 31.12.2024 | 18 624 | 38 801 | 3 617 | 10 545 | 71 587 |
| Cumulative amortisation and impairment as at 01.01.2024 | 1 862 | - | - | 9 232 | 11 094 |
| Amortisation | 932 | 1 725 | 271 | 296 | 3 224 |
| Cumulative amortisation and impairment as at 31.12.2024 | 2 794 | 1 725 | 271 | 9 528 | 14 318 |
| Total as at 31.12.2024 | 15 830 | 37 076 | 3 346 | 1 017 | 57 269 |

- The additions of the customer bases and brands in the reporting period occurred in connection with the acquisition of the Fundamenta Group (see note 9.10).

| in CHF 1 000 | Tenants' improvements | Moveable assets | Total tangible assets |
|--|--------------------------|--------------------|-----------------------------|
| Cost as at 01.01.2023 | 40 080 | 52 243 | 92 323 |
| Additions | 98 | 72 | 170 |
| Disposals | -1 008 | -3 694 | -4 702 |
| Disposals from divestments | -6 253 | -13 328 | -19 581 |
| Cost as at 31.12.2023 | 32 917 | 35 293 | 68 210 |
| Cumulative depreciation and impairment as at 01.01.2023 | 37 895 | 50 536 | 88 431 |
| Depreciation | 371 | 473 | 844 |
| Disposals | -1 008 | -3 694 | -4 702 |
| Disposals from divestments | -4 811 | -12 148 | -16 959 |
| Cumulative depreciation and impairment as at 31.12.2023 | 32 447 | 35 167 | 67 614 |
| Total as at 31.12.2023 | 470 | 126 | 596 |

| in CHF 1 000 | Fund contract | Customer bases | Brand names | Software | Total intangible assets |
|--|---------------|-------------------|-------------|---------------|-------------------------------|
| Cost as at 01.01.2023 | 18 624 | - | - | 78 028 | 96 652 |
| Additions | - | - | - | 2 802 | 2 802 |
| Disposals | - | - | - | -20 608 | -20 608 |
| Disposals from divestments | - | - | - | -50 210 | -50 210 |
| Cost as at 31.12.2023 | 18 624 | - | - | 10 012 | 28 636 |
| Cumulative amortisation and impairment as at 01.01.2023 | 931 | - | - | 63 454 | 64 385 |
| Amortisation | 931 | - | - | 1 703 | 2 634 |
| Disposals | - | - | - | -20 608 | -20 608 |
| Disposals from divestments | - | - | - | -35 317 | -35 317 |
| Cumulative amortisation and impairment as at 31.12.2023 | 1 862 | - | - | 9 232 | 11 094 |
| Total as at 31.12.2023 | 16 762 | - | - | 780 | 17 542 |

9.4 Leasing

Swiss Prime Site as lessor

As a rule, property leases and land lease contracts are operating lease contracts, which are generally recognised in the consolidated income statement using the straight-line method over the duration of the contract. In some of the rental contracts, target turnovers have been agreed upon with the tenants (i.e. turnover rents). If these are exceeded on an annual basis, the resulting rental income is booked or accrued in the reporting year.

Swiss Prime Site as lessee

Our rights-of-use that are recognised can be broken down into two categories: right-of-use from land lease contracts and right-of-use from the leasing of office space.

For low-value assets and leases with terms of less than 12 months, no right-of-use or lease liabilities were recognised in the balance sheet.

The right-of-use from office space are depreciated on a straight-line basis over their economically useful life. In accordance with IFRS 16 and IAS 40.50d, the right-of-use from land leases are reported gross by adding the fair value of the lease liability to the fair value of the property. The lease liabilities represent the present value of the expected future lease payments and are calculated using the effective interest rate method.

The right-of-use where we are a lessee have changed as follows:

| in CHF 1 000 | Land lease | Office Space | Total |
|-------------------------------|----------------|---------------|----------------|
| Total as at 01.01.2023 | 255 196 | 30 737 | 285 933 |
| Depreciation/revaluation | - 4 688 | - 4 312 | - 9 000 |
| Additions | - | 503 | 503 |
| Disposals from divestments | - | - 22 581 | - 22 581 |
| Total as at 31.12.2023 | 250 508 | 4 347 | 254 855 |
| Depreciation/revaluation | - 15 128 | - 3 436 | - 18 564 |
| Additions | - | 1 130 | 1 130 |
| Additions from acquisitions | - | 3 412 | 3 412 |
| Total as at 31.12.2024 | 235 380 | 5 453 | 240 833 |

- The interest expenses from lease liabilities for continuing operations recognised in the reporting period were CHF 3.894 million [CHF 3.964 million].
- The cash flow from leasing contracts for continuing and discontinued operations amounts to CHF 10.291 million [CHF 11.490 million].

9.5 Goodwill

We recognise goodwill from acquisitions at the residual value (difference between the purchase price and the fair value of the net assets acquired in accordance with IFRS 3). We do not periodically amortise goodwill. However, it is tested for impairment at least once a year. This impairment test is based on assumptions for calculating the value in use, such as growth rates and discount rates, and is based on the smallest identifiable cash generating unit (CGU) in accordance with IAS 36. It is possible that these assumptions will prove to be inaccurate in the future. Likewise, the actual cash flows may differ from the discounted projections.

| in CHF 1 000 | 2023 | 2024 |
|---|----------------|----------------|
| Cost as at 01.01. | 152 849 | 152 849 |
| Additions | | 154 228 |
| Cost as at 31.12. | 152 849 | 307 077 |
| Cumulative impairment as at 01.01. | - | - |
| Impairment | - | - |
| Cumulative impairment as at 31.12. | - | - |
| Total goodwill as at 31.12. | 152 849 | 307 077 |

The goodwill is to be allocated in full to the CGU Swiss Prime Site Solutions AG (part of the Asset Management segment). The CGU's recoverable amount is based on value in use.

The key assumptions underlying value in use are as follows:

- The cash flows are based on the business plan for the next five years, taking account of past experience. A constant growth rate of 2.5% [2.5%] was used for the cash flows of the periods following the detailed outlook. To estimate the cash flows, assumptions were made about future income from asset management such as management fees, buying and selling commissions, sales commissions and construction management fees. For each income type, the amount of the income depends on the forecast of factors such as assets under management, the transaction volume, the issuing volume or the construction volume.
- A pre-tax discount rate of 10.1% [10.5%] is applied for the CGU. The weighted average cost of capital (WACC) provide the basis for the pre-tax discount rate. This is comprised of the interest rate of a 10-year Swiss Confederation bond which is adjusted by a risk premium (determined by an external specialist based on a representative comparison group) and the current average borrowing costs.

The CGU's value in use is significantly higher than the corresponding carrying amount as at the balance sheet date. In the Executive Board's view, as at the balance sheet date, no realistically expectable changes in the key assumptions made could lead to the CGU's carrying amount exceeding the value in use. The impairment test was conducted in the fourth quarter of 2024. Goodwill was assessed as recoverable as part of that test.

The addition of goodwill in the reporting period is due to the acquisition of the Fundamenta Group (see note 9.10).

9.6 Accrued expenses

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|-------------------------------|----------------|----------------|
| Renovation and project costs | 102 644 | 93 719 |
| Cost of goods sold | 189 | - |
| Other operating expenses | 21 963 | 24 023 |
| Current capital taxes | 5 392 | 8 705 |
| Interests | 952 | 563 |
| Total accrued expenses | 131 140 | 127 010 |

9.7 Pension plan expenses

Our group companies maintain various pension fund schemes. These pension fund schemes are legally independent and financed from employer and employee contributions. In accordance with IAS 19, we treat basic insurance as a defined benefit pension plan and have the present value of the pension plans calculated by external experts in accordance with the projected unit credit method. By contrast, the 1e supplemental insurance is recorded as a defined contribution plan as its treatment as a defined benefit plan would not have a material effect on the consolidated financial statements. We record the difference between the fair value of the plan assets and the present value of benefit obligations in our balance sheet. We only recognise surpluses as net pension assets to the extent to which a future economic benefit arises for the Group in the form of lower contributions within the meaning of IFRIC 14.

- Swiss Prime Site ensures its employees have occupational pension insurance with regard to economic consequences of old age, disability and death within the framework of various pension schemes that are legally and financially separate from the employer.
- The occupational pension scheme operates on a funded basis. Individual retirement assets are saved during a working life, taking account of the insured annual salary and of the annual retirement credits plus interest. The lifelong retirement pension is calculated from the retirement assets available at the time of retirement, multiplied by the currently applicable pension conversion rate of 5.20% to 5.40% [5.20% to 5.25%].
- To finance the benefits, savings and risk contributions are collected from employees and employers as a percentage of the insured salary in accordance with the respective regulations or respective premium invoice of the collective foundation. At least 50% of the financing is provided by the employer.

Changes to the plan

In the reporting year, there were no changes to the plan.

As a consequence of the sale of the Wincasa Group/the planned closure of Jelmoli, there was a change from autonomously managed pension funds to a new pension solution in the previous year (with the exception of employees of Jelmoli AG, who will remain with the previous solution until the retail business closes). The effects of the sale in the previous year are shown in the following tables under «Change in scope of consolidation».

The new pension solution consists of basic insurance and flexible 1e supplemental insurance. The effect from the change to the plan was recorded with an effect on net income in the previous year as a past service cost. The basic insurance is classified as a defined benefit plan. In contrast, the 1e supplemental insurance is treated as a defined contribution plan for reasons of materiality.

Calculation assumptions

The following assumptions were used for the valuation of the occupational pension plans (weighted average values):

Assumptions

| | in | 31.12.2023 | 31.12.2024 |
|--|--------|------------|------------|
| Discount rate | % | 1.45 | 0.95 |
| Future salary increases | % p.a. | 1.50 | 1.50 |
| Future pension increases | % p.a. | – | – |
| Percentage of retirement benefits as pension upon retirement | % | 30.0 | 30.0 |
| Assumption to longevity of active insured persons with age of 45 (women) | years | 45.8 | 45.9 |
| Assumption to longevity of active insured persons with age of 45 (men) | years | 44.0 | 44.1 |
| Assumption to longevity of retirees with age of 65 (women) | years | 24.7 | 24.8 |
| Assumption to longevity of retirees with age of 65 (men) | years | 23.0 | 23.1 |

Development of the defined benefit obligations

| in CHF 1000 | 2023 | 2024 |
|--|----------------|----------------|
| Present value of defined benefit obligations as at 01.01. | 461 683 | 225 575 |
| Interest expense on defined benefit obligations | 6 550 | 3 216 |
| Current service cost (employer) | 8 915 | 5 321 |
| Contributions by plan participants | 6 990 | 3 540 |
| Benefits paid | – 25 433 | – 34 459 |
| Past service cost | – 3 437 | – |
| Effect of change to defined contribution pension solution | – 21 022 | – |
| Change in scope of consolidation | – 242 172 | 11 406 |
| Administration cost (excluding cost for managing plan assets) | 151 | 118 |
| Actuarial gain (–)/loss (+) on benefit obligations | 33 350 | 22 417 |
| Total present value of defined benefit obligations as at 31.12. | 225 575 | 237 134 |

– The present value of benefit obligations for actively contributing insured persons was CHF 105.361 million [CHF 103.533 million] and for pensioners was CHF 131.773 million [CHF 122.042 million].

Development of the plan assets

| in CHF 1000 | 2023 | 2024 |
|---|----------------|----------------|
| Fair value of plan assets as at 01.01. | 617 947 | 272 288 |
| Interest income on plan assets | 8 912 | 3 870 |
| Contributions by the employer | 9 598 | 4 614 |
| Contributions by plan participants | 6 990 | 3 540 |
| Benefits paid | – 25 433 | – 34 459 |
| Effect of change to defined contribution pension solution | – 22 291 | – |
| Change in scope of consolidation | – 319 789 | 9 729 |
| Return on plan assets excluding interest income | – 2 184 | 26 692 |
| Others | – 1 462 | – |
| Total fair value of plan assets as at 31.12. | 272 288 | 286 274 |

– We expect to make contributions of CHF 4.312 million [CHF 5.471 million] to defined benefit pension plans in the 2025 financial year.

Net defined benefit assets

| in CHF 1000 | 31.12.2023 | 31.12.2024 |
|--|---------------|---------------|
| Present value of defined benefit obligations | – 225 575 | – 237 134 |
| Fair value of plan assets | 272 288 | 286 274 |
| Overfund as at 31.12. | 46 713 | 49 140 |
| Adjustment due to asset ceiling | – 31 057 | – 32 396 |
| Net defined benefit assets | 15 656 | 16 744 |

The net pension plan assets of CHF 16.744 million [CHF 15.656 million] breaks down into CHF 19.250 million [CHF 16.015 million] in assets and CHF 2.506 million [CHF 0.359 million] in liabilities. The assets/economic benefit available were calculated in the form of decreased future contribution payments.

For various group companies, an asset results as at 31 December 2023 and as at 31 December 2024 that can only be recognised within the framework of the asset ceiling if there is a corresponding economic benefit. In accordance with IFRIC 14, an economic benefit arises when the expected contributions by the employer fall below the following year's service cost. The development of this asset ceiling is presented in the following table.

Development of the effect of the asset ceiling

| in CHF 1 000 | 2023 | 2024 |
|--|----------------|---------------|
| Asset ceiling as at 01.01. | 150 512 | 31 057 |
| Interest expense on effect of asset ceiling | 2 230 | 450 |
| Change in effect of asset ceiling excluding interest expense | -44 068 | 889 |
| Change in scope of consolidation | -77 617 | - |
| Total asset ceiling as at 31.12. | 31 057 | 32 396 |

Defined benefit cost / income

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Current service cost (employer) | -6 223 | -5 321 |
| Past service cost | 3 437 | - |
| Interest expense on defined benefit obligations | -4 799 | -3 216 |
| Interest income on plan assets | 6 619 | 3 870 |
| Interest expense on effect of asset ceiling | -1 690 | -450 |
| Administration cost (excluding cost for managing plan assets) | -112 | -118 |
| Total pension expense (-)/income (+) from defined benefit plans | -2 768 | -5 235 |
| Pension expenses from defined contribution plans | - | -1 166 |
| Total pension expense (-)/income (+) | -2 768 | -6 401 |

Remeasurement of net defined benefit obligations

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Actuarial gain (+)/loss(-) on defined benefit obligations | -33 350 | -22 417 |
| Return on plan assets excluding interest income | -2 184 | 26 692 |
| Change in effect of asset ceiling excluding interest expense | 44 068 | -889 |
| Effect of change to defined contribution pension solution | -1 269 | - |
| Other | -777 | - |
| Remeasurement of net defined benefit obligations recognised in other comprehensive income | 6 488 | 3 386 |

Actuarial gains or losses on defined benefit obligations

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Actuarial gain (+)/loss (-) arising from changes in financial assumptions | -15 225 | -10 722 |
| Actuarial gain (+)/loss (-) arising from changes in demographic assumptions | 65 | - |
| Actuarial gain (+)/loss (-) arising from experience adjustments | -18 190 | -11 695 |
| Total actuarial gain (+)/loss (-) on defined benefit obligations | -33 350 | -22 417 |

Development of the net defined benefit assets

| in CHF 1 000 | 2023 | 2024 |
|---|---------------|---------------|
| Net defined benefit assets as at 01.01. | 5 752 | 15 656 |
| Defined benefit cost (-)/income (+) recognised in the consolidated income statement | - 2 768 | - 5 235 |
| Defined benefit cost from discontinued operations | - 3 414 | - |
| Remeasurement of net defined benefit obligations recognised in other comprehensive income (OCI) | 6 488 | 3 386 |
| Contributions by the employer | 9 598 | 4 614 |
| Effect of business combinations and disposals | - | - 1 677 |
| Total net defined benefit assets as at 31.12. | 15 656 | 16 744 |

- The discount rate as at 31.12.2024 fell from 1.45% to 0.95% in comparison with the previous year. However, in addition to an increase in obligations, the economic benefit pursuant to IFRIC 14 has also increased. As a result, a large portion of the existing surplus on the IAS 19 balance sheet as at 31 December 2024 could be recognised due to the increased asset ceiling in contrast to the previous year, and thus a slightly higher asset was reported compared with the end of 2023. The value change was recorded in comprehensive income.

Asset structure of the plan assets (asset categories)

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|---|----------------|----------------|
| Cash and cash equivalents with quoted market price | 176 461 | 113 192 |
| Equity instruments with quoted market price | 31 672 | 68 111 |
| Equity instruments without quoted market price | 183 | - |
| Debt instruments (e.g. bonds) with quoted market price | 22 040 | 16 634 |
| Debt instruments (e.g. bonds) without quoted market price | 975 | 1 099 |
| Real estate with quoted market price | 15 089 | 62 777 |
| Real estate without quoted market price | 14 256 | 11 156 |
| Others with quoted market price | 3 875 | 6 821 |
| Others without quoted market price | 7 737 | 6 484 |
| Total plan assets at fair value | 272 288 | 286 274 |

Sensitivity analysis

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|---|-------------------|-------------------|
| Value of defined benefit obligations as at 31.12. | 225 575 | 237 134 |
| Defined benefit obligations as at 31.12. with discount rate -0.25% | 232 214 | 244 435 |
| Defined benefit obligations as at 31.12. with discount rate +0.25% | 219 356 | 230 274 |
| Defined benefit obligations as at 31.12. with life expectancy +1 year | 235 637 | 248 762 |
| Defined benefit obligations as at 31.12. with life expectancy -1 year | 215 269 | 225 269 |
| Service cost (employer) of next year with discount rate +0.25% | 4 661 | 5 008 |
| in years | 31.12.2023 | 31.12.2024 |
| Weighted average duration of defined benefit obligations | 11.7 | 12.0 |
| Weighted average duration of defined benefit obligations for active members | 14.3 | 15.2 |
| Weighted average duration of defined benefit obligations for pensioners | 9.4 | 9.5 |

9.8 Future obligations

Swiss Prime Site concluded agreements with various general contractors for the construction of new and modified buildings within the scope of its new construction activities and the restructuring and renovation of existing properties. The due dates for the respective residual payments for these general contractor agreements are as follows:

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--|----------------|----------------|
| 2024 | 146 670 | n.a. |
| 2025 | 32 748 | 116 955 |
| 2026 | 1 045 | 40 285 |
| 2027 | 319 | 3 810 |
| 2028 | – | 16 |
| 2029 | – | 602 |
| 2030 | – | 261 |
| Total future obligations based on total contractor agreements | 180 782 | 161 929 |

9.9 Transactions with related parties

The Board of Directors, Executive Board, pension fund foundations of the group, associates and their subsidiaries are all regarded as related parties.

Disclosure of the following fixed compensation to members of the Board of Directors and the fixed and variable compensation to the Executive Board was based on the accrual principle (i.e. recognised in the relevant period, regardless of cash flow).

Compensation to the Board of Directors and Executive Board

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Fixed compensation in cash, gross | 3 637 | 2 619 |
| Variable compensation in cash, gross | 1 119 | 952 |
| Share-based compensation | 1 776 | 1 553 |
| Other compensation components | 61 | 50 |
| Pension fund contributions | 362 | 193 |
| Other social security contributions | 328 | 278 |
| Total compensation to the Board of Directors and Executive Board | 7 283 | 5 645 |
| Expense allowance | 87 | 68 |

- The Board of Directors receives 50% of its compensation in the form of Swiss Prime Site AG shares. The shares are blocked for a period of three years [three years]. In the reporting year, we transferred 8 817 shares [9 751 shares] at a market value of CHF 0.797 million [CHF 0.800 million] to the members of the Board of Directors.
- The Executive Board receives variable compensation in cash as well as up to 48% [48%] of the base salary as performance share units (PSUs) as part of a long-term incentive plan (LTI). The number of PSUs are allocated using the 60-day volume-weighted average price (VWAP) from the previous year as at 31 December for the following financial year and are subject to a three-year vesting period. Earnings per share are used as a key performance indicator along with both the GRESB KPIs, the «GRESB Standing Investment score» and «GRESB Development score».
- In the reporting year, we allocated 10 015 [10 815] performance share units to the Executive Board. Recognition in the consolidated financial statements is spread over the three-year vesting period at the current price of CHF 85.05 [CHF 76.05] (stock exchange price on the grant date). The resulting expense booked in the consolidated income statement was CHF 0.834 million [CHF 1.020 million].

9.10 Scope of consolidation

Consolidation methods

In the consolidated financial statements, we consolidate the audited separate financial statements of Swiss Prime Site AG and its directly or indirectly controlled group companies. We have control over companies if we are exposed to variable returns from our involvement with the companies and we have the power to influence the companies. We consolidate these group companies using the full consolidation method. We have eliminated all significant transactions and assets between the individual group companies and any intercompany profits accordingly.

We account for companies that we do not control, but over which we exercise a significant influence, as associates using the equity method.

We measure companies in which we hold less than 20% of the shares at fair value through the income statement and recognise the asset position in securities or non-current financial investments.

Acquisitions

- To strengthen the Real Estate Asset Management business area (Asset Management segment), we acquired a 100% stake in the Fundamenta Group on 15 April 2024.
- The Fundamenta Group comprises, in particular, Fundamenta Group (Schweiz) AG and Fundamenta Group Deutschland AG, which manage a range of investment vehicles (listed real estate company Fundamenta Real Estate AG, investment foundation, promotion vehicles, funds, SICAV and direct mandates). The companies Fundamenta Consulting AG, Fundamenta Group Lux MLP Sàrl and Fundamenta Group Lux GP Sàrl were also acquired. All companies are direct or indirect subsidiaries of Fundamenta Group Immobilien Holding AG, of which 100% was acquired in the transaction. Real estate assets under management at the time of acquisition totalled around CHF 4.2 billion.
- The purchase price allocation was substantially complete as at the balance sheet date.
- Since its acquisition, the Fundamenta Group has contributed operating income of CHF 20.932 million, EBIT of CHF 8.863 million and profit of CHF 7.784 million towards the group result.
- Transaction costs amounted to CHF 1.115 million and were recognised in the consolidated income statement in consultancy expenditure under other operating expenses (reported in cash flow from operating activities).

The fair values of the identifiable assets and liabilities of the Fundamenta Group as at the acquisition date of 15 April 2024 are:

| in CHF 1 000 | 15.04.2024 |
|--|----------------|
| Cash | 3 666 |
| Receivables (no non-collectable receivables) | 3 420 |
| Accrued income and prepaid expenses | 1 202 |
| Tangible assets | 1 154 |
| Right-of-use assets | 3 412 |
| Intangible assets | 42 438 |
| Other assets | 551 |
| Total assets | 55 843 |
| Accrued expenses and deferred income | 2 149 |
| Net defined benefit liabilities | 1 677 |
| Lease liabilities | 3 412 |
| Other liabilities | 6 833 |
| Total liabilities | 14 071 |
| Total identified net assets at fair value | 41 772 |
| Purchase price in shares (588 942 shares of Swiss Prime Site AG) | 49 000 |
| Purchase price in cash | 147 000 |
| Goodwill | 154 228 |

Goodwill comprises assets that cannot be separately identified or reliably determined, stemming primarily from future estimated earnings and the expertise of employees. Goodwill is not tax deductible. The acquisition of the Fundamenta Group enables us to significantly increase our earnings and our assets under management, in addition to strengthening and expanding our strategic market position in the area of asset management (Asset Management segment).

Discontinued operations previous year

The group companies Wincasa AG and streamnow ag were sold to Implen AG in the previous year. The sale was announced in a press release on 30 March 2023. The closing of the contract and derecognition took place on 4 May 2023. Wincasa AG and streamnow ag are therefore still included for four months in the consolidated financial statements of the previous reporting year.

Assets and liabilities of the Wincasa Group as at the divestment date of 4 May 2023 were as follows:

| in CHF 1 000 | 04.05.2023 |
|--|----------------|
| Assets | |
| Cash | 160 461 |
| Receivables and short-term loans | 11 104 |
| Other current assets | 26 618 |
| Total current assets | 198 183 |
| Tangible assets | 2 622 |
| Right-of-use assets | 22 581 |
| Intangible assets | 14 893 |
| Other non-current assets | 14 |
| Total non-current assets | 40 110 |
| Total assets | 238 293 |
| Liabilities | |
| Accounts payable | 37 818 |
| Accrued expenses and deferred income | 7 465 |
| Lease liabilities | 22 684 |
| Other liabilities | 150 979 |
| Total liabilities | 218 946 |
| Net assets sold | 19 347 |
| Sales price in cash and cash equivalents | 170 500 |
| Transaction costs | – 5 465 |
| Sales result | 145 688 |

The following earnings and cash flows were generated from discontinued operations:

| in CHF 1000 | 01.01.– 04.05.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Earnings from discontinued operations | | |
| Income from real estate services | 51 457 | – |
| Other operating income | 2 055 | – |
| Operating income | 53 512 | – |
| Real estate costs | –3 472 | – |
| Personnel costs | –37 197 | – |
| Other operating expenses | –5 746 | – |
| Depreciation and amortisation | –3 256 | – |
| Capitalised own services | 768 | – |
| Operating expenses | –48 903 | – |
| Operating result (EBIT) | 4 609 | – |
| Financial expenses | –8 | – |
| Financial income | 135 | – |
| Profit before income taxes | 4 736 | – |
| Income taxes | –1 100 | – |
| Profit after income taxes | 3 636 | – |
| Gain on the disposal from discontinued operations before taxes | 145 688 | – |
| Profit attributable to shareholders of Swiss Prime Site AG from discontinued operations | 149 324 | – |
| Earnings per share (EPS) from discontinued operations, in CHF | 1.95 | – |
| Diluted earnings per share from discontinued operations, in CHF | 1.85 | – |
| Cash flow from discontinued operations | | |
| Cash flow from operating activities, net | 57 261 | – |
| Cash flow from investing activities, net | 111 068 | – |
| Cash flow from financing activities, net | –11 523 | – |

Fully consolidated investments in group companies (direct or indirect)

| Switzerland | Field of activity | 31.12.2023 Capital in CHF 1 000 | Shareholding in % | 31.12.2024 Capital in CHF 1 000 | Shareholding in % |
|--|--------------------|---------------------------------------|----------------------|---------------------------------------|----------------------|
| Akara Property Development AG, Zug | Asset management | 100 | 100.0 | 100 | 100.0 |
| Fundamenta Group Immobilien Holding AG, Zug ¹ | Asset management | n.a. | n.a. | n.a. | n.a. |
| Fundamenta Group (Schweiz) AG, Zug ² | Asset management | n.a. | n.a. | 200 | 100.0 |
| Fundamenta Consulting AG, Zug ² | Asset management | n.a. | n.a. | 100 | 100.0 |
| Jelmoli AG, Zurich | Retail | 6 600 | 100.0 | 6 600 | 100.0 |
| Swiss Prime Site Finance AG, Zug | Financial services | 100 000 | 100.0 | 100 000 | 100.0 |
| Swiss Prime Site Immobilien AG, Zurich | Real estate | 50 000 | 100.0 | 50 000 | 100.0 |
| Swiss Prime Site Management AG, Zug | Services | 100 | 100.0 | 100 | 100.0 |
| Swiss Prime Site Solutions AG, Zug | Asset management | 1 500 | 100.0 | 1 500 | 100.0 |
| Zimmermann Vins SA, Carouge | Real estate | 350 | 100.0 | 350 | 100.0 |

| Germany | | 31.12.2023 | Shareholding | 31.12.2024 | Shareholding |
|--|------------------|---------------------|---------------------|---------------------|---------------------|
| Field of activity | Capital | in EUR 1 000 | in % | Capital | in % |
| | | | | in EUR 1 000 | |
| Fundamenta Group Deutschland AG, Munich ² | Asset management | n.a. | n.a. | 50 | 100.0 |

| Luxembourg | | 31.12.2023 | Shareholding | 31.12.2024 | Shareholding |
|--|------------------|---------------------|---------------------|---------------------|---------------------|
| Field of activity | Capital | in EUR 1 000 | in % | Capital | in % |
| | | | | in EUR 1 000 | |
| Fundamenta Group Lux MLP Sàrl, Luxembourg ² | Asset management | n.a. | n.a. | 12 | 100.0 |
| Fundamenta Lux GP Sàrl, Luxembourg ² | Asset management | n.a. | n.a. | 13 | 100.0 |

¹ Acquisition as at 15.04.2024, merger in Swiss Prime Site Solutions AG as at 01.05.2024

² Acquisition as at 15.04.2024

Investments in associates valued according to the equity method

| | | 31.12.2023 | Shareholding | 31.12.2024 | Shareholding |
|-------------------------------|-----------------|---------------------|---------------------|---------------------|---------------------|
| Field of activity | Capital | in CHF 1 000 | in % | Capital | in % |
| | | | | in CHF 1 000 | |
| INOVIL SA, Lausanne | Parking | 5 160 | 27.1 | 5 160 | 27.1 |
| Parkgest Holding SA, Geneva | Parking | 4 750 | 38.8 | 4 750 | 38.8 |
| Flexoffice Schweiz AG, Zurich | Office services | 124 | 27.2 | 124 | 27.2 |

9.11 Classification and fair value financial instruments

| in CHF 1 000 | Fair value level 1 | Fair value level 2 | Fair value level 3 | Total levels | 31.12.2024 Book value |
|--|---------------------------|---------------------------|---------------------------|---------------------|------------------------------|
| Financial assets at amortised cost¹ | | | | | |
| Cash | | | | | 23 973 |
| Receivables | | | | | 31 940 |
| Accrued income and prepaid expenses without capital tax assets | | | | | 22 634 |
| Non-current financial assets | | | 250 | | 250 |
| Financial assets at fair value | | | | | |
| Securities | 356 | | | 356 | 356 |
| Non-current financial assets | | | 12 071 | 12 071 | 12 071 |
| Financial liabilities at amortised cost¹ | | | | | |
| Payables | | | | | 63 243 |
| Accrued expenses without capital tax liabilities | | | | | 118 305 |
| Mortgage-backed loans | | 653 644 | | 653 644 | 649 470 |
| Unsecured loans | | 1 696 862 | | 1 696 862 | 1 695 892 |
| Convertible bonds/loans | 617 833 | | | 617 833 | 599 080 |
| Bonds | 2 364 283 | | | 2 364 283 | 2 352 594 |
| Financial liabilities at fair value | | | | | |
| Derivative financial instruments | | | 22 641 | 22 641 | 22 641 |

| in CHF 1 000 | Fair value level 1 | Fair value level 2 | Fair value level 3 | Total levels | 31.12.2023 Book value |
|---|-----------------------|-----------------------|-----------------------|-----------------|--------------------------|
| Financial assets at amortised cost¹ | | | | | |
| Cash | | | | | 22 069 |
| Receivables | | | | | 106 615 |
| Accrued income and prepaid expenses without capital tax assets | | | | | 19 681 |
| Non-current financial assets | | | 800 | 800 | 800 |
| Financial assets at fair value | | | | | |
| Securities | 454 | | | 454 | 454 |
| Non-current financial assets | | | 11 216 | 11 216 | 11 216 |
| Financial liabilities at amortised cost¹ | | | | | |
| Payables | | | | | 51 355 |
| Accrued expenses without capital tax liabilities | | | | | 125 748 |
| Mortgage-backed loans | | 717 785 | | 717 785 | 745 495 |
| Unsecured loans | | 1 880 180 | | 1 880 180 | 1 891 245 |
| Convertible bonds/loans | 587 047 | | | 587 047 | 582 929 |
| Bonds | 2 137 024 | | | 2 137 024 | 2 208 643 |
| Financial liabilities at fair value | | | | | |
| Derivative financial instruments | | 9 345 | | | 9 345 |

¹ For items without fair value disclosure, the carrying amount is an adequate approximation of the fair value.

9.12 Major shareholders

| Major shareholders (shareholding interest > 3%) | 31.12.2023 Shareholding interest in % | 31.12.2024 Shareholding interest in % |
|---|--|--|
| UBS Fund Management (Switzerland) AG, Basel | 11.4 | 13.6 |
| BlackRock Inc., New York | > 10.00 | 9.7 |

9.13 Events after the balance sheet date

The consolidated financial statements were approved for publication by the Board of Directors on 4 February 2025.

No events occurred between 31 December 2024 and the date of approval of these consolidated financial statements that would result in adjustment of the carrying amounts of the Group's assets and liabilities as at 31 December 2024, or that would need to be disclosed at this point.

Definition of alternative performance measures

Cash yield

Distribution per share as a percentage of the share price at the end of the period.

Operating result before depreciation and amortisation (EBITDA)

Operating result before financial result and taxes (EBIT) plus depreciation and impairments on tangible assets as well as amortisation and impairments on intangible assets. Where indicated, revaluations of investment properties, results from investment property sales, income and costs from real estate developments and the sale of trading properties, were also deducted.

Operating result (EBIT) excluding revaluations

Operating result (EBIT) less revaluations of the fair value properties. Where indicated, results from investment property sales, income and costs from real estate developments and the sale of trading properties, were also deducted.

Equity ratio

Total shareholders' equity as a percentage of total assets.

Return on equity (ROE)

Profit (attributable to shareholders of Swiss Prime Site AG) divided by average equity (attributable to shareholders of Swiss Prime Site AG).

Return on equity (ROE) excluding revaluations and deferred taxes

Profit (attributable to shareholders of Swiss Prime Site AG) less revaluations of the fair value properties, valuation effects from embedded derivatives and deferred taxes, divided by average equity (attributable to shareholders of Swiss Prime Site AG). Where indicated, results from investment property sales, income and costs from real estate developments and the sale of trading properties, as well as current taxes from investment property sales, were also deducted.

EPRA like-for-like rental change

Shows the development of net rental income from the stock of investment properties that were under our operational control within two balance sheet dates. Changes from purchases, sales and developments are not taken into account.

EPRA NDV (net disposal value)

Determines equity per share based on a sales scenario. Deferred taxes are therefore recognised as they are under IFRS.

EPRA NRV (net reinstatement value)

Determines equity per share based on the assumption that no properties are ever sold. The NAV is therefore adjusted for deferred taxes, and the necessary incidental purchase expenses are added back. Captures the value of the assets that would be needed to rebuild Swiss Prime Site.

EPRA NTA (net tangible asset)

Determines equity per share on the assumption that properties are bought and sold in the same volumes as before. Some of the deferred taxes will therefore be crystallised through sales. However, based on our Company performance to date and our planning, the share of sales is low. Besides expected sales, intangible assets are fully excluded from the NTA.

Loan-to-value (LTV) ratio of the property portfolio

Current and non-current financial liabilities (without lease liabilities and derivatives) of the Real Estate segment as a percentage of the property portfolio (without right-of-use) at fair value. Cash is deducted from financial liabilities.

FFO I yield

Shows funds from operations (FFO) in proportion to the average equity of the reporting period.

Funds from operations (FFO)

This key figure is a measure of cash flow from operations (FFO I). FFO II additionally includes cash effective income from property sales. See note 3.2 to the consolidated financial statements for the calculation.

Profit excluding revaluations and deferred taxes

Profit less revaluations of the fair value properties, valuation effects from embedded derivatives and deferred taxes. Where indicated, results from investment property sales, income and costs from real estate developments and the sale of trading properties, as well as current taxes from investment property sales, were also deducted.

Earnings per share (EPS) excluding revaluations and deferred taxes

Profit (attributable to shareholders of Swiss Prime Site AG) less revaluations of the fair value properties, valuation effects from embedded derivatives and deferred taxes, divided by the weighted average number of outstanding shares. Where indicated, results from investment property sales, income and costs from real estate developments and the sale of trading properties, as well as current taxes from investment property sales, were also deducted.

Return on invested capital (ROIC)

Profit (attributable to shareholders of Swiss Prime Site AG) plus financial expenses divided by the average balance sheet total.

Return on invested capital (ROIC) excluding revaluations and deferred taxes

Profit (attributable to shareholders of Swiss Prime Site AG) plus financial expenses less revaluations of the fair value properties, valuation effects from embedded derivatives and deferred taxes, divided by the average balance sheet total. Where indicated, results from investment property sales, income and costs from real estate developments and the sale of trading properties, as well as current taxes from investment property sales, were also deducted.

Vacancy rate

Rental income from vacancies as a percentage of target rental income from the rental of investment properties.

NAV (net asset value) after deferred taxes per share

Shareholders' equity (attributable to shareholders of Swiss Prime Site AG) divided by the number of shares issued on the balance sheet date (excluding treasury shares).

NAV (net asset value) before deferred taxes per share

Shareholders' equity (attributable to shareholders of Swiss Prime Site AG) plus deferred tax liabilities, divided by the number of issued shares at the balance sheet date (excluding treasury shares).

Net yield on property

Real estate income as a percentage of the property portfolio at fair value as at the balance sheet date.

Employees and full-time equivalents (FTE)

Number of persons contractually employed by a group company as at the balance sheet date. Multiplied by the percentage level of employment shows the number of full-time equivalents (FTE).

Interest-bearing financial liabilities

Current and non-current financial liabilities less derivative financial instruments (other non-current financial liabilities).

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

Report of the valuation expert

The properties of Swiss Prime Site Group are valued semi-annually by Wüest Partner AG at their current values. The present valuation is valid as of 31 December 2024.

Valuation standards and principles

The market values determined as of 31 December 2024 are in line with the «**Fair Value**», as defined in the International Financial Reporting Standards (IFRS) in accordance with **IAS 40** (Investment Property) and **IFRS 13** (Fair Value Measurement). The fair value corresponds to the price that independent market participants would receive under normal market conditions on the valuation date when selling an asset (exit price).

An **exit price** is the sales price postulated in the purchase contract, to which the parties have mutually agreed. Transaction costs, usually consisting of brokerage commissions, transaction taxes as well as land registry and notary costs, are not taken into account when determining the fair value. Thus, in accordance with paragraph 25 IFRS 13, the fair value is not adjusted for the transaction costs incurred by the acquirer in a sale («**Gross Fair Value**»). This is in line with Swiss valuation practice.

The valuation at fair value assumes that the hypothetical transaction for the asset to be valued takes place in the market with the largest volume and the largest business activity (**principal market**) and that transactions of sufficient frequency and volume occur so that sufficient price information is available for the market (active market). If such a market cannot be identified, the principal market for the asset is assumed to be the one that maximises the selling price on disposal of the asset.

The fair value is determined on the basis of the best possible use of a property («**Highest and best use**»). The best use is the use of a property that maximises its value. This assumes a use that is technically/physically possible, legally permitted and financially feasible. Since maximisation of use is assumed when determining the fair value, the best possible use may deviate from the actual or planned use. Future capital expenditures to improve or increase the value of a property are taken into account accordingly in the fair value measurement. The application of the highest and best use approach is based on the principle of the **materiality** of the potential difference in value of the best possible use compared with the continuing use.

Wüest Partner further confirms that the valuations have been carried out in accordance with national and international standards and guidelines, in particular in accordance with the **International Valuation Standards** (IVS) and the **RICS** guidelines (Red Book).

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

Determination of fair value

The fair value is determined depending on the quality and reliability of the valuation parameters, with decreasing quality or reliability: Level 1 market price, Level 2 modified market price and Level 3 model-based valuation. In the fair value measurement of a property, different parameters can be applied simultaneously on different hierarchies. The entire valuation is classified according to the lowest level of the fair value hierarchy in which the significant valuation parameters are located.

The value of the properties of Swiss Prime Site Group is determined using a model-based valuation in accordance with Level 3 on the basis of input parameters that are not directly observable on the market, whereby adjusted Level 2 input parameters are also applied here (for example, market rents, operating/maintenance costs, discount/capitalisation rates, proceeds from the sale of residential property). Unobservable inputs are only used if relevant observable inputs are not available. Valuation techniques are applied that are appropriate in the circumstances and for which sufficient data are available to determine fair value, maximising the use of relevant observable inputs and minimising unobservable inputs.

The investment properties are valued according to the discounted cash flow method (DCF), which corresponds to international standards and is also used for company valuations. It is recognised as "best practice" - with fundamental freedom of method in real estate valuation. With the DCF method, the current fair value of a property is determined by the sum of all expected future net earnings discounted to the present time (before interest payments, taxes, depreciation and amortisation = EBITDA), while taking investments and maintenance costs into account. The net earnings (EBITDA) are discounted individually per property, depending on the respective opportunities and risks, in line with the market and risk-adjusted. All expected cash flows are disclosed in a detailed report for each property, thus creating the greatest possible transparency. In the report, reference is made to the significant changes since the last valuation.

Properties under construction and development sites with future use as investment properties are valued as project market values, taking into account current market conditions, outstanding investment costs and a risk premium commensurate with the progress of the project (IAS 40/IFRS 13).

Properties under construction intended for later sale (for example condominium flats) are valued at construction cost (IAS 40.9), i.e. ongoing work and construction costs are activated and the subsequent valuation is at the lower value in accordance with IAS 2.

Transparency, uniformity, timeliness and completeness are ensured in the valuation. The relevant legal provisions and specific national and international standards are complied with (SIX regulations for listed real estate companies, IFRS and others).

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

To guarantee the independence of the valuations and thus ensure the highest possible degree of objectivity, the business activities of Wüest Partner AG exclude trading and the associated commission business as well as the management of properties. The valuation is always based on the latest information about the properties and the property market. The data and documents relating to the properties are provided by the owner. It is assumed that they are correct. All property market data is taken from the continuously updated databases of Wüest Partner AG (Immo-Monitoring 2024).

Development of the real estate portfolio

In the reporting period from 01.01.2024 to 31.12.2024, one property was acquired, and 23 properties were sold. Furthermore, condominium units of building A of the property «Plan-les-Ouates, Route de la Galaise 11A et 11B – Espace Tourbillon» were sold.

Following their completion, the following three properties will be added to the portfolio for the first time.

- Lancy, Esplanade de Pont-Rouge 5, 7, 9 - «Alto Pont-Rouge»
- Basel, Hochbergerstrasse 60 F-I - «Stückli Park II»
- Paradiso, Riva Paradiso - «Du Lac»

In the reporting period from 1 January 2024 to 31 December 2024, the property at Spitalweidstrasse 1 / Luzernerstrasse in Oftringen will be restructured. The resulting «property split » divides the original property into three individual properties.

Furthermore, 13 properties in the portfolio are now listed as initial valuation portfolio including development projects. These properties are in the preliminary project stage of development planning with the valuations taking this planning status into account.

The following properties with values as of 31 December 2023 were sold during the reporting period:

| | | |
|---------------|---|----------------|
| Frauenfeld | St. Gallerstrasse 30 - 30c - «Fridau» | CHF 41'000'000 |
| Regensdorf | Adlikerstrasse Riedthofstrasse | CHF 28'750'000 |
| Ostermundigen | Mitteldorfstrasse 16 - «Mitteldorfpark» | CHF 38'980'000 |
| Vevey | Rue de la Clergère 1 Rue de Lausanne 6 | CHF 14'410'000 |
| Baden | Weite Gasse 34, 36 | CHF 9'366'000 |
| Lachen SZ | Seidenstrasse 2 | CHF 6'094'000 |
| Oberwil | Mühlemattstrasse 23 | CHF 2'517'000 |
| Zollikon | Bergstrasse 17, 19 | CHF 11'920'000 |
| Baden | Bahnhofstrasse 2 | CHF 6'989'000 |
| Uster | Poststrasse 12 | CHF 6'565'000 |
| Meilen | Seestrasse 545 - «Meilen Plus» | CHF 6'655'000 |
| Morges | Vergers de la Gottaz 1 | CHF 28'180'000 |
| Uster | Poststrasse 14, 20 | CHF 13'630'000 |

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

| | | | |
|------------------------------|--|-----|------------|
| Spreitenbach | Müslistrasse 44 | CHF | 4'704'000 |
| Dübendorf | Bahnhofstrasse 1 | CHF | 5'979'000 |
| Burgdorf | Industrie Buchmatt Buchmattstrasse 118 | CHF | 12'980'000 |
| Zuchwil | Dorfackerstrasse 45 - Birchi-Center | CHF | 24'560'000 |
| La Chaux-de-Fonds | Boulevard des Eplatures 44 | CHF | 5'037'000 |
| Uster | Poststrasse 10 | CHF | 8'831'000 |
| Buchs SG | St. Gallerstrasse 5 | CHF | 5'761'000 |
| Eyholz | Kantonsstrasse 79 | CHF | 1'729'000 |
| Niederwangen BE | Riedmoosstrasse 10 Bauland | CHF | 4'759'000 |
| Niederwangen BE | Riedmoosstrasse 10 | CHF | 40'120'000 |
| Plan-les-Ouates ¹ | Route de la Galaise 11A et 11B | CHF | 1'295'000 |

The total market value of the sold properties as of 31 December 2023 amount to a total of CHF 330,811,000.

The real estate portfolio of Swiss Prime Site Group thus comprises of 139 properties at the year-end 2024 and consists of 112 existing investment properties, 7 plots of building land, 13 valuations of existing properties including development projects, 3 initial valuations of existing properties after completion and 4 development properties under construction.

The following 4 development properties are currently under construction:

- The building at Steinen vorstadt 5 in Basel, which has been vacant since the end of 2022, will be partially converted into managed residential and retail space after an interim use phase from 2026 until probably the end of 2027.
- The PlusEnergy building «BERN 131» is being built at Stauffacherstrasse 131 in Bern in the center of the Wankdorf transport hub. It will have a usable area of 13,900 m² and will be ready for occupancy by mid-2025.
- The Chemin des Aulx («Espace Tourbillon») development project in Plans-les-Ouates comprises five buildings with office, commercial and retail space, four of which have now been sold in their entirety. Building A is also being sold in co-ownership on an ongoing basis.
- At Zürcherstrasse 39 («JED Neubau») a new office/laboratory building without conventional heating technology has been under construction since fall 2022. The development of the tenant fit outs commenced at the end of 2024 with completion of the property expected in spring 2025.

¹ Sale of existing properties 6 and partial sale of project 1 (share of 26/1,000)

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

Measurement results as of 31 Dezember 2024

As of 31 Dezember 2024, the current value of the total property portfolio of Swiss Prime Site Group (139 properties in total) is valued at CHF 13,053.482 million. This results in the current value of the portfolio having decreased by CHF 21.117 million, or -0.16%, compared to December 31, 2023. The detailed description of the change in value can be found in the table below.

| | | | |
|--|-----|-------------|----------|
| SPS Portfolio as of 31.12.2023 | CHF | 13074.599 | Mio. |
| + Existing properties | CHF | 164.374 | Mio. |
| + Initial valuations of existing properties incl. development projects | CHF | 33.976 | Mio. |
| + Initial valuation of existing property after completion | CHF | 31.620 | Mio. |
| + Acquisition of existing properties | CHF | 4.470 | Mio. |
| - Split of existing properties | CHF | -1.946 | Mio. |
| - Sales of existing properties | CHF | -329.516 | Mio. |
| - Partial sale of existing properties for sale | CHF | -1.295 | Mio. |
| + Building sites | CHF | 2.450 | Mio. |
| + Projects | CHF | 74.750 | Mio. |
| SPS Portfolio as of 31.12.2024 | CHF | 13053.482 | Mio. |
| Δ Delta | | -21.117 | Mio. |

The gross change in value of the 108 existing properties compared to January 1, 2024 amounted to +1.8 % (excluding purchases (1), initial valuations after completion (3), initial valuations of existing properties including development project (13), split of existing properties (3), building land plots (7), properties in planning or under construction (4), - a total of 31 properties), 80 properties were valued higher, no properties were valued the same and 28 properties were valued lower than as of January 1, 2024. With investments amounting to around CHF 62 million made during this period, the net change in value stands at +1.10%. Across the entire portfolio (excluding acquisitions and sales), the net change in value equals +0.97%.

The positive performance of the Swiss Prime Site Group portfolio stems from all property categories except sales and the split of the existing properties. In general, the slightly lower interest rate environment and the promising earnings prospects led to a return of confidence among investors, which is reflected in a stabilisation of yield expectations across the entire portfolio.

In addition, completed investments, new contracts concluded at a higher level, index adjustments and extensions of existing rental agreements as well as the generally high quality of the properties in sought-after locations also contributed to this. The value decreases are mainly related to changes in rental potential, new contracts concluded at a lower level, slightly higher vacancy rates, adjusted sales forecasts and higher estimated costs for future repairs.

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

Market Report Q4 2024

Economic development

Switzerland's economic dynamic continues to be below average in 2024. After moderate growth of 1.3 per cent in 2023, the SECO, i.e. state secretary for economics, expects a further decline in GDP growth to 0.9 per cent in 2024. The modest growth reflects the slowing economy, which is being influenced by weaker international demand and generally declining industrial activity. While the services sector continues to perform steadily, the overall economy remains sluggish due to international uncertainties. For 2025, SECO forecasts a marginal increase in GDP growth to 1.5 per cent, supported by the positive effects of lower interest rates and rising real wages.

Moderate growth expected for the Swiss economy

The Swiss labour market proved to be more dynamic than expected in 2024: In the second quarter, 60,000 new full-time positions were created (+1.4 per cent) as compared to the previous year. Nevertheless, Wüest Partner predicts a lower employment growth rate of 1.2 per cent for 2025. According to SECO, the unemployment rate is expected to rise from 2.4 per cent in 2024 to 2.6 per cent in 2025. Companies will continue to search for skilled workers, but with more cautious hiring in view of the bleaker economic outlook. Immigration remains a key factor for population and labour market growth. In 2024, Switzerland passed the 9 million mark for permanent residents – a trend that is expected to continue. Wüest Partner expects around 81,000 additional permanent residents for 2025.

Immigration supports growth despite slowing labour market

The past interest rate reductions in 2020 and the further reductions expected by mid-2025 should provide fresh momentum for the real economy, which will be reflected above all in consumption, investment and construction activity. The low inflation forecast for 2025 could result in an increase in real wages, which would strengthen purchasing power and consumption. Nevertheless, the risks should not be underestimated: foreign demand remains fragile, partly due to the strong Swiss currency, the less dynamic Chinese economy, the ongoing recession in Germany and the threat of cost-cutting measures in France, as well as global geopolitical instabilities.

Weakening global economy and past restrictive monetary policy curb growth

The Swiss economy benefits from price stability in 2024, with an expected annual inflation rate of 1.2 per cent, which is within the SNB's target range of 0 to 2 per cent. Wüest Partner expects inflation to fall as low as 0.7 per cent in 2025. In recent months, inflation has fallen more sharply than expected, mainly due to easing prices for fuel and imported goods. The key inflation rate remained resilient at 1.0 per cent in September 2024 in line with the Swiss National Bank's (SNB) target range. The cut of the reference interest rate and easing electricity prices could further dampen inflation, whilst geopolitical tensions continue to pose potential uncertainties.

Declining inflation despite rising rents and geopolitical risks

Following the SNB's decision to raise its key interest rate from -0.75 per cent in May 2022 to 1.75 per cent in June 2023, the rate was lowered again by 0.50 in December 2024. The SNB has stated that further interest rate cuts to 0.00 per cent by mid-2025 are a possible and not to be excluded. The cut in the key interest rate impacts the average mortgage rates of the banks, which in turn influence the reference interest rate for rents. In view of the SNB's latest interest rate cut, it is highly likely that median rents in current rental contracts will fall next year. At the

SNB's interest rate cuts have slowed the increase in rents, but not halted it

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

same time, the continued high domestic demand for housing is contributing to continued growth in rental prices.

Market for investment properties

In 2024, the Swiss real estate market continued to be characterised by a divided development. Transaction activity in 2024 as a whole was below the average of previous years but showed a slight recovery in autumn. While net initial yields were slightly lower overall, the already observed surplus in demand for residential real estate increased, particularly in the lower price segments. The SNB's interest rate cuts in December and the returning stabilisation of interest rates is likely to have a reviving effect on the transaction market for investment properties.

Solid net initial yields in 2024

During the period from January to the end of November 2024, overall performance of indirect real estate investments was very strong. The index for real estate stock corporations rose by 12.4 percent (WUPIX-A), while listed real estate funds gained 14.8 percent (WUPIX-F). The prospects for performance and capital increases remain promising. Times of uncertainty, falling bond yields, low new construction rates and strong user demand are boosting the attractiveness of indirect real estate investments. Nonetheless, it should be noted that premiums have increased for some funds.

Bright prospects for the indirect investment market

Construction Market

While construction prices in the building construction sector have stabilised, they remain at a high level. The construction price index rose by a moderate 0.8 per cent between April 2023 and April 2024. At the same time, material prices fell by 2.2 per cent year-on-year up to May 2024, including a 16 per cent drop in the prices for steel. Nevertheless, construction costs are still around 15 per cent higher than in 2019. A return to pre-crisis levels is unlikely in view of the overall price development. However, the outlook for 2025 remains optimistic: real growth of 4.6 per cent in investments in building construction is expected, notably in the area of energy-efficient renovations and new buildings, indicating that the construction industry is on track toward a sustainable recovery.

Construction prices remain high in spite of stabilising trends

Office space market

The office space market continues to develop remarkably well in central locations, while peripherally located properties remain less in demand. The overall dynamic demand for office space is due to the consistently strong growth in employment, standing at 1.7 percent year-on-year in the second quarter of 2024. Despite this positive development, increasing structural changes are likely to reshape the office market. Factors such as sustainability and digitalisation continue to gain in importance. In addition, new ways of working such as desk sharing, home office and co-working are increasingly complementing conventional office environments. To sustain their relevance and attractiveness, office spaces must adapt to these new ways of working.

Structural changes shape the office market

Strong employment growth in recent years and low construction activity have led to a reduction in the supply of office space. Availability has been declining for two years. Currently, only around 5.7% of office spaces in Switzerland are vacant and available for rent, which corresponds to a decline of 120 base points compared to the previous year. The supply shortage is influencing rent development. Although asking rents for office space in the third quarter of 2024 fell by 2 per cent year-

Declining supply strengthens office rents

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

on-year across Switzerland, they rose by 1.5 per cent compared to the previous quarter. With employment growth slowing and new construction activity waning, Wüest Partner expects rents to remain stable at +0.1 per cent for the current year. Current market analyses also show that new construction activity continues to decline. In the third quarter of 2024, investment in new office space was around 40 per cent below the average of the last ten years. Simultaneously, investment in the modernisation of existing office space is increasing, particularly in energy-efficient renovations and flexible utilisation concepts. This is likely to reduce future vacancies and further stabilise the market.

Retail space market

Wüest Partner predicts that prices for retail spaces will fall by 1.5 percent by 2025. The generally limited level of construction activity has had a stabilising effect on market liquidity so far. Recently, however, the investment volume for building permits for new retail spaces have increased marginally, indicating a possible upswing in new construction activity. New retail spaces are primarily being created in mixed-use properties with high residential shares, as well as for expanding retail segments such as convenience and discount stores. This trend could further intensify regional differences in supply, as urban and easily accessible locations benefit more than peripheral areas. Increasing supply could have a long-term impact on rental prices.

Long-term structural changes in the retail sector continue to be characterised by the growth of e-commerce. While online business in the non-food sector continue to grow, it is stagnating in the food sector. As a result, over-the-counter retailers are facing major challenges, particularly in peripheral locations. At the same time, rents for properties in prime locations are trending sideways or slightly upwards. The targeted use of new technologies, particularly artificial intelligence, could help to sustainably strengthen the competitiveness of over-the-counter retailers. These new technologies enable more efficient processes, optimise customer contact and create personalised shopping experiences that make over-the-counter retailers more appealing.

Logistic properties

The triangle formed by the three cities of Basel, Zurich and Bern, i.e. the golden-triangle, remains the central hotspot for logistics and industrial spaces in Switzerland, particularly along the A1 motorway. Despite the slight slowdown in the pandemic-related boom, demand for logistics spaces remains high. The latest study by GS1 and the University of St. Gallen estimates the market volume of the Swiss logistics industry in 2024 at around CHF 47 billion. This corresponds to an expected increase of around 3 per cent compared to the previous year, driven by a consistently robust domestic market and a minor upswing in exports and imports.

One of the market's core problems remains the lack of large-scale, optimally located building sites. This is hindering the development of new logistics centres, particularly as construction costs and regulatory requirements, especially in the area of sustainability, continue to rise. Multi-storey construction concepts and mixed-use developments could provide a long-term solution, but have so far remained niche approaches.

**Changes and perspectives
in the retail space market**

**Challenges of the
changing retail practice**

**Market development
remains dynamic with
visible challenges**

**Shortages in building land
and rising demand draw
the limits**

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

The vacancy rate for logistics space remains at a steadily low level of below 5 per cent in 2024, with almost no availability in central locations. Accordingly, pressure on rents has increased. Average rents are between CHF 90 and 150 per square metre per year, with a median of around CHF 120. This reflects a significantly higher level compared to neighbouring European markets, which makes large investment projects in Switzerland particularly challenging.

Ongoing shortage drives up rents

Hospitality

While the transaction market remains below average in 2024, the current market environment points to a potential upturn in 2025. The high number of overnight stays and the rise in room rates, for example, increase the attractiveness of the hospitality market. In addition, the easing inflation in 2024 compared to the previous year should also favour better operating results and lead to higher rental incomes.

Market environment raises hope for increasing hotel market activity

The trends of previous years continue: the metropolitan areas of Basel, Geneva and Zurich continue to report constant growth in overnight stays. Geneva performs particularly well, achieving a year-on-year growth of 5.7 per cent for the period between January and October. Across Switzerland, around 37 million overnight stays were already recorded in the months between January to October 2024. These figures suggest that 2024 is on course to surpass the previous year's record performance. Nevertheless, average room occupancies have fallen slightly – from 56.1 per cent in 2023 to 55.7 per cent in 2024, corresponding to a decline of 0.4 percentage points. The number of registered companies also decreased slightly, from 4,073 in 2023 to 4,065 in 2024.

Thanks to the strong growth in foreign guests, the prospects are good

Growth in overnight stays in the urban regions in 2024 was characterised by the ongoing recovery of international business and city trips. However, a market analysis indicates that this growth could ease slightly in 2025, albeit still expecting a positive increase of 1.4 percent. Average room rates showed a positive trend, indicating solid demand and favourable market conditions. The increasing impact of global warming and the associated 'heat escape' to the Swiss Alpine regions again ensured higher occupancy rates throughout the summertime. Forecasts suggest that this climate-related dynamic will continue to support the industry in the future and drive further growth.

Growth and opportunities for the Swiss hospitality market

Valuation assumptions as of 31 December 2024

In addition to the above comments on valuation standards and methods, the main general valuation assumptions for the present valuations are listed below.

The properties are generally valued on a going concern basis and based on the best possible use of a property. The current rental situation and the current condition of the property form the starting point. After expiry of the existing rental agreements, the current market level is included in the income forecast.

On the cost side, the necessary maintenance and repair costs as well as the ongoing management costs are considered in order to ensure the sustainable generation of income.

In principle, an average and obvious management strategy is assumed. Specific scenarios of the owner are not taken into account, or only to the extent that they

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

are agreed in the rental contract or appear plausible and practicable to third parties. Possible optimization measures in line with the market - such as improved future letting - are considered.

In the valuation or observation period of the DCF method, a more detailed cash flow forecast is prepared for the first ten years, while approximate annualized assumptions are used for the subsequent remaining term.

The valuation implicitly assumes an annual inflation rate of 1.25%. However, the cash flows and discount rates are generally reported on a real basis in the valuation reports.

The specific indexation of the existing rental agreements is taken into account. After the contracts expire, an average indexation rate of 80% is assumed, with rents being adjusted to the market level every five years. Payments are generally assumed to be made monthly in advance after expiry of the rental agreements.

In terms of operating costs (owner charges), it is generally assumed that completely separate service charge accounts are kept and that service charges and operating costs are therefore outsourced to the extent permitted by law. The maintenance costs (repair and maintenance costs) are determined on the basis of benchmarks and model calculations. Based on a rough estimate of the condition of the individual components, their remaining service life is determined, the periodic renewal is modeled and the annual annuities are calculated from this. The calculated values are checked for plausibility using benchmarks determined by Wüest Partner AG and comparable properties. In the first ten years, 100% of the repair costs are included in the calculation, taking into account any possible rent mark-ups in the income forecast. From year eleven onwards, maintenance costs are taken into account at 50% to 70% (value-preserving portions only), without modelling possible rent mark-ups. Contaminated sites are not quantified in the individual valuations; they must be taken into account separately by the client.

The discount rate applied is based on ongoing observation of the real estate market and is derived and checked for plausibility using a model on the basis of a real interest rate, which is composed of the risk-free interest rate (long-term federal bonds) plus general real estate risks plus property-specific surcharges and is determined on a risk-adjusted basis for each property. The average real discount rate for investment properties (128 existing properties, incl. purchases of existing properties; initial valuation after completion; initial valuation of existing properties incl. development projects; excl. building land as well as projects and development sites) weighted by market value is 2.76% in the current valuation. Assuming an inflation rate of 1.25%, this corresponds to a nominal discount rate of 4.04%. The lowest real discount rate selected for an individual property is now 1.85%, the highest 4.90%.

The valuations are based on the rental tables of the administrations as of 1 January 2025. The valuations are based on the floor space data provided by the client/administrations.

Swiss Prime Site Immobilien AG – Update Real Estate Valuations as of 31.12.2024

Wüest Partner AG
Zurich, 31 December 2024



Andrea Bernhard
Director



Gino Fiorentin
Partner

Disclaimer

This data and information is exclusively intended for the information of the client and may not be made accessible to third parties without written consent of Wüest Partner AG. The user of this data and information bears the risk for its further use. Wüest Partner AG does not provide a guarantee for this data and information, particularly for its completeness, accuracy and topicality. Any liability in this respect is excluded.

This data and information does not represent either a quotation or a recommendation to purchase or sell a property, a security/stock right or a particular investment or trading strategy, nor is the data and information to be understood and/or used as a recommendation for investment or as investment advice.

Further use such as duplication or creation of derivative works or other products, in particular in connection with financial instruments (including passively managed funds and index-dependent derivative securities), or for checking other data or indices is prohibited without the written consent of Wüest Partner AG.

Zurich, 31 December 2024



Report of the statutory auditor to the General Meeting of Swiss Prime Site AG, Zug

Report on the audit of the consolidated financial statements

Opinion

We have audited the consolidated financial statements of Swiss Prime Site AG and its subsidiaries (the Group), which comprise the consolidated income statement and consolidated statement of comprehensive income for the year ended 31 December 2024, the consolidated balance sheet as at 31 December, the consolidated cash flow statement for the year then ended, consolidated statement of changes in shareholders' equity and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements (pages 3 to 53, 95 to 101) give a true and fair view of the consolidated financial position of the Group as at 31 December 2024 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards, the provision of article 17 of the Directive on Financial Reporting (DFR) of SIX Exchange Regulation and comply with Swiss law.

Basis for opinion

We conducted our audit in accordance with Swiss law, International Standards on Auditing (ISA) and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the 'Auditor's responsibilities for the audit of the consolidated financial statements' section of our report. We are independent of the Group in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, as well as the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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

PricewaterhouseCoopers AG, Birchstrasse 160, 8050 Zürich
Telefon: +41 58 792 44 00, www.pwc.ch

PricewaterhouseCoopers AG is a member of the global PricewaterhouseCoopers network of firms, each of which is a separate and independent legal entity.



Our audit approach



Overview

Overall group materiality: CHF 64 million

We concluded full scope audit work for five group companies. Our audit scope addressed over 99% of the Group's assets.

As key audit matters the following areas of focus have been identified:

Valuation of investment properties – assumptions/changes in valuation

Measurement of deferred tax liabilities from investment property valuation differences

Materiality

The scope of our audit was influenced by our application of materiality. Our audit opinion aims to provide reasonable assurance that the consolidated financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall Group materiality for the consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate, on the consolidated financial statements as a whole.

| | |
|--|---|
| Overall group materiality | CHF 64 million |
| Benchmark applied | Equity |
| Rationale for the materiality benchmark applied | We chose total equity as the benchmark because it is a generally accepted industry benchmark for materiality consideration relating to real-estate companies. |

Audit scope

We designed our audit by determining materiality and assessing the risks of material misstatement in the consolidated financial statements. In particular, we considered where subjective judgements were made; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

The Group is structured along four segments, which operate mainly in Switzerland. The Group financial statements are a consolidation of twelve reporting units, comprising the Group's operating businesses and centralised functions. We act as group and component auditors for the five significant subsidiaries and were responsible for all audit procedures.



Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment properties – assumptions/changes in valuation

| Key audit matter | How our audit addressed the key audit matter |
|--|--|
| <p>The Group's non-current assets consist mainly of investment properties valued at CHF 12'577 million as at 31 December 2024.</p> <p>They are measured at fair value in accordance with IAS 40 and IFRS 13. Please refer to note 5.2 in the notes to the consolidated financial statements (from page 18).</p> <p>We consider the testing of valuation of investment properties to be a key audit matter due to the size of the balance sheet item, the significance of the appropriateness of the valuation model and the underlying assumptions used in the valuation.</p> <p>Fair values are determined using the discounted cash flow model (DCF model). The most relevant assumptions are the discount rates, the achievable rents per square meters and the vacancy rate. The assumptions are determined on the basis of market comparisons and are disclosed in note 5.2.</p> <p>The Group had all its investment properties valued by an independent property appraiser as at 31 December 2024.</p> | <p>We assessed the design and existence of the controls relating to the property valuation process.</p> <p>In particular, we performed the following audit procedures:</p> <ul style="list-style-type: none"> • We assessed the professional competence, independence, and appointment of the property appraiser. To this end, we inspected the corresponding engagement letter and assessed the appropriateness of the persons in charge and interviewed the experts in charge. • We reconciled the valuation report of the property appraiser to the accounting details. • With the support of our subject matter experts, we tested samples of investment property valuations in terms of valuation methodology, assumptions and results. The subject matter experts assessed the changes in valuations and the assumptions on the overall portfolio. The valuations were discussed with the property appraiser, management and audit committee. <p>We consider the valuation method applied by management and the parameters used to be an appropriate and sufficient basis for the valuation of investment properties.</p> |



Measurement of deferred tax liabilities from investment property valuation differences

| Key audit matter | How our audit addressed the key audit matter |
|--|---|
| <p>Deferred tax liabilities on property valuation differences amount to approximately CHF 1'320 million as at 31 December 2024. The deferred tax liabilities are based on the tax computed on the valuation difference between the tax base value and the higher current value recognized in the consolidated financial statements. Please refer to note 7.3 in the notes to the consolidated financial statements (from page 33).</p> <p>We consider deferred tax liabilities on investment property valuation differences to be a key audit matter. The calculation of deferred tax liabilities is complex and involves significant scope for judgement by management, for example in relation to the expected holding period of the properties and applicable tax rates.</p> <p>Errors and inappropriate assumptions can have significant impact on the amount of the deferred tax liabilities, which is why Management's assumptions are critical to the assessment of deferred taxes.</p> | <p>We have assessed the determination of deferred tax liabilities on properties. We performed the following audit procedures, among others:</p> <ul style="list-style-type: none"> • We checked the plausibility of management's assumptions regarding the holding period on the basis of internal project documents and the minutes of meetings at which the properties were discussed. • We assessed jointly with internal tax specialists the tax rates used for the purposes of (federal, cantonal and municipal) income taxes and any property gains taxes. • In addition, we reperformed the calculations of the differences between the values disclosed in the consolidated financial statements and the tax basis values. <p>We obtained adequate assurance about the determination and disclosure of deferred tax liabilities on properties by management based on our audit procedures.</p> |

Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements, the consolidated financial statements, the compensation report and our auditor's reports thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board of Directors' responsibilities for the consolidated financial statements

The Board of Directors is responsible for the preparation of consolidated financial statements, that give a true and fair view in accordance with IFRS Accounting Standards, the Article 17 of the Directive on Financial Reporting (DFR) of SIX Exchange Regulation and the provisions of Swiss law, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.



Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law, ISA and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located on EXPERTsuisse's website: <http://www.expertsuisse.ch/en/audit-report>. This description forms an integral part of our report.

Report on other legal and regulatory requirements

In accordance with article 728a para. 1 item 3 CO and PS-CH 890, we confirm the existence of an internal control system that has been designed, pursuant to the instructions of the Board of Directors, for the preparation of the consolidated financial statements.

We recommend that the consolidated financial statements submitted to you be approved.

PricewaterhouseCoopers AG

Patrick Balkanyi
Licensed audit expert
Auditor in charge

Philipp Gnädinger
Licensed audit expert

Zürich, 4 February 2025

EPRA Reporting

EPRA performance key figures

The EPRA performance key figures of Swiss Prime Site were prepared in accordance with EPRA BPR (September 2024).

Summary table EPRA performance measures

| | | | 01.01.– 31.12.2023 or 31.12.2023 | 01.01.– 31.12.2024 or 31.12.2024 |
|----|--|-----------|--|--|
| | | in | | |
| A. | EPRA earnings | CHF 1 000 | 290 622 | 282 841 |
| | EPRA earnings per share (EPS) | CHF | 3.79 | 3.67 |
| B. | EPRA Net Reinstatement Value (NRV) | CHF 1 000 | 8 858 011 | 8 855 440 |
| | EPRA NRV per share | CHF | 106.85 | 110.33 |
| | EPRA Net Tangible Assets (NTA) | CHF 1 000 | 8 263 431 | 7 967 665 |
| | EPRA NTA per share | CHF | 99.68 | 99.27 |
| | EPRA Net Disposal Value (NDV) | CHF 1 000 | 7 087 607 | 6 642 214 |
| | EPRA NDV per share | CHF | 85.49 | 82.76 |
| C. | EPRA NIY | % | 3.3 | 3.2 |
| | EPRA topped-up NIY | % | 3.3 | 3.2 |
| D. | EPRA vacancy rate | % | 3.5 | 3.8 |
| E. | EPRA cost ratio (including direct vacancy costs) | % | 19.8 | 19.1 |
| | EPRA cost ratio (excluding direct vacancy costs) | % | 18.3 | 17.3 |
| F. | EPRA LTV | % | 40.0 | 38.7 |
| G. | EPRA like-for-like change relative | % | 4.3 | 3.3 |
| H. | EPRA capital expenditure | CHF 1 000 | 484 573 | 188 946 |

A. EPRA earnings

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Earnings per consolidated income statement | 236 018 | 360 250 |
| Exclude: | | |
| Revaluations of investment properties | 250 493 | – 113 712 |
| Profit on disposal of real estate developments and trading properties | – 5 872 | – 724 |
| Profit on disposal of investment properties | – 13 005 | – 10 076 |
| Profit on disposal of participations, net | – 145 688 | – |
| Tax on profits on disposals | 2 559 | 2 422 |
| Negative goodwill/goodwill impairment | n.a. | n.a. |
| Changes in fair value of financial instruments | 14 300 | 13 200 |
| Transaction costs on acquisitions of group companies and associated companies | – | 1 115 |
| Adjustments related to non-operating and exceptional items | – 1 724 | 9 965 |
| Deferred tax in respect of EPRA adjustments | – 46 459 | 20 401 |
| Adjustments in respect of joint ventures | n.a. | n.a. |
| Adjustments in respect of non-controlling interests | n.a. | n.a. |
| Adjustments related to funding structure | n.a. | n.a. |
| EPRA earnings | 290 622 | 282 841 |
| Average number of outstanding shares | 76 714 489 | 77 134 821 |
| EPRA earnings per share in CHF | 3.79 | 3.67 |
| Adjustment profit on disposal of real estate developments and trading properties (core business) | 5 872 | 724 |
| Tax on profit on disposal of real estate developments and trading properties | – 887 | – 141 |
| Adjusted EPRA earnings | 295 607 | 283 424 |
| Adjusted EPRA earnings per share in CHF | 3.85 | 3.67 |

Adjustments related to non-operating and exceptional items include the effect of gains from one-off pension adjustments of CHF 0.000 million [CHF -3.437 million], one-off deferred tax adjustments due to remeasurement of deferred tax assets of CHF 2.628 million [CHF -6.129 million], as well as depreciation and amortisation of non-real estate investments of CHF 7.337 million [CHF 7.842 million].

EPRA earnings include deferred tax on tax depreciation and amortisation expenses of real estate investments amounting to 39.227 million [CHF 27.228 million].

The previous year's figures were restated due to the new guidelines published in September 2024.

B. EPRA net asset value (NAV) metrics

| in CHF 1 000 | EPRA NRV | | EPRA NTA | | EPRA NDV | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| | 31.12.2023 | 31.12.2024 | 31.12.2023 | 31.12.2024 | 31.12.2023 | 31.12.2024 |
| Equity attributable to shareholders | 6 537 382 | 6 677 857 | 6 537 382 | 6 677 857 | 6 537 382 | 6 677 857 |
| Include / Exclude: | | | | | | |
| i) Hybrid instruments | 582 929 | 296 609 | 582 929 | 296 609 | 582 929 | 296 609 |
| Diluted NAV | 7 120 311 | 6 974 466 | 7 120 311 | 6 974 466 | 7 120 311 | 6 974 466 |
| Include: | | | | | | |
| ii.a) Revaluation of investment properties ¹ | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| ii.b) Revaluation of investment properties under construction ¹ | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| ii.c) Revaluation of other non-current investments | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| iii) Revaluation of tenant leases held as finance leases | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| iv) Revaluation of trading properties | – | – | – | – | – | – |
| Diluted NAV at Fair Value | 7 120 311 | 6 974 466 | 7 120 311 | 6 974 466 | 7 120 311 | 6 974 466 |
| Exclude: | | | | | | |
| v) Deferred tax in relation to fair value gains of investment properties | 1286 100 | 1316 908 | 1279 342 | 1309 997 | | |
| vi) Fair value of financial instruments | 9 345 | 22 641 | 9 345 | 22 641 | | |
| vii) Goodwill as a result of deferred tax | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| viii.a) Goodwill as per IFRS balance sheet ² | | | –152 849 | –307 077 | –152 849 | –307 077 |
| viii.b) Intangibles as per IFRS balance sheet | | | –17 542 | –57 269 | | |
| Include: | | | | | | |
| ix) Fair value of fixed interest rate debt | | | | | 120 145 | –25 175 |
| x) Revaluation of intangibles to fair value ³ | 314 912 | 415 651 | | | | |
| xi) Real estate transfer tax | 127 343 | 125 774 | 24 824 | 24 907 | | |
| EPRA NAV | 8 858 011 | 8 855 440 | 8 263 431 | 7 967 665 | 7 087 607 | 6 642 214 |
| Fully diluted number of shares | 82 903 723 | 80 262 986 | 82 903 723 | 80 262 986 | 82 903 723 | 80 262 986 |
| EPRA NAV per share in CHF | 106.85 | 110.33 | 99.68 | 99.27 | 85.49 | 82.76 |

¹ If IAS 40 cost option is used.

² Changed to all segments. The previous year's figures have been restated.

³ Include off balance sheet intangibles of the Asset Management segment. Basis of the valuation: business plan for the next four years approved by the BoD, average DCF and EBITDA-multiples based on comparable transactions. 9.0% average discount rate [9.8%], 2.5% terminal growth [2.5%].

C. EPRA NIY and EPRA «topped-up» NIY (net initial yield) on rental income

| in CHF 1000 | | 31.12.2023 | 31.12.2024 |
|---|------------|-------------------|-------------------|
| Investment property – wholly owned | | 13 072 706 | 13 052 884 |
| Investment property – share of joint ventures/funds | | n.a. | n.a. |
| Trading properties | | 1 893 | 598 |
| Less: properties under construction and development sites, building land and trading properties | | - 910 562 | - 265 838 |
| Value of completed property portfolio | | 12 164 037 | 12 787 644 |
| Allowance for estimated purchasers' costs | | n.a. | n.a. |
| Gross up value of completed property portfolio | B | 12 164 037 | 12 787 644 |
| Annualised rental income | | 460 214 | 472 678 |
| Property outgoings | | - 63 350 | - 65 574 |
| Annualised net rental income | A | 396 864 | 407 104 |
| Add: notional rent expiration of rent-free periods or other lease incentives | | 3 733 | 5 593 |
| Topped-up net annualised rental income | C | 400 597 | 412 697 |
| EPRA NIY | A/B | 3.3% | 3.2% |
| EPRA topped-up NIY | C/B | 3.3% | 3.2% |

D. EPRA vacancy rate

| in CHF 1000 | | 31.12.2023 | 31.12.2024 |
|---|------------|-------------|-------------|
| Estimated rental value of vacant space | A | 16 849 | 17 409 |
| Estimated rental value of the whole portfolio | B | 475 193 | 462 470 |
| EPRA vacancy rate | A/B | 3.5% | 3.8% |

The increase in the vacancy rate to 3.8% compared to 3.5% in the previous year is due to upcoming development projects. The current rate is also an indicator for future periods.

E. EPRA cost ratios

| in CHF 1000 | | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|------------|-----------------------|-----------------------|
| Operating expenses per Real Estate segment income statement ¹ | | 93 963 | 95 948 |
| Net service charge costs/fees | | - | - |
| Management fees less actual/estimated profit element | | - | - |
| Other operating income/recharges intended to cover overhead expenses less any related profits | | - | - |
| Share of Joint Ventures expenses | | - | - |
| Exclude: | | | |
| Investment property depreciation | | - | - |
| Ground rent costs | | - | - |
| Service charge costs recovered through rents but not separately invoiced | | - | - |
| EPRA costs (including direct vacancy costs) | A | 93 963 | 95 948 |
| Direct vacancy costs | | - 6 909 | - 9 098 |
| EPRA costs (excluding direct vacancy costs) | B | 87 054 | 86 850 |
| Gross rental income less ground rent costs per IFRS ² | | 475 684 | 501 833 |
| Less: service fee and service charge costs components of gross rental income | | - | - |
| Add: share of Joint Ventures (gross rental income less ground rents) | | - | - |
| Gross rental income | C | 475 684 | 501 833 |
| EPRA cost ratio (including direct vacancy costs) | A/C | 19.8% | 19.1% |
| EPRA cost ratio (excluding direct vacancy costs) | B/C | 18.3% | 17.3% |
| Overhead and operating expenses capitalised | | 4 592 | 5 219 |

¹ Not included are cost of real estate developments and cost of trading properties sold.

² Calculated at full occupancy

F. EPRA LTV

| in CHF 1000 | Proportionate Consolidation | | | | Combined 31.12.2024 |
|--|-----------------------------|----------------------------|------------------------------------|--------------------------------|------------------------|
| | Group as reported | Share of Joint Ventures | Share of Material Associates | Non-control- ling Interests | |
| Include: | | | | | |
| Borrowings from financial institutions | 2 345 362 | - | - | - | 2 345 362 |
| Commercial paper | - | - | - | - | - |
| Hybrids (including convertibles, preference shares, debt, options, perpetuals) | 571 630 | - | - | - | 571 630 |
| Bond loans | 2 355 000 | - | - | - | 2 355 000 |
| Foreign currency derivatives (futures, swaps, options and forwards) | - | - | - | - | - |
| Net payables ² | 108 242 | - | - | - | 108 242 |
| Owner-occupied property (debt) | - | - | - | - | - |
| Current accounts (Equity characteristic) | - | - | - | - | - |
| Exclude: | | | | | |
| Cash and cash equivalents | -23 973 | - | - | - | -23 973 |
| Net Debt (a) | 5 356 261 | - | - | - | 5 356 261 |
| Include: | | | | | |
| Owner-occupied property | 533 814 | - | - | - | 533 814 |
| Investment properties at fair value | 12 131 765 | - | - | - | 12 131 765 |
| Properties held for sale | 177 593 | - | - | - | 177 593 |
| Properties under development | 210 310 | - | - | - | 210 310 |
| Intangibles ¹ | 779 997 | - | - | - | 779 997 |
| Net receivables | - | - | - | - | - |
| Financial assets | 302 | - | - | - | 302 |
| Total Property Value (b) | 13 833 781 | - | - | - | 13 833 781 |
| LTV (a/b) | 38.7% | - | - | - | 38.7% |

| in CHF 1000 | Group as reported | Proportionate Consolidation | | | Combined 31.12.2023 |
|--|-------------------|-----------------------------|------------------------------------|--------------------------------|------------------------|
| | | Share of Joint Ventures | Share of Material Associates | Non-control- ling Interests | |
| Include: | | | | | |
| Borrowings from financial institutions | 2 646 085 | - | - | - | 2 646 085 |
| Commercial paper | - | - | - | - | - |
| Hybrids (including convertibles, preference shares, debt, options, perpetuals) | 571 630 | - | - | - | 571 630 |
| Bond loans | 2 210 000 | - | - | - | 2 210 000 |
| Foreign currency derivatives (futures, swaps, options and forwards) | - | - | - | - | - |
| Net payables ² | 13 547 | - | - | - | 13 547 |
| Owner-occupied property (debt) | - | - | - | - | - |
| Current accounts (Equity characteristic) | - | - | - | - | - |
| Exclude: | | | | | |
| Cash and cash equivalents | - 22 069 | - | - | - | - 22 069 |
| Net Debt (a) | 5 419 193 | - | - | - | 5 419 193 |
| Include: | | | | | |
| Owner-occupied property | 551 507 | - | - | - | 551 507 |
| Investment properties at fair value | 11 493 135 | - | - | - | 11 493 135 |
| Properties held for sale | 178 527 | - | - | - | 178 527 |
| Properties under development | 851 430 | - | - | - | 851 430 |
| Intangibles ¹ | 485 302 | - | - | - | 485 302 |
| Net receivables | - | - | - | - | - |
| Financial assets | 800 | - | - | - | 800 |
| Total Property Value (b) | 13 560 701 | - | - | - | 13 560 701 |
| LTV (a/b) | 40.0% | - | - | - | 40.0% |

¹ Includes, among others, off balance sheet intangibles of the Asset Management segment. Basis of the valuation: business plan for the next four years approved by the BoD, average DCF and EBITDA-multiples based on comparable transactions. 9.0% average discount rate [9.8%], 2.5% terminal growth [2.5%].

² Net receivables / payables include the following consolidated balance sheet line items: (-) accounts receivable, (-) other current receivables, (-) current income tax assets, (+) accounts payable, (+) other current liabilities, (+) advance payments, (+) current income tax liabilities.

G. EPRA like-for-like rental change

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--|-----------------------|-----------------------|
| Rental income per Real Estate segment income statement | 456 791 | 482 784 |
| Acquisitions | –575 | –7 044 |
| Disposals | –23 284 | –13 190 |
| Development and new building projects | –38 486 | –57 393 |
| Property operating expenses | –23 486 | –22 206 |
| Property leases | –6 279 | –6 294 |
| Conversions, modifications, renovations | – | – |
| Other changes | – | – |
| Total EPRA like-for-like net rental income | 364 681 | 376 657 |
| EPRA like-for-like change absolute | 15 285 | 11 976 |
| EPRA like-for-like change relative | 4.3% | 3.3% |
| EPRA like-for-like change by areas | | |
| Zurich | 5.0% | 1.8% |
| Lake Geneva | 4.1% | 7.4% |
| Northwestern Switzerland | 6.6% | 4.1% |
| Berne | 2.8% | 2.2% |
| Central Switzerland | 2.5% | 4.0% |
| Eastern Switzerland | 1.2% | 1.9% |
| Southern Switzerland | –7.3% | 11.4% |
| Western Switzerland | 3.2% | 1.3% |

Like-for-like net rental growth compares the growth of the net rental income of the portfolio that has been consistently in operation, and not under development, during the two full preceding periods that are described. Like-for-like rental growth 2024 is based on a portfolio of CHF 10 873.962 million [CHF 10 710.700 million] which grew in value by CHF 163.262 million [shrunk in value by CHF 204.494 million].

H. Property-related EPRA CAPEX

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Acquisitions | 191 014 | 4 326 |
| Development (ground-up/green field/brown field) | 228 806 | 102 499 |
| Investment properties | 58 444 | 79 767 |
| thereof for incremental lettable space | – | 2 639 |
| thereof for no incremental lettable space ¹ | 55 863 | 66 179 |
| thereof for tenant incentive | 2 581 | 10 949 |
| thereof for other material non-allocated types of expenditure | – | – |
| Capitalised interests | 6 309 | 2 354 |
| Other | – | – |
| Total EPRA capital expenditure | 484 573 | 188 946 |
| Conversion from accrual to cash basis | –7 106 | 1 956 |
| Total EPRA capital expenditure on cash basis | 477 467 | 190 902 |

¹ Includes investments to materially upgraded existing lettable space including re-developments. Only part of it refers to expenditure for necessary maintenance.

Independent practitioner's limited assurance report

on EPRA Reporting containing the EPRA performance measures for the period ended 31 December 2024 to the Management of Swiss Prime Site AG

Zug

We have been engaged by Management to perform assurance procedures to provide limited assurance on the EPRA Reporting containing the EPRA performance measures (pages 72 to 78) of Swiss Prime Site AG for the period ended 31 December 2024.

The EPRA Reporting containing the EPRA performance measures was prepared by the Management of Swiss Prime Site AG (the 'Company') together with the explanations of the individual EPRA performance measures within the Annual Report 2024 based on the Best Practices Recommendations of the European Public Real Estate Association (EPRA) in the version published in September 2024 (the «suitable Criteria»).

Inherent limitations

The accuracy and completeness of the EPRA Reporting containing the EPRA performance measures are subject to inherent limitations given their nature and methods for determining, calculating and estimating such data, e.g. the IFRS figures from the consolidated financial statements 2024. In addition, the quantification of the EPRA performance measures is subject to inherent uncertainty because of incomplete scientific knowledge used to determine factors related to the EPRA Reporting containing the EPRA performance measures and the required values needed for the combination. Our assurance report will therefore have to be read in connection with the Best Practices Recommendations of the European Public Real Estate Association (EPRA) in the version published in September 2024 and the explanations of the individual EPRA performance measures of the Best Practices Recommendations of the European Public Real Estate Association (EPRA) in the Annual Report 2024.

Management's responsibility

The Management of Swiss Prime Site AG is responsible for preparing the EPRA Reporting containing the EPRA performance measures in accordance with the suitable Criteria. This responsibility includes the design, implementation and maintenance of the internal control system related to the preparation and presentation of the EPRA Reporting containing the EPRA performance measures that is free from material misstatement, whether due to fraud or error. Furthermore, the Management is responsible for the selection and application of the EPRA Best Practices Recommendations containing the EPRA performance measures and making estimates and adaptations from the underlying IFRS-figures in the consolidated financial statements 2024 that are reasonable under the given circumstances and maintaining appropriate records.

Independence and quality management

We are independent of the Swiss Prime Site AG in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

PricewaterhouseCoopers AG applies International Standard on Quality Management 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.

PricewaterhouseCoopers AG, Birchstrasse 160, P.O. Box, 8050 Zurich, Switzerland
Telephone: +41 58 792 44 00, www.pwc.ch

PricewaterhouseCoopers AG is a member of the global PricewaterhouseCoopers network of firms, each of which is a separate and independent legal entity.

Practitioner's responsibility

Our responsibility is to perform an assurance limited engagement and to express a conclusion on the EPRA Reporting containing the EPRA performance measures. We conducted our engagement in accordance with the International Standard on Assurance Engagements ISAE 3000 (Revised) 'Assurance engagements other than audits or reviews of historical financial information'. That standard requires that we plan and perform our procedures to obtain limited assurance, on whether EPRA Reporting containing the EPRA performance measures was prepared, in all material aspects, in accordance with the suitable Criteria.

Based on risk and materiality considerations, we performed our procedures to obtain sufficient and appropriate assurance evidence. The procedures selected depend on the assurance practitioner's judgement. A limited assurance engagement under ISAE 3000 (Revised) is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks. Consequently, the nature, timing and extent of procedures for gathering sufficient appropriate evidence are deliberately limited relative to a reasonable assurance engagement and therefore less assurance is obtained with a limited assurance engagement than for a reasonable assurance engagement.

We performed the following procedures, among others:

- assessing the suitability of the suitable Criteria in the given circumstances as the basis for preparing the EPRA Reporting containing the EPRA performance measures, as mentioned in the chapter «EPRA Reporting » for the individual EPRA performance measures;
- evaluating the appropriateness of quantitative and qualitative methods and reporting policies used, and the reasonableness of estimates made by Swiss Prime Site AG;
- inquiries with persons responsible for the preparation of the EPRA performance measures; and
- assessing the EPRA performance measures regarding completeness and accuracy of derivations and calculations from the underlying IFRS-figures according to the audited consolidated financial statements of Swiss Prime Site AG as at 31 December 2024 or if applicable other internal source data.

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

Conclusion

Based on the work we performed, nothing has come to our attention that causes us to believe that the EPRA Reporting containing the EPRA performance measures (pages 72 to 78) of Swiss Prime Site AG for the period ended 31 December 2024 is not prepared, in all material respects, in accordance with the suitable Criteria.

Intended users and purpose of the report

This report is prepared for, and only for, the Management of Swiss Prime Site AG, and solely for the purpose of reporting to them on EPRA Reporting containing the EPRA performance measures and no other purpose. We do not, in giving our conclusion, accept or assume responsibility (legal or otherwise) or accept liability for, or in connection with, any other purpose for which our report including the conclusion may be used, or to any other person to whom our report is shown or into whose hands it may come, and no other persons shall be entitled to rely on our conclusion.



We permit the disclosure of our report, in full only and in combination with the suitable Criteria, to enable the Management to demonstrate that they have discharged their governance responsibilities by commissioning an independent assurance report over the EPRA Reporting containing the EPRA performance measures, without assuming or accepting any responsibility or accountability to any other third parties. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Management of Swiss Prime Site AG for our work or this report.

PricewaterhouseCoopers AG

Patrick Balkanyi

Philipp Gnädinger

Zurich, 4 February 2025



Financial statements of Swiss Prime Site AG

Income statement

| in CHF 1 000 | Notes | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|------------------------------------|----------|-----------------------|-----------------------|
| Dividend income | 2.1 | 180 000 | 258 000 |
| Other financial income | 2.2 | 11 546 | 11 833 |
| Income from sale of participations | 2.3 | 54 634 | – |
| Other operating income | | 1 411 | 2 159 |
| Total operating income | | 247 591 | 271 992 |
| Financial expenses | 2.4 | – 8 532 | – 11 731 |
| Personnel costs | | – 1 809 | – 2 790 |
| Other operating expenses | 2.5 | – 9 316 | – 10 255 |
| Impairment of participations | | – 1 159 | – 870 |
| Total operating expenses | | – 20 816 | – 25 646 |
| Result before taxes | | 226 775 | 246 346 |
| Direct taxes | | – | – |
| Profit | 4 | 226 775 | 246 346 |

Balance sheet

| in CHF 1000 | Notes | 31.12.2023 | 31.12.2024 |
|---|-------|------------------|------------------|
| Assets | | | |
| Cash | | 100 | 100 |
| Securities with market price | | 355 | 259 |
| Other current receivables | 2.6 | 252 127 | 258 127 |
| Accrued income and prepaid expenses | | 1612 | 970 |
| Total current assets | | 254 194 | 259 456 |
| Financial investments | 2.7 | 84 944 | 57 198 |
| Investments in subsidiaries | 2.8 | 2 454 928 | 2 650 059 |
| Accrued income and prepaid expenses | | 3 220 | 2 610 |
| Total non-current assets | | 2 543 092 | 2 709 867 |
| Total assets | | 2 797 286 | 2 969 323 |
| Liabilities and shareholders' equity | | | |
| Current interest-bearing liabilities | 2.9 | – | 296 630 |
| Other current liabilities | 2.10 | 4 137 | 3 989 |
| Accrued expenses | | 4 822 | 5 327 |
| Total current liabilities | | 8 959 | 305 946 |
| Non-current interest-bearing liabilities | 2.11 | 835 584 | 676 614 |
| Total non-current liabilities | | 835 584 | 676 614 |
| Total liabilities | | 844 543 | 982 560 |
| Share capital | 2.12 | 153 437 | 154 615 |
| Statutory reserves from capital contributions | 2.12 | 845 730 | 762 646 |
| Reserves for treasury shares | | 3 | 45 |
| Legal retained earnings | | 202 249 | 202 249 |
| Voluntary retained earnings | | 161 281 | 161 240 |
| Treasury shares | 2.13 | –1 | –1 |
| Retained earnings brought forward | 4 | 363 269 | 459 623 |
| Profit | 4 | 226 775 | 246 346 |
| Total shareholders' equity | | 1 952 743 | 1 986 763 |
| Total liabilities and shareholders' equity | | 2 797 286 | 2 969 323 |

1 Accounting principles and valuation

1.1 In general

The financial statements of Swiss Prime Site AG, Poststrasse 4a, 6300 Zug, were prepared in accordance with the provisions of Swiss accounting law (Section 32 of the Swiss Code of Obligations). The significant valuation principles applied, but not mandatory by law, are described in the following section.

1.2 Securities

Securities held on a short-term basis are valued at stock-exchange prices at the balance sheet date. Formation of a fluctuation reserve has been waived.

1.3 Interest-bearing liabilities

Interest-bearing liabilities are recognised in the balance sheet at nominal value. Premiums and discounts on bonds and convertible bonds/loans, together with issuing costs, are recorded in accrued income and prepaid expenses and amortised over the term to maturity of the bond or convertible bond/loan.

1.4 Treasury shares

Treasury shares are recognised at cost as a minus position in shareholders' equity at the time of acquisition. Given future re-divestment of the shares, the profit or loss is recognised in the income statement and recorded as financial income or expense, respectively.

1.5 Share-based compensation

If treasury shares are used for share-based compensation to the Board of Directors and employees, the value of the shares allocated is recognised as personnel costs. Any difference versus book value is posted to the financial result.

1.6 Dispensation of cash flow statement and additional information in the notes

As Swiss Prime Site AG prepares the consolidated financial statements according to recognised accounting standards (IFRS), the Company has dispensed with providing information in the notes regarding audit fees as well as the presentation of a cash flow statement, in accordance with the relevant legal requirements.

2 Information relating to balance sheet and income statement positions

2.1 Dividend income

Dividend income includes the dividends from group companies of CHF 258.000 million [CHF 180.000 million] for the 2024 financial year. The dividends were recorded as receivables. This procedure was permissible as the companies closed their accounts on the same balance sheet date and the resolution on the dividend payment had been passed.

2.2 Other financial income

| in CHF 1 000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Interests on loans from group companies | 9 301 | 9 383 |
| Result from investments in associates | 2 153 | 2 270 |
| Other financial income | 92 | 180 |
| Total | 11 546 | 11 833 |

2.3 Profit from sale of investments in subsidiaries

The profit results from the sale of the Wincasa Group to Implenia as at 4 May 2023.

2.4 Financial expenses

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|---|-----------------------|-----------------------|
| Interests on loans | – 3 537 | – 5 145 |
| Interest expenses on convertible bonds/loans | – 3 854 | – 5 433 |
| Amortisation of cost of convertible bonds/loans | – 1 022 | – 1 071 |
| Other financial expenses | – 119 | – 82 |
| Total | – 8 532 | – 11 731 |

2.5 Other operating expenses

| in CHF 1000 | 01.01.– 31.12.2023 | 01.01.– 31.12.2024 |
|--------------------------|-----------------------|-----------------------|
| Administration costs | – 7 496 | – 7 270 |
| Capital taxes | – 108 | – 109 |
| Other operating expenses | – 1 712 | – 2 876 |
| Total | – 9 316 | – 10 255 |

2.6 Other current receivables

| in CHF 1000 | 31.12.2023 | 31.12.2024 |
|--|----------------|----------------|
| Other current receivables from third parties | 71 777 | 120 |
| Other current receivables from group companies | 180 350 | 258 007 |
| Total | 252 127 | 258 127 |

2.7 Financial investments

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--------------------------|---------------|---------------|
| Loans to group companies | 78 000 | 50 000 |
| Third loans | 800 | 250 |
| Participations under 20% | 6 144 | 6 948 |
| Total | 84 944 | 57 198 |

2.8 Investments

Direct investments

| | 31.12.2023 Capital in CHF 1 000 | Shareholding interest in % | 31.12.2024 Capital in CHF 1 000 | Shareholding interest in % |
|--|---------------------------------------|-------------------------------|---------------------------------------|-------------------------------|
| Flexoffice (Schweiz) AG, Zurich | 124 | 27.2 | 124 | 27.2 |
| Fundamenta Group Immobilien Holding AG, Zug ¹ | n.a. | n.a. | n.a. | n.a. |
| INOVIL SA, Lausanne | 5 160 | 27.1 | 5 160 | 27.1 |
| Jelmoli AG, Zurich | 6 600 | 100.0 | 6 600 | 100.0 |
| Parkgest Holding SA, Geneva | 4 750 | 38.8 | 4 750 | 38.8 |
| Swiss Prime Site Finance AG, Zug | 100 000 | 100.0 | 100 000 | 100.0 |
| Swiss Prime Site Immobilien AG, Zurich | 50 000 | 100.0 | 50 000 | 100.0 |
| Swiss Prime Site Management AG, Zug | 100 | 100.0 | 100 | 100.0 |
| Swiss Prime Site Solutions AG, Zug | 1 500 | 100.0 | 1 500 | 100.0 |

Indirect investments

| | 31.12.2023 Capital in CHF 1 000 | Shareholding interest in % | 31.12.2024 Capital in CHF 1 000 | Shareholding interest in % |
|---|---------------------------------------|-------------------------------|---------------------------------------|-------------------------------|
| Akara Property Development AG, Zug | 100 | 100.0 | 100 | 100.0 |
| Fundamenta Group (Schweiz) AG, Zug ² | n.a. | n.a. | 200 | 100.0 |
| Fundamenta Consulting AG, Zug ² | n.a. | n.a. | 100 | 100.0 |
| Zimmermann Vins SA, Carouge | 350 | 100.0 | 350 | 100.0 |

| | 31.12.2023 Capital in EUR 1 000 | Shareholding interest in % | 31.12.2024 Capital in EUR 1 000 | Shareholding interest in % |
|--|---------------------------------------|-------------------------------|---------------------------------------|-------------------------------|
| Fundamenta Group Deutschland AG, Munich ² | n.a. | n.a. | 50 | 100.0 |

| | 31.12.2023 Capital in EUR 1 000 | Shareholding interest in % | 31.12.2024 Capital in EUR 1 000 | Shareholding interest in % |
|--|---------------------------------------|-------------------------------|---------------------------------------|-------------------------------|
| Fundamenta Group Lux MLP Sàrl, Luxembourg ² | n.a. | n.a. | 12 | 100.0 |
| Fundamenta Lux GP Sàrl, Luxembourg ² | n.a. | n.a. | 13 | 100.0 |

¹ Acquisition as at 15.04.2024, merger in Swiss Prime Site Solutions AG as at 01.05.2024

² Acquisition as at 15.04.2024

2.9 Current interest-bearing liabilities

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|-------------------------|------------|----------------|
| Convertible bonds/loans | - | 296 630 |
| Total | - | 296 630 |

2.10 Other current liabilities

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--|--------------|--------------|
| Other current liabilities to shareholders | 328 | 342 |
| Other current liabilities to third parties | 3 809 | 3 647 |
| Total | 4 137 | 3 989 |

2.11 Non-current interest-bearing liabilities

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|--|----------------|----------------|
| Convertible bonds/loans | 571 630 | 275 000 |
| Mortgage-backed loans | 100 000 | 100 000 |
| Non-current financial liabilities to group companies | 163 954 | 301 614 |
| Total | 835 584 | 676 614 |

Maturity structure of non-current interest-bearing liabilities

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|------------------|----------------|----------------|
| Up to five years | 560 584 | 401 614 |
| Over five years | 275 000 | 275 000 |
| Total | 835 584 | 676 614 |

Convertible bonds/loans

| | | CHF 300 m 2025 | CHF 275 m 2030 |
|------------------------------------|--------------|-----------------------|-------------------------|
| Issuing volume, nominal | CHF m | 300.000 | 275.000 |
| Book value as at 31.12.2024 | CHF m | 296.630 | 275.000 |
| Book value as at 31.12.2023 | CHF m | 296.630 | 275.000 |
| Conversion price | CHF | 100.35 | 85.16 |
| Interest rate | % | 0.325 | 1.625 |
| Term to maturity | years | 7 | 7 |
| Maturity | date | 16.01.2025 | 31.05.2030 |
| Securities number | | 39 764 277 (SPS18) | XS2627116176 (SPS23) |

2.12 Share capital and statutory reserves from capital contributions

As at the balance sheet date, the share capital comprised 77 307 546 [76 718 604] registered shares with a nominal value of CHF 2.00 per share [CHF 2.00].

Since 21 March 2023, the Company has had a capital band of between CHF 145.765 million (floor) and CHF 168.781 million (ceiling). Until 21 March 2028, the share capital can be increased once or several times and in any amounts by a maximum of 7 082 918 shares (CHF 14.166 million) or reduced by a maximum of 4 424 872 shares (CHF 8.850 million). The share capital can be increased from conditional capital by 6 227 745 shares (CHF 12.455 million); in accordance with Art. 3c of the Articles of Association, a total maximum of 7 671 860 shares may be issued from conditional capital or the capital band by 21 March 2028 or the earlier expiry of the capital band.

Due to the acquisition of the Fundamenta Group, the share capital was increased from CHF 153.437 million to CHF 154.615 million in the reporting year, and the statutory reserves from capital contributions were increased from CHF 715.308 million (after distribution from reserves) to CHF 762.646 million.

2.13 Treasury shares

Swiss Prime Site AG held 7 [9] treasury shares on the balance sheet date. As at the balance sheet date, the group companies held an additional 507 [41] Swiss Prime Site AG shares. Purchases and sales were carried out at the respective transaction rates.

| Change in number of treasury shares | Volume-weighted average share price in CHF | 2023 Number of treasury shares | Volume-weighted average share price in CHF | 2024 Number of treasury shares |
|--|--|--------------------------------|--|--------------------------------|
| Holdings of treasury shares on 01.01. | – | 14 665 | – | 9 |
| Purchases at the volume-weighted average share price | 84.57 | 9 750 | 90.26 | 8 815 |
| Share-based compensation | 87.11 | – 24 406 | 90.25 | – 8 817 |
| Holdings of treasury shares on 31.12. | – | 9 | – | 7 |

3 Additional information

3.1 Full-time employees

Swiss Prime Site AG has no employees.

3.2 Leasing commitments not recognised in the balance sheet

Liabilities arising from leasing commitments that do not expire or cannot be terminated within 12 months of the balance sheet date amount to CHF 4.871 million [CHF 0.000 million].

3.3 Security provided for third-party liabilities

The Company has provided security in the amount of CHF 4 600.642 million [CHF 4 746.995 million]. This takes the form of guarantees for the financial liabilities of the subsidiary Swiss Prime Site Finance AG in the amount of CHF 4 599.592 million [CHF 4 745.945 million] and guarantee commitments of the subsidiary Swiss Prime Site Solutions AG in the amount of CHF 1.050 million [CHF 1.050 million].

3.4 Significant events after the balance sheet date

There were no significant events after the balance sheet date that would have an impact on the book values of the reported assets or liabilities, or which would need to be disclosed at this point.

4 Proposed appropriation of balance sheet profit

The Board of Directors proposes a distribution of CHF 3.45 per share to the Annual General Meeting of 13 March 2025. Based on the total 77 307 032 dividend-entitled shares as at 4 February 2025, the total amount is CHF 266.709 million. The Board of Directors proposes a distribution of CHF 1.725 from the capital contribution reserves (exempt from withholding tax) and CHF 1.725 per share from the balance sheet profit (subject to withholding tax).

| in CHF 1 000 | 31.12.2023 | 31.12.2024 |
|---|----------------|----------------|
| Distribution of an ordinary dividend | | |
| Retained earnings brought forward | 363 269 | 459 623 |
| Profit | 226 775 | 246 346 |
| Total balance sheet profit | 590 044 | 705 969 |
| Allocation to general statutory reserves | – | – |
| Allocation to free reserves | – | – |
| Distribution of a dividend | – 130 421 | – 133 355 |
| Balance brought forward to new account | 459 623 | 572 614 |
| Distribution from reserves from capital contributions | | |
| Reserves from capital contributions at the disposal of the Annual General Meeting | 845 730 | 762 646 |
| Distribution from reserves from capital contributions | – 130 421 | – 133 355 |
| Balance brought forward to new account | 715 309 | 629 291 |



Report of the statutory auditor to the General Meeting of Swiss Prime Site AG, Zug

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Swiss Prime Site AG (the Company), which comprise the income statement for the year ended 31 December 2024, the balance sheet as at 31 December 2024, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements (pages 82 to 89) comply with Swiss law and the Company's articles of incorporation.

Basis for opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the 'Auditor's responsibilities for the audit of the financial statements' section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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

Our audit approach

Materiality

The scope of our audit was influenced by our application of materiality. Our audit opinion aims to provide reasonable assurance that the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall materiality for the financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate, on the financial statements as a whole.

| | |
|--|--|
| Overall materiality | CHF 29 million |
| Benchmark applied | Total Assets |
| Rationale for the materiality benchmark applied | We chose total assets as the benchmark because, in our view, it is a common benchmark for holding companies. |

PricewaterhouseCoopers AG, Birchstrasse 160, 8050 Zürich
Telefon: +41 58 792 44 00, www.pwc.ch

PricewaterhouseCoopers AG is a member of the global PricewaterhouseCoopers network of firms, each of which is a separate and independent legal entity.



Audit scope

We designed our audit by determining materiality and assessing the risks of material misstatement in the financial statements. In particular, we considered where subjective judgements were made; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Company, the accounting processes and controls, and the industry in which the Company operates.

Key audit matters

We have determined that there are no key audit matters to communicate in our report.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements, the consolidated financial statements, the compensation report and our auditor's reports thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board of Directors' responsibilities for the financial statements

The Board of Directors is responsible for the preparation of financial statements in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on EXPERTsuisse's website: <http://www.expertsuisse.ch/en/audit-report>. This description forms an integral part of our report.



Report on other legal and regulatory requirements

In accordance with article 728a para. 1 item 3 CO and PS-CH 890, we confirm the existence of an internal control system that has been designed, pursuant to the instructions of the Board of Directors, for the preparation of the financial statements.

Based on our audit according to article 728a para. 1 item 2 CO, we confirm that the Board of Directors' proposal complies with Swiss law and the Company's articles of incorporation. We recommend that the financial statements submitted to you be approved.

PricewaterhouseCoopers AG

Patrick Balkanyi
Licensed audit expert
Auditor in charge

Philipp Gnädinger
Licensed audit expert

Zürich, 4 February 2025

Five-year summary of key figures

| | in | Swiss GAAP | IFRS | | | |
|--|-------|------------|------------|------------|------------|------------|
| | | FER | 31.12.2020 | 31.12.2021 | 31.12.2022 | 31.12.2023 |
| Fair value of real estate portfolio | CHF m | 12 322.6 | 12 793.5 | 13 087.7 | 13 074.6 | 13 053.5 |
| Rental income from properties | CHF m | 424.7 | 426.7 | 431.3 | 437.8 | 463.5 |
| Vacancy rate | % | 5.1 | 4.6 | 4.3 | 4.0 | 3.8 |
| Net property yield | % | 3.2 | 3.2 | 3.1 | 3.1 | 3.2 |
| Income from real estate developments | CHF m | 50.1 | 52.0 | 9.1 | – | – |
| Income from real estate services | CHF m | 115.2 | 119.4 | 125.6 | 42.5 | – |
| Income from retail | CHF m | 110.6 | 119.5 | 132.1 | 126.5 | 124.3 |
| Income from assisted living | CHF m | 72.4 | – | – | – | – |
| Income from asset management | CHF m | 13.1 | 18.2 | 52.0 | 49.7 | 70.8 |
| Total operating income | CHF m | 792.9 | 749.5 | 774.4 | 701.9 | 663.4 |
| Operating result before depreciation and amortisation (EBITDA) | CHF m | 779.9 | 730.0 | 618.4 | 311.7 | 539.6 |
| Operating result (EBIT) | CHF m | 762.3 | 706.7 | 559.4 | 302.8 | 531.3 |
| Profit | CHF m | 610.4 | 498.9 | 404.4 | 236.0 | 360.3 |
| Shareholders' equity | CHF m | 6 085.6 | 6 409.7 | 6 569.3 | 6 537.4 | 6 677.9 |
| Equity ratio | % | 47.8 | 47.5 | 47.7 | 47.4 | 48.2 |
| Borrowed capital | CHF m | 6 640.6 | 7 089.7 | 7 201.9 | 7 240.9 | 7 163.4 |
| Borrowed capital ratio | % | 52.2 | 52.5 | 52.3 | 52.6 | 51.8 |
| Total shareholders' equity and borrowed capital | CHF m | 12 726.2 | 13 499.3 | 13 771.2 | 13 778.3 | 13 841.2 |
| Interest-bearing financial liabilities | CHF m | 5 164.0 | 5 430.0 | 5 505.4 | 5 692.5 | 5 560.5 |
| Interest-bearing financial liabilities in % of balance sheet total | % | 40.6 | 40.2 | 40.0 | 41.3 | 40.2 |
| Loan-to-value ratio of property portfolio (LTV) ¹ | % | 40.7 | 39.3 | 38.8 | 39.8 | 38.3 |
| Weighted average interest rate on financial liabilities | % | 1.1 | 0.8 | 0.9 | 1.2 | 1.1 |
| Weighted average residual term to maturity of interest-bearing financial liabilities | years | 4.8 | 5.8 | 5.0 | 4.6 | 4.3 |
| Return on equity (ROE) | % | 10.6 | 8.0 | 6.2 | 3.6 | 5.4 |
| Return on invested capital (ROIC) | % | 5.4 | 4.3 | 3.3 | 2.3 | 3.2 |
| Cash flow from operating activities | CHF m | 298.5 | 442.4 | 364.9 | 430.6 | 403.8 |
| Cash flow from investing activities | CHF m | 236.0 | –108.7 | –214.3 | –292.7 | 82.9 |
| Cash flow from financing activities | CHF m | –564.8 | –361.8 | –244.0 | –137.0 | –484.8 |
| Key financial figures excluding revaluations and all deferred taxes | | | | | | |
| Operating result (EBIT) | CHF m | 558.9 | 404.8 | 389.6 | 553.3 | 417.6 |
| Profit | CHF m | 476.6 | 293.7 | 300.6 | 308.0 | 313.5 |
| Return on equity (ROE) | % | 8.5 | 4.8 | 4.7 | 6.8 | 4.5 |
| Return on invested capital (ROIC) | % | 4.3 | 2.8 | 2.6 | 3.9 | 2.7 |

¹ Receivables secured by bank guarantees were deducted from financial liabilities in the financial year 2023.

Five-year summary of key figures

| Key figures per share | in | Swiss GAAP | IFRS | | | |
|--|--------|------------|------------|------------|------------|------------|
| | | FER | 31.12.2020 | 31.12.2021 | 31.12.2022 | 31.12.2023 |
| Share price at end of period | CHF | 86.90 | 89.65 | 80.15 | 89.85 | 98.80 |
| Share price, highest | CHF | 123.70 | 99.90 | 98.32 | 91.10 | 98.80 |
| Share price, lowest | CHF | 74.75 | 85.00 | 73.70 | 72.95 | 82.80 |
| Earnings per share (EPS) | CHF | 8.04 | 6.57 | 5.27 | 3.08 | 4.67 |
| Earnings per share (EPS) excluding revaluations and deferred taxes | CHF | 6.27 | 3.87 | 3.92 | 5.99 | 3.78 |
| NAV before deferred taxes ¹ | CHF | 95.41 | 101.22 | 102.96 | 102.05 | 103.51 |
| NAV after deferred taxes ¹ | CHF | 80.11 | 84.37 | 85.64 | 85.21 | 86.38 |
| Distribution to shareholders | CHF | 3.35 | 3.35 | 3.40 | 3.40 | 3.45 |
| Cash yield on closing price of the reporting year | % | 3.9 | 3.7 | 4.2 | 3.8 | 3.5 |
| Share performance (TR) p.a. in the last 12 months | % | -19.2 | 7.0 | -7.3 | 17.3 | 14.3 |
| Share performance (TR) p.a. in the last 3 years | % | 3.3 | 8.3 | -7.1 | 5.2 | 7.5 |
| Share performance (TR) p.a. in the last 5 years | % | 6.6 | 5.9 | 1.8 | 6.7 | 1.5 |
| Market capitalisation | CHF m | 6 601.8 | 6 810.7 | 6 149.0 | 6 893.2 | 7 638.0 |
| Employees | | | | | | |
| Number of employees | people | 1 728 | 1 667 | 1 779 | 674 | 497 |
| Full-time equivalents | FTE | 1 505 | 1 474 | 1 567 | 570 | 436 |
| Share statistics | | | | | | |
| Shares issued | number | 75 970 364 | 75 970 364 | 76 718 604 | 76 718 604 | 77 307 546 |
| Average treasury shares held | number | -3 693 | -2 260 | -13 216 | -4 115 | -951 |
| Average outstanding shares | number | 75 964 863 | 75 968 104 | 76 697 074 | 76 714 489 | 77 134 821 |
| Treasury shares held | number | -1 844 | -655 | -14 719 | -50 | -514 |
| Outstanding shares | number | 75 968 520 | 75 969 709 | 76 703 885 | 76 718 554 | 77 307 032 |

¹ Asset Management, Retail and Corporate & Shared Services segments are included at book values and not at fair values.

Property details

Summary

Property details as at 31.12.2024

Overview of type of use

| | Fair Value TCHF | Target rental and land lease income TCHF | Vacancy rate % | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
|--|-------------------|--|----------------|--------------------------|--|-------------|--|--------------------|-------------------|----------------------|-------------|
| Total properties | 12 787 644 | 500 703 | 3.8 | 960 058 | 1565 660 | 15.3 | 46.4 | 7.3 | 6.6 | 21.6 | 2.8 |
| Total building land | 54 930 | 263 | 0.9 | 60 033 | 26 930 | - | 1.1 | - | - | - | 98.9 |
| Total properties under construction and development sites | 210 908 | 865 | - | 16 645 | 26 012 | 10.2 | 57.0 | - | - | 26.0 | 6.8 |
| Overall total | 13 053 482 | 501 831 | | 1 036 736 | 1 618 602 | 15.0 | 45.8 | 7.1 | 6.4 | 21.3 | 4.4 |
| Rent losses from vacancies | | -19 047 | | | | | | | | | |
| Consolidated subtotal segment | | 482 784 | 3.8 | | | | | | | | |

Properties

| | Property details as at 31.12.2024 | | | | | | Overview of type of use | | | | | | |
|--|--|----------------|---|-------|--------------------|--------------------------|--|----------|--|--------------------|-------------------|----------------------|---------|
| | Target rental and land lease income TCHF | Vacancy rate % | Ownership status | Built | Year of renovation | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
| Aarau, Bahnhofstrasse 23 | 911 | 5.3 | sole ownership | 1946 | 1986 | 685 | 1825 | 54.9 | 28.5 | - | - | 12.3 | 4.3 |
| Baar, Grabenstrasse 17, 19 | 1270 | - | sole ownership | 2015 | | 2084 | 3685 | - | 95.8 | - | - | 4.2 | - |
| Baar, Zugerstrasse 57, 63 | 2574 | - | sole ownership | 2009 | | 6029 | 8999 | - | 89.8 | - | - | 6.7 | 3.5 |
| Baden, Bahnhofstrasse 2 | 255 | | | | | | | | | | | | |
| Baden, Weite Gasse 34, 36 | 416 | | sold 18.09.2024 | | | | | | | | | | |
| Basel, Aeschenvorstadt 2-4 | 2088 | 4.9 | sole ownership | 1960 | 2005 | 1362 | 6226 | 17.1 | 63.8 | - | - | 18.6 | 0.5 |
| Basel, Barfüsserplatz 3 | 1111 | 0.1 | sole ownership | 1874 | 2020 | 751 | 3826 | 9.7 | 78.6 | - | - | 11.6 | 0.1 |
| Basel, Centralbahnplatz 9/10 | 902 | 4.8 | sole ownership | 2005 | 2005 | 403 | 1445 | 6.6 | 37.9 | 22.9 | - | 14.7 | 17.9 |
| Basel, Elisabethenstrasse 15 | 1442 | 1.6 | sole ownership | 1933 | 1993 | 953 | 4277 | 13.0 | 71.8 | 7.7 | - | 7.5 | - |
| Basel, Freie Strasse 26/Falknerstrasse 3 | 1321 | 0.3 | sole ownership | 1854 | 1980 | 471 | 2877 | 43.5 | 50.2 | - | - | 6.3 | - |
| Basel, Freie Strasse 36 | 1598 | - | sole ownership | 1894 | 2003 | 517 | 2429 | 59.4 | 13.6 | - | - | 21.5 | 5.5 |
| Basel, Freie Strasse 68 | 2960 | - | sole ownership | 1930 | 2016 | 1461 | 8207 | 19.4 | 1.2 | 62.9 | - | 16.0 | 0.5 |
| Basel, Henric Petri-Strasse 9/Elisabethenstrasse 19 | 1633 | 1.1 | sole ownership | 1949 | 1985 | 2387 | 6695 | 4.3 | 76.0 | - | - | 19.7 | - |
| Basel, Hochbergerstrasse 40/parking | 601 | 4.2 | sole ownership land lease | 1976 | | 4209 | - | - | - | - | - | - | - |
| Basel, Hochbergerstrasse 60/building 860 | 170 | 76.4 | sole ownership | 1990 | | 980 | 897 | - | 84.1 | - | - | 14.1 | 1.8 |
| Basel, Hochbergerstrasse 60/Stücki Park | 7865 | 0.6 | sole ownership | 2008 | | 8343 | 37293 | - | 80.8 | - | - | 19.1 | 0.1 |
| Basel, Hochbergerstrasse 60/Stücki Park ¹ | 12292 | 9.1 | sole ownership | 2023 | | 10222 | 31426 | - | 41.6 | 0.1 | - | 58.3 | - |
| Basel, Hochbergerstrasse 62 | 424 | - | sole ownership | 2005 | | 2680 | - | - | - | - | - | - | - |
| Basel, Hochbergerstrasse 70/Stücki Park (Shopping) | 9356 | 9.0 | sole ownership | 2009 | 2021 | 46416 | 47074 | 19.5 | 13.5 | 58.9 | - | 7.6 | 0.5 |
| Basel, Messeplatz 12/Meseturm | 10073 | 3.6 | sole ownership partial land lease | 2003 | | 2137 | 23613 | - | 53.5 | 43.1 | - | 3.4 | - |
| Basel, Peter Merian-Strasse 80 | 2440 | 6.4 | freehold property | 1999 | | 19214 | 8510 | - | 82.7 | - | - | 15.3 | 2.0 |
| Basel, Rebgrasse 20 | 3348 | 0.5 | sole ownership | 1973 | 1998 | 3713 | 8881 | 47.2 | 11.8 | 15.1 | - | 15.5 | 10.4 |
| Basel, Steinenvorstadt 11 | 315 | - | sole ownership | 1871 | | 169 | 858 | 46.1 | 32.4 | - | - | - | 21.5 |
| Berne, Genfergasse 14 | 4513 | - | sole ownership | 1905 | 1998 | 4602 | 15801 | - | 89.1 | - | - | 10.9 | - |
| Berne, Mingerstrasse 12-18/PostFinance Arena | 6053 | 10.2 | sole ownership land lease | 2009 | 2009 | 29098 | 45981 | 0.3 | 18.4 | - | - | 81.3 | - |
| Berne, Schwarztorstrasse 48 | 1858 | 0.4 | sole ownership | 1981 | 2011 | 1959 | 8163 | - | 75.5 | - | - | 24.3 | 0.2 |
| Berne, Viktoriastrasse 21, 21a, 21b/Schönburg | 6568 | 1.0 | sole ownership | 2020 | 2020 | 14036 | 20479 | 8.1 | - | 35.3 | - | 1.3 | 55.3 |
| Berne, Wankdorffallee 4/EspacePost | 8532 | - | sole ownership land lease | 2014 | | 5244 | 33647 | - | 94.2 | - | - | 4.9 | 0.9 |
| Berne, Weltpoststrasse 5 | 5408 | 7.7 | sole ownership land lease | 1985 | 2013 | 19374 | 25357 | - | 71.5 | 2.3 | - | 25.2 | 1.0 |
| Biel, Solothurnstrasse 122 | 523 | 3.6 | sole ownership land lease | 1961 | 1993 | 3885 | 3319 | 74.9 | 2.7 | - | - | 15.3 | 7.1 |
| Brugg, Hauptstrasse 2 | 909 | 8.8 | sole ownership | 1958 | 2000 | 3364 | 4179 | 42.1 | 4.2 | 22.2 | - | 28.8 | 2.7 |
| Buchs SG, St. Gallerstrasse 5 | 216 | | sold 28.06.2024 | | | | | | | | | | |
| Buchs ZH, Mülibachstrasse 41 | 1656 | - | sole ownership | 2020 | | 20197 | 10030 | - | 17.3 | - | - | 82.7 | - |
| Burgdorf, Industrie Buchmatt | 693 | | sold 31.10.2024 | | | | | | | | | | |
| Carouge, Avenue Cardinal-Mermillod 36-44 | 7332 | 12.6 | sole ownership | 1956 | 2002 | 14372 | 35075 | 22.8 | 56.8 | 3.5 | - | 15.8 | 1.1 |
| Carouge, Rue Antoine-Jolivet 7 | 316 | - | freehold property and co-ownership land lease | 1975 | | 3693 | 3515 | - | 3.8 | 0.7 | 5.0 | 26.1 | 64.4 |
| Conthey, Route Cantonale 4 | 614 | 32.9 | sole ownership land lease | 2009 | | 7444 | 4778 | 79.5 | - | 3.1 | - | 16.4 | 1.0 |
| Conthey, Route Cantonale 11 | 1525 | 4.4 | sole ownership land lease | 2002 | | 10537 | 7296 | 62.1 | 20.5 | 0.7 | - | 14.0 | 2.7 |

¹ Reclassified from properties under construction to investment properties after new construction

Properties

Property details as at 31.12.2024

Overview of type of use

| | Target rental and land lease income TCHF | Vacancy rate % | Ownership status | Built | Year of renovation | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
|---|--|----------------|---|---------------|--------------------|--------------------------|--|----------|--|--------------------|-------------------|----------------------|---------|
| Dietikon, Bahnhofplatz 11/Neumattstrasse 24 | 554 | 7.0 | sole ownership | 1989 | | 1004 | 1793 | 19.4 | 55.8 | - | - | 24.3 | 0.5 |
| Dübendorf, Bahnhofstrasse 1 | 352 | | sold 31.10.2024 | | | | | | | | | | |
| Eyholz, Kantonsstrasse 79 | - | | sold 01.02.2024 | | | | | | | | | | |
| Frauenfeld, St. Gallerstrasse 30-30c | 1733 | | sold 12.12.2024 | | | | | | | | | | |
| Geneva, Centre Rhône-Fusterie | 3 687 | - | freehold property | 1990 | | 2 530 | 11 157 | 76.4 | - | - | - | 23.6 | - |
| Geneva, Place du Molard 2-4 ² | 6 412 | 2.4 | sole ownership | 1690 | 2002 | 1 718 | 7 263 | 38.2 | 56.5 | 0.5 | - | 4.1 | 0.7 |
| Geneva, Route de Malagnou 6/Rue Michel-Chauvet 7 | 813 | 7.5 | sole ownership | 1960/ 1969 | 1989 | 1 321 | 1 769 | - | 53.1 | 10.6 | - | 3.5 | 32.8 |
| Geneva, Route de Meyrin 49 | 2 427 | 37.2 | sole ownership | 1987 | | 9 890 | 10 252 | - | 85.2 | - | - | 12.9 | 1.9 |
| Geneva, Rue de la Croix-d'Or 7/Rue Neuve-du-Molard 4-6 | 2 336 | 2.4 | sole ownership | 1974/ 1985 | 1994 | 591 | 3 508 | 37.5 | 24.0 | 0.5 | - | 3.9 | 34.1 |
| Geneva, Rue des Alpes 5 | 977 | 3.5 | sole ownership | 1860 | | 747 | 2 607 | 9.4 | 37.4 | 1.4 | - | 0.6 | 51.2 |
| Geneva, Rue du Rhône 48-50 ³ | 17 901 | 1.8 | sole ownership | 1921 | 2002 | 5 166 | 33 279 | 44.1 | 33.6 | 7.2 | - | 12.9 | 2.2 |
| Grand-Lancy, Route des Jeunes 10/CCL La Praille | 16 341 | 1.0 | sole ownership land lease | 2002 | | 20 597 | 35 853 | 52.1 | 1.0 | 29.1 | - | 16.0 | 1.8 |
| Grand-Lancy, Route des Jeunes 12 | 2 962 | 4.7 | sole ownership land lease | 2003 | | 5 344 | 12 725 | 0.2 | 40.9 | 44.8 | - | 14.1 | - |
| Heimberg, Gurnigelstrasse 38 | 578 | 0.1 | sole ownership land lease | 2000 | | 7 484 | 1 572 | 82.1 | 2.8 | - | - | 8.6 | 6.5 |
| La Chaux-de-Fonds, Boulevard des Eplatures 44 | 34 | | sold 16.02.2024 | | | | | | | | | | |
| Lachen, Seidenstrasse 2 | 334 | | sold 01.12.2024 | | | | | | | | | | |
| Lancy, Esplanade de Pont-Rouge 5, 7, 9/Alto Pont-Rouge ¹ | 9 502 | 6.1 | sole ownership with 14/100 co-ownership | 2024 | | 5 170 | 31 792 | 10.9 | 78.9 | - | - | 10.2 | - |
| Lausanne, Rue de Sébeillon 9/Sébeillon Centre | 1 065 | 0.5 | sole ownership | 1930 | 2001 | 2 923 | 10 114 | 8.4 | 54.1 | - | - | 36.1 | 1.4 |
| Lausanne, Rue du Pont 5 | 7 799 | 6.3 | sole ownership | 1910 | 2004 | 3 884 | 20 805 | 50.5 | 23.3 | 9.2 | - | 15.3 | 1.7 |
| Lutry, Route de l'Ancienne Ciblerie 2 | 1 395 | - | freehold property | 2006 | | 13 150 | 3 271 | 69.4 | 7.6 | 2.1 | - | 18.1 | 2.8 |
| Lucerne, Kreuzbuchstrasse 33/35 | 1 988 | - | sole ownership land lease | 2010 | | 14 402 | 10 533 | - | - | - | 100.0 | - | - |
| Lucerne, Langensandstrasse 23/Schönbühl | 3 027 | 3.6 | sole ownership | 1969 | 2007 | 20 150 | 9 433 | 65.2 | 10.8 | 1.9 | - | 21.6 | 0.5 |
| Lucerne, Pilatusstrasse 4/Flora | 3 784 | - | freehold property | 1979 | 2008 | 4 376 | 9 906 | 69.6 | 12.1 | - | - | 15.0 | 3.3 |
| Lucerne, Schwanenplatz 3 | 785 | 0.3 | sole ownership | 1958 | 2004 | 250 | 1 512 | 10.8 | 62.6 | - | - | 18.7 | 7.9 |
| Lucerne, Schweizerhofquai 6/Gotthardgebäude | 2 250 | - | sole ownership | 1889 | 2002 | 2 479 | 7 261 | 6.8 | 87.9 | - | - | 5.3 | - |
| Lucerne, Weggisgasse 20, 22 | 683 | - | sole ownership | 1982 | | 228 | 1 285 | 76.8 | - | - | - | 23.2 | - |
| Meilen, Seestrasse 545 | 448 | | sold 31.10.2024 | | | | | | | | | | |
| Meyrin, Chemin de Riantbosson 19/Riantbosson Centre | 2 665 | 19.3 | sole ownership | 2018 | | 4 414 | 7 604 | 33.4 | 38.2 | 9.8 | - | 15.6 | 3.0 |
| Monthey, Rue de Venise 5-7/Avenue de la Plantaud 4 | 1 355 | - | sole ownership | 2021 | | 1 785 | 3 649 | - | - | - | 100.0 | - | - |
| Morges, Les Vergers-de-la-Gottaz 1 | 1 171 | | sold 30.11.2024 | | | | | | | | | | |
| Münchenstein, Genuastrasse 11 | 1 549 | - | sole ownership land lease | 1993 | | 7 550 | 10 109 | - | 21.5 | - | - | 72.1 | 6.4 |
| Münchenstein, Helsinkistrasse 12 | 380 | - | sole ownership land lease | 1998 | | 4 744 | 6 592 | - | 1.4 | - | - | 90.6 | 8.0 |
| Niederwangen b. Bern, Riedmoosstrasse 10 | 2 421 | | sold 31.12.2024 | | | | | | | | | | |
| Oberwil BL, Mühlemattstrasse 23 | 221 | | sold 30.09.2024 | | | | | | | | | | |
| Oftringen, Aussenparkplatz Spitalweid ⁴ | 30 | - | sole ownership | 2006/ 2020 | 2020 | 1 543 | - | - | - | - | - | - | - |
| Oftringen, Baurecht Spitalweid ⁴ | 174 | - | sole ownership | 2006/ 2020 | 2020 | 1 849 | - | - | - | - | - | - | - |
| Oftringen, Spitalweidstrasse 1/shopping centre a1 ⁴ | 3 572 | - | sole ownership | 2006/ 2020 | 2020 | 38 640 | 23 888 | 78.3 | - | 0.5 | - | 20.4 | 0.8 |
| Olten, Bahnhofquai 18 | 1 695 | 0.7 | sole ownership | 1996 | | 2 553 | 5 134 | - | 93.6 | - | - | 6.4 | - |
| Olten, Bahnhofquai 20 | 2 119 | 0.8 | sole ownership | 1999 | | 1 916 | 7 423 | - | 84.8 | - | - | 14.4 | 0.8 |

¹ Reclassified from properties under construction to investment properties after new construction

² 1 464 m² vacant spaces cannot be let due to a conversion project and are therefore not included in the vacancy rate

³ 3 733 m² vacant spaces cannot be let due to a conversion project and are therefore not included in the vacancy rate

⁴ Subdivision of land parcel Oftringen, Spitalweidstrasse 1/shopping center a1

Properties

Property details as at 31.12.2024

Overview of type of use

| | Target rental and land lease income TCHF | Vacancy rate % | Ownership status | Built | Year of renovation | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
|--|--|----------------|--|----------------|--------------------|--------------------------|--|----------|--|--------------------|-------------------|----------------------|---------|
| Olten , Frohburgstrasse 1 | 300 | 6.9 | sole ownership | 1899 | 2009 | 379 | 1199 | - | 78.3 | - | - | 21.7 | - |
| Olten , Frohburgstrasse 15 | 575 | 10.5 | sole ownership | 1961 | 1998 | 596 | 1864 | - | 78.6 | - | - | 21.4 | - |
| Opfikon , Müllackerstrasse 2, 4/Bubenzholz | 2172 | - | sole ownership | 2015 | | 6169 | 10802 | - | - | - | 100.0 | - | - |
| Ostermündigen , Mitteldorfstrasse 16 | 1755 | | sold 13.12.2024 | | | | | | | | | | |
| Otelfingen , Industriestrasse 19/21 | 7883 | 8.1 | sole ownership | 1965 | 2000 | 101933 | 78753 | - | 15.9 | - | - | 80.8 | 3.3 |
| Otelfingen , Industriestrasse 31 | 980 | 0.5 | sole ownership | 1986 | 1993 | 12135 | 11796 | - | 31.3 | 0.4 | - | 66.3 | 2.0 |
| Otelfingen , Industriestrasse 35 | 187 | 22.6 | sole ownership bought 01.04.2024 | 1985 | | 3237 | 2980 | - | 18.8 | - | - | 56.4 | 24.8 |
| Paradiso , Riva Paradiso 3, 20/Du Lac ¹ | 1671 | - | sole ownership partial land lease | 2024 | | 3086 | 8337 | - | - | - | 100.0 | - | - |
| Payerne , Route de Bussy 2 | 1258 | - | sole ownership | 2006 | | 12400 | 6052 | 83.6 | 4.3 | - | - | 10.9 | 1.2 |
| Petit-Lancy , Route de Chancy 59 | 6979 | 25.8 | sole ownership | 1990 | | 13052 | 22893 | - | 70.1 | 6.3 | - | 21.8 | 1.8 |
| Pfäffikon SZ , Huobstrasse 5 | 2959 | - | sole ownership | 2004 | | 7005 | 11660 | - | - | - | 100.0 | - | - |
| Regensdorf , Riedthofstrasse 172-184/Iseli-Areal | 1537 | | sold 31.12.2024 | | | | | | | | | | |
| Richterswil , Gartenstrasse 7, 17/Etzelblick 4 | 2214 | - | sole ownership | 2022 | | 6417 | 8167 | - | - | - | 100.0 | - | - |
| Romanel , Chemin du Marais 8 | 1325 | 24.0 | sole ownership | 1973 | 1995 | 7264 | 6694 | 88.1 | - | - | - | 11.3 | 0.6 |
| Schlieren , Zürcherstrasse 39/JED | 7464 | 9.4 | sole ownership | 1992/2003 | 2021 | 18845 | 24649 | - | 76.7 | 8.3 | - | 8.7 | 6.3 |
| Spreitenbach , Industriestrasse/Tivoli | 520 | - | freehold property | 1974 | 2010 | 25780 | 980 | 87.2 | - | - | - | 12.8 | - |
| Spreitenbach , Müslistrasse 44 | 116 | | sold 30.06.2024 | | | | | | | | | | |
| Spreitenbach , Pfadackerstrasse 6/Limmatpark | 4296 | 22.7 | sole ownership | 1972 | 2003 | 10318 | 28437 | 62.5 | 27.1 | - | - | 7.4 | 3.0 |
| St. Gallen , Zürcherstrasse 462-464/Shopping Arena | 15431 | 1.0 | sole ownership parking 73/100 co-ownership | 2008 | | 33106 | 39278 | 56.4 | 10.0 | 9.3 | - | 21.8 | 2.5 |
| Thônex , Rue de Genève 104-108 | 4839 | 1.1 | sole ownership | 2008 | | 9224 | 11454 | 54.7 | 3.1 | 3.5 | - | 13.0 | 25.7 |
| Thun , Bälliz 67 | 862 | 16.6 | sole ownership | 1953 | 2001 | 875 | 3128 | 20.4 | 62.4 | 2.1 | - | 11.3 | 3.8 |
| Thun , Göttibachweg 2-2e, 4, 6, 8 | 2348 | - | sole ownership land lease | 2003 | | 14520 | 11556 | - | - | - | 100.0 | - | - |
| Uster , Poststrasse 10 | 199 | | sold 28.06.2024 | | | | | | | | | | |
| Uster , Poststrasse 12 | 49 | | sold 30.09.2024 | | | | | | | | | | |
| Uster , Poststrasse 14/20 | 134 | | sold 30.09.2024 | | | | | | | | | | |
| Vernier , Chemin de l'Etang 72/Patio Plaza | 3885 | 47.2 | sole ownership | 2007 | | 10170 | 12508 | - | 80.4 | - | - | 18.7 | 0.9 |
| Vevey , Rue de la Clergère 1 | 719 | | sold 31.12.2024 | | | | | | | | | | |
| Winterthur , Theaterstrasse 15a-c, 17 | 8583 | 6.2 | sole ownership | 1999/2000/2004 | 2023 | 15069 | 36838 | - | 70.8 | 0.5 | - | 26.0 | 2.7 |
| Winterthur , Untertor 24 | 416 | - | sole ownership | 1960 | 2006 | 290 | 1364 | - | 69.9 | - | - | 30.1 | - |
| Worblaufen , Alte Tiefenaustrasse 6 | 7796 | - | sole ownership | 1999 | | 21804 | 37170 | - | 87.4 | - | - | 12.6 | - |
| Zollikofen , Industriestrasse 21 | 1663 | - | sole ownership | 2003 | 2016 | 2906 | 7263 | - | 73.6 | 3.1 | - | 23.3 | - |
| Zollikon , Bergstrasse 17, 19 | 570 | | sold 30.11.2024 | | | | | | | | | | |
| Zollikon , Forchstrasse 452-456 | 657 | - | sole ownership | 1984/1998 | | 2626 | 2251 | - | 68.4 | - | - | 31.6 | - |
| Zuchwil , Dorfackerstrasse 45/Birchi Centre | - | | sold 28.03.2024 | | | | | | | | | | |
| Zug , Zählerweg 4, 6/Dammstrasse 19/Landis+Gyr-Strasse 3/Opus 1 | 6268 | 0.4 | sole ownership | 2002 | | 7400 | 16035 | - | 90.5 | - | - | 9.5 | - |
| Zug , Zählerweg 8, 10/Dammstrasse 21, 23/Opus 2 | 7987 | 0.5 | sole ownership | 2003 | | 8981 | 20089 | - | 91.3 | - | - | 8.7 | - |
| Zurich , Affolternstrasse 52/MFO building | - | - | sole ownership | 1889 | 2012 | 1367 | 2776 | - | 78.9 | - | - | 21.1 | - |
| Zurich , Affolternstrasse 54, 56/Cityport | 9640 | - | sole ownership | 2001 | | 9830 | 23529 | - | 92.0 | - | - | 7.7 | 0.3 |
| Zurich , Albisriederstrasse 203, 207, 243 | 1608 | 13.8 | sole ownership | 1942-2003 | | 13978 | 11623 | - | 60.8 | 22.7 | - | 15.4 | 1.1 |
| Zurich , Albisriederstrasse/Rütliweg/YOND | 5682 | 0.3 | sole ownership | 2019 | | 9021 | 18577 | 4.4 | 89.0 | - | - | 6.4 | 0.2 |

¹ reclassified from properties under construction to investment properties after new construction

Properties

Property details as at 31.12.2024

Overview of type of use

| | Target rental and land lease income TCHF | Vacancy rate % | Ownership status | Built | Year of renovation | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
|---|--|----------------|--------------------------------|-----------|--------------------|--------------------------|--|-------------|--|--------------------|-------------------|----------------------|------------|
| Zurich, Bahnhofstrasse 42 | 2 850 | – | sole ownership | 1968 | 1990 | 482 | 2 003 | 42.7 | 44.6 | – | – | 12.7 | – |
| Zurich, Bahnhofstrasse 69 | 1 859 | 3.6 | sole ownership | 1898 | 2007 | 230 | 1 129 | 10.8 | 74.5 | – | – | 14.4 | 0.3 |
| Zurich, Bahnhofstrasse 106 | 1 661 | 3.1 | sole ownership | 1958 | | 200 | 1 208 | 11.7 | 53.3 | – | – | 35.0 | – |
| Zurich, Beethovenstrasse 33, Dreikönigstrasse 24 | 4 286 | – | sole ownership | 1966–1968 | 2013–2016 | 1 347 | 5 786 | – | 85.7 | 2.1 | – | 11.3 | 0.9 |
| Zurich, Brandschenkestrasse 25 | 7 903 | – | sole ownership | 1910 | 2017 | 3 902 | 17 164 | – | – | 70.6 | – | 29.4 | – |
| Zurich, Carl-Spitteler-Strasse 68/70 | 4 295 | – | sole ownership | 1993 | | 11 732 | 19 343 | – | – | – | 100.0 | – | – |
| Zurich, Etzelstrasse 14 | 1 268 | – | sole ownership | 2017 | | 1 809 | 2 135 | – | – | – | 100.0 | – | – |
| Zurich, Flurstrasse 55/Medienpark | 6 399 | 3.5 | sole ownership | 1979 | 2013–2015 | 8 270 | 24 862 | 1.7 | 68.4 | 4.0 | – | 23.1 | 2.8 |
| Zurich, Flurstrasse 89 | 519 | – | sole ownership | 1949 | 2003 | 2 330 | 3 331 | – | 12.0 | – | – | 88.0 | – |
| Zurich, Fraumünsterstrasse 16 | 4 676 | 0.5 | sole ownership | 1901 | 2017 | 2 475 | 8 588 | 15.4 | 73.9 | – | – | 10.7 | – |
| Zurich, Giesshübelstrasse 15 | 1 402 | 1.2 | sole ownership | 1956 | 1999 | 1 713 | 2 854 | – | 88.2 | – | – | 11.8 | – |
| Zurich, Hagenholzstrasse 60/SkyKey | 11 849 | – | sole ownership | 2014 | | 9 573 | 41 251 | – | 86.0 | 9.8 | – | 4.2 | – |
| Zurich, Hardstrasse 201/Prime Tower | 24 657 | 0.7 | sole ownership | 1929–2011 | | 10 451 | 48 054 | 0.7 | 87.5 | 5.4 | – | 6.3 | 0.1 |
| Zurich, Hardstrasse 219/Eventblock Maag | 1 068 | 1.9 | sole ownership | 1978 | | 9 507 | 7 183 | – | 21.7 | – | – | 76.2 | 2.1 |
| Zurich, Josefstrasse 53, 59 | 4 187 | 0.7 | sole ownership | 1972 | 2001 | 2 931 | 12 188 | 5.6 | 77.8 | 1.4 | – | 14.7 | 0.5 |
| Zurich, Juchstrasse 3/West-Log | 3 359 | 12.8 | sole ownership | 1962/2021 | | 7 733 | 17 343 | 1.3 | 43.2 | – | – | 54.7 | 0.8 |
| Zurich, Jupiterstrasse 15/Böcklinstrasse 19 | 984 | – | sole ownership | 1900/1995 | 1996 | 1 630 | 1 829 | – | – | – | 100.0 | – | – |
| Zurich, Kappenbühlweg 9, 11/Holbrigstrasse 10/Regensdorferstrasse 18a | 3 187 | – | sole ownership | 1991 | | 9 557 | 14 790 | – | – | – | 100.0 | – | – |
| Zurich, Maagplatz 1/Platform | 7 332 | – | sole ownership | 2011 | | 5 907 | 20 310 | 2.1 | 91.1 | 0.5 | – | 6.3 | – |
| Zurich, Manessestrasse 85 | 2 673 | 4.4 | sole ownership | 1985 | 2012 | 3 284 | 8 289 | – | 71.2 | – | – | 23.5 | 5.3 |
| Zurich, Müllerstrasse 16, 20 | 8 943 | – | sole ownership | 1980 | 2023 | 3 864 | 15 897 | – | 86.5 | – | – | 10.9 | 2.6 |
| Zurich, Nansenstrasse 5/7 | 2 375 | 2.4 | sole ownership | 1985 | | 1 740 | 5 871 | 39.0 | 27.1 | – | – | 6.2 | 27.7 |
| Zurich, Ohmstrasse 11, 11a | 2 077 | 9.2 | sole ownership | 1927 | 2007 | 1 970 | 5 992 | 55.1 | 23.5 | 2.2 | – | 15.9 | 3.3 |
| Zurich, Pfingstweidstrasse 51/Fifty-One | 6 585 | – | sole ownership | 2011 | | 6 195 | 20 583 | – | 86.6 | 4.1 | – | 9.3 | – |
| Zurich, Querstrasse 6 | 190 | – | sole ownership | 1927 | 1990 | 280 | 563 | 7.6 | 5.7 | – | – | – | 86.7 |
| Zurich, Restelbergstrasse 108 | 374 | – | sole ownership | 1936 | 1997 | 1 469 | 672 | – | – | – | 100.0 | – | – |
| Zurich, Seidengasse 1/Jelmoli | 27 300 | – | sole ownership | 1898 | 2010 | 6 514 | 36 770 | 64.6 | 3.7 | 13.3 | – | 12.8 | 5.6 |
| Zurich, Siewerdstrasse 8 | 1 426 | – | sole ownership | 1981 | | 1 114 | 3 687 | – | 91.1 | – | – | 8.9 | – |
| Zurich, Sihlstrasse 24/St. Annagasse 16 | 1 742 | 19.6 | sole ownership | 1885 | 2007 | 1 155 | 2 799 | 3.9 | 70.7 | 15.5 | – | 6.2 | 3.7 |
| Zurich, Steinmühleplatz 1/St. Annagasse 18/Sihlstrasse 20 | 3 822 | 11.3 | sole ownership | 1957 | 1999 | 1 534 | 6 308 | 10.9 | 69.9 | – | – | 18.0 | 1.2 |
| Zurich, Steinmühleplatz/Jelmoli parking | 3 034 | 0.7 | sole ownership with concession | 1972 | 2009 | 1 970 | 84 | 100.0 | – | – | – | – | – |
| Zurich, Talacker 21, 23 | 3 111 | 4.9 | sole ownership | 1942/1965 | 2008 | 1 720 | 5 067 | 13.1 | 62.1 | – | – | 24.8 | – |
| Zurich, Vulkanstrasse 126 | 183 | – | sole ownership | 1979 | | 4 298 | 2 273 | – | 17.1 | – | – | 82.9 | – |
| Total properties | 500 703 | 3.8 | | | | 960 058 | 15 656 660 | 15.3 | 46.4 | 7.3 | 6.6 | 21.6 | 2.8 |

Building land

Property details as at 31.12.2024

Overview of type of use

| | Target rental and land lease income TCHF | Vacancy rate % | Ownership status | Built | Year of renovation | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
|---|--|----------------|------------------|-------|--------------------|--------------------------|--|----------|--|--------------------|-------------------|----------------------|-------------|
| Augst, Rheinstrasse 54 | 106 | - | sole ownership | na | | 10 958 | 7 500 | - | - | - | - | - | 100.0 |
| Dietikon, Bodacher | 23 | - | sole ownership | | | 13 293 | 1 375 | - | - | - | - | - | 100.0 |
| Dietikon, Bodacher/Im Maienweg | - | - | sole ownership | | | 4 249 | 4 240 | - | - | - | - | - | 100.0 |
| Dietikon, Bodacher/Ziegelägerten | 10 | - | sole ownership | | | 3 740 | 4 324 | - | - | - | - | - | 100.0 |
| Meyrin, Route de Pré-Bois | 35 | 6.7 | sole ownership | | | 10 183 | 372 | - | 79.0 | - | - | - | 21.0 |
| Niederwangen b. Bern, Riedmoosstrasse 10 | - | - | sold 31.12.2024 | | | | | | | | | | |
| Spreitenbach, Joosäcker 7 | 37 | - | sole ownership | | | 16 256 | 7 759 | - | - | - | - | - | 100.0 |
| Zurich, Oleanderstrasse 1 | 52 | - | sole ownership | | | 1 354 | 1 360 | - | - | - | - | - | 100.0 |
| Total building land | 263 | 0.9 | | | | 60 033 | 26 930 | - | 11 | - | - | - | 98.9 |

Properties under construction and development sites

Property details as at 31.12.2024

Overview of type of use

| | Target rental and land lease income TCHF | Vacancy rate % | Ownership status | Built | Year of renovation | Site area m ² | Total m ² commercial units, excluding parking | Retail % | Offices, medical practice premises, etc. % | Hotel/gastronomy % | Assisted living % | Storage facilities % | Other % |
|--|--|----------------|---------------------------|-------|--------------------|--------------------------|--|-------------|--|--------------------|-------------------|----------------------|------------|
| Basel, Steinvorstadt 5 | 300 | - | sole ownership | 1980 | | 511 | 4 246 | 62.6 | 10.0 | - | - | 26.5 | 0.9 |
| Berne, Stauffacherstrasse 131/Bern 131 | - | - | sole ownership land lease | | | 8 237 | 7 641 | - | 90.9 | - | - | 4.1 | 5.0 |
| Plan-les-Ouates, Chemin des Aulx/Espace Tourbillon building A⁵ | - | - | 12/1000 co-ownership | | | - | - | - | - | - | - | - | - |
| Schlieren, Zürcherstrasse 39/JED Neubau | 565 | - | sole ownership | | | 7 897 | 14 125 | - | 52.8 | - | - | 37.7 | 9.5 |
| Total properties under construction and development sites | 865 | - | | | | 16 645 | 26 012 | 10.2 | 57.0 | - | - | 26.0 | 6.8 |
| Overall total | 501831 | | | | | 1036 736 | 1618 602 | 15.0 | 45.8 | 7.1 | 6.4 | 21.3 | 4.4 |

⁵ Sale 26/1000 of building A in year 2024, remaining 12/1000 of building A are trading properties

Imprint

Overall responsibility | Editing

Swiss Prime Site AG
Poststrasse 4a
CH-6300 Zug
info@sps.swiss
www.sps.swiss

Advisory sustainability

Sustainserv GmbH, Zurich

Design | Realisation

Linkgroup AG, Zurich

Translation

Supertext AG, Zurich

Image material

Swiss Prime Site AG, Zug

Disclaimer

This report contains statements regarding future financial and operational developments and results as well as other projections that are forward-looking or contain subjective assessments that are not historical facts. In some cases, these forward-looking statements can be identified by the use of words such as «believe», «estimate», «anticipate», «expect», «intend» and similar expressions as well as their negative equivalent. Such forward-looking statements or subjective assessments (hereinafter referred to as «forward-looking statements») are based on expectations, estimates and assumptions that seem to be appropriate to the Company at the time of the preparation of the report but may prove to be incorrect in retrospect. A number of factors, such as the implementation of the strategic plans of Swiss Prime Site AG by management, future conditions and developments in the market in which Swiss Prime Site AG operates, or the market behaviour of other market players, may cause the actual results – including the actual business situation, result of operations and financial condition of the Company – to differ materially from the anticipated results. In addition, past trends are not indicative of any future trends.

Swiss Prime Site AG, its associates, their employees, their advisors as well as other people involved in the preparation of the report explicitly disclaim any warranty or guarantee that information contained in this report is still correct and complete at any time after its publication. Furthermore, they disclaim any obligation to publish updates or amendments regarding the forward-looking statements made in this report in order to reflect changes in the events, conditions or circumstances on which any such opinions or forecasts are based except as required by law. Readers of this report should therefore not rely on the forward-looking statements expressed herein.

Swiss Prime Site's
property portfolio
will be climate neutral by
2040.
That's a promise.



Swiss Prime Site

Headquarters

Swiss Prime Site AG
Poststrasse 4a
CH-6300 Zug

Zurich Office

Swiss Prime Site AG
Prime Tower, Hardstrasse 201
CH-8005 Zurich

Geneva Office

Swiss Prime Site AG
Rue du Rhône 54
CH-1204 Geneva

Tel. +41 58 317 17 17 | info@sps.swiss | www.sps.swiss