

SWISS PRIME SITE

SHORT REPORT

First half-year

2019





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Dear Shareholders,

The Swiss economy made a good start to the current year. In particular, companies benefited from rising domestic demand. The employment situation also improved. Any uncertainties relate predominantly to international issues. The real estate market relevant to Swiss Prime Site performed well due to the renewed fall in interest rates and the strong transaction market for prime investment properties. Under these conditions, Swiss Prime Site can report good results for the first half of 2019.

Good results for the first half of 2019

Swiss Prime Site can look back on a successful first half-year of 2019. Compared with the previous year, operating income grew by 3.8% to CHF 607.7 million. Both the Real Estate and Services segments made a positive contribution to the satisfying growth. The core real estate business increased earnings by 2.9%. At the same time, real estate-related services increased their contribution by 4.3% year on year. The value of the real estate portfolio grew by 6.0% to CHF 11.5 billion compared to the previous year. The vacancy rate remained steady at 4.7% and a net yield of 3.5% reflects the attractiveness of the portfolio. The profit increased by CHF 204.5 million to CHF 356.5 million. This includes a one-time boost of CHF 158.1 million due to the release of deferred tax liabilities.

Dynamic growth in the real estate core business

The Real estate segment enjoyed dynamic growth. In the first half of 2019, Swiss Prime Site finalised new leases or lease renewals for around 61 000 m² (4% of the rental space). The Company divested a smaller retail property in Geneva. At the same time, Swiss Prime Site took advantage of good market momentum to launch the sale of another building from Espace Tourbillon, a major project in Plan-les-Ouates, in condominium ownership. The product proved to be very popular, so that more than 50% of the floor space was pre-booked in a short amount of time. Important leases were concluded for projects under construction worth around CHF 800 million. At the Stücker Park in Basel, 50% of the space has already been pre-let (8 000 m²),

and about 80% at the YOND in Zurich Albisrieden. The Schönbürg project in Bern has also been a success: around 130 of the 142 residential properties and all commercial spaces have been let. Seven projects are currently in the pipeline with an investment volume of around CHF 800 million. The Company expects to submit the planning application for the innovative new JED building on the former NZZ site in Schlieren in the second half of 2019. The design plan for the Usego site project in Olten was also made public. In the case of the two projects in Zurich West (Maag site) and in Meyrin that are furthest in the future, the Company began preparations for an architectural competition and a district plan procedure respectively. There is significant tenant interest for the projects in Lancy (Alto Pont-Rouge), Schlieren (JED new build-

ing) and Basel-Stadt (Stückli Park). The four assisted living projects in Olten, Paradiso, Monthey and Richterswil have been leased in full to the Group company Tertianum.

Services performs well

The Services segment, consisting of real estate-related business fields, also performed well. With CHF 70 billion in real estate assets under management, Wincasa reached another milestone and stepped up its business model's efforts at transformation once more. Jelmoli is constantly expanding its range of services. With Pallas Kliniken, Jelmoli was able to attract an additional high-frequency major tenant besides innovative food concepts such as The Bakery and the opening of the first Breitling bar. As planned, Tertianum continues to grow strongly in the assisted

Key figures first half-year 2019

68.64

Net Asset Value (CHF) ¹
+5.2% year-on-year

11.5

Portfolio (CHF billion)
+6.0% year-on-year

4.7

Vacancy rate (%)
unchanged year-on-year

¹ after deferred taxes per share

living sector. Furthermore, the planning to expand important support systems and processes in French-speaking Switzerland was initiated after a successful introduction in German-speaking Switzerland. Swiss Prime Site Solutions increased its assets under management to CHF 2.2 billion.

Confident outlook and confirmation of 2019 objectives

Swiss Prime Site believes that the targets set for 2019 can be achieved and confirms them. The Company expects stable results at in-

come and profit level, excluding revaluations and deferred taxes. The positive effects from the release of deferred tax liabilities and revaluations will lead to a profit in 2019 significantly higher than in the previous year. Looking to 2020 and beyond, the implementation of the project pipeline in particular will provide significant impetus for growth. Swiss Prime Site will maintain an attractive dividend policy for its shareholders.



Hans Peter Wehrli
Chairman of the Board of Directors



René Zahnd
Chief Executive Officer

Summary of key figures

	in	30.06.2018	31.12.2018	30.06.2019
Fair value of real estate portfolio	CHF m	10 819.1	11 204.4	11 467.8
Rental income from properties	CHF m	240.9	479.4	239.3
Vacancy rate	%	4.7	4.8	4.7
Income from real estate developments	CHF m	25.0	72.8	34.7
Income from real estate services	CHF m	58.9	116.7	57.0
Income from retail	CHF m	59.6	131.3	57.2
Income from assisted living	CHF m	193.8	396.9	206.1
Income from asset management	CHF m	3.4	8.5	8.8
Total operating income	CHF m	585.3	1 214.1	607.7
Revaluation of investment properties, net	CHF m	35.0	67.6	85.2
Result from investment property sales, net	CHF m	6.3	18.4	5.6
Operating result (EBIT)	CHF m	232.9	478.6	286.1
Profit	CHF m	152.0	310.9	356.5
Equity ratio	%	41.2	43.9	43.6
Return on equity (ROE)	%	6.4	6.4	13.8
Return on invested capital (ROIC)	%	3.4	3.4	6.6
Earnings per share (EPS)	CHF	2.13	4.27	4.69
NAV before deferred taxes per share ¹	CHF	81.80	83.40	82.71
NAV after deferred taxes per share ¹	CHF	65.25	67.74	68.64
Figures excluding revaluations and all deferred taxes				
Operating result (EBIT)	CHF m	197.8	411.1	200.8
Profit	CHF m	151.1	287.8	151.3
Earnings per share (EPS)	CHF	2.11	3.95	1.99
Return on equity (ROE)	%	6.4	5.9	6.1

¹ Services segment (real estate-related business fields) included at book values only

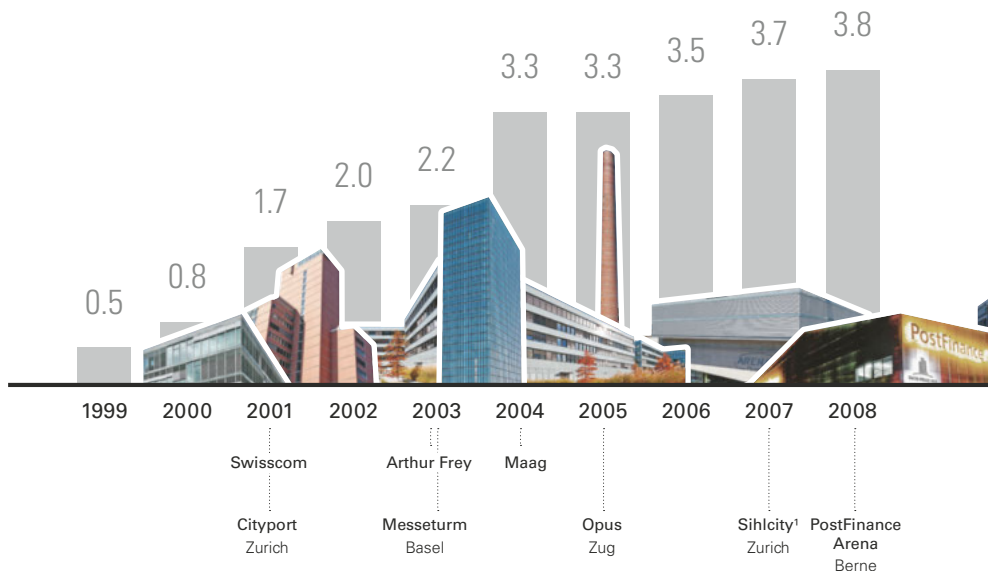
Further details regarding the financial results can be found at: www.sps.swiss/en

Success story

Swiss Prime Site was founded in 1999. The Company is the largest stock exchange-listed real estate group in Switzerland. Currently, its property portfolio is valued at CHF 11.5 billion.

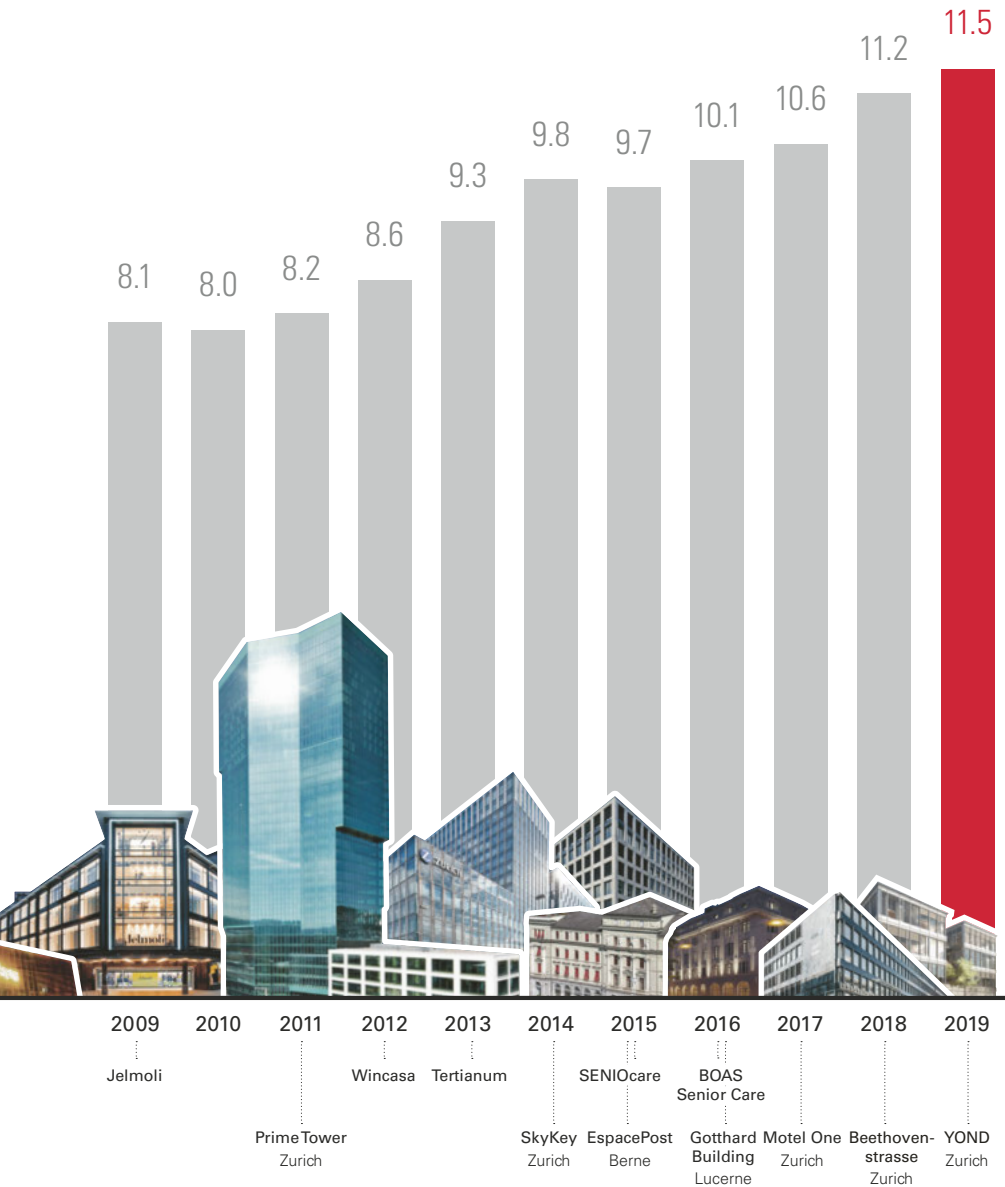
Swiss Prime Site has continuously expanded its portfolio through acquisitions, developments and conversions as well as a strong focus on prime locations. The purchase of Maag Holding AG with the Maag Site in Zurich-West counts among the most paramount acquisitions to date, where Prime Tower and the surrounding buildings were constructed. The acquisition of the Jelmoli property portfolio doubled the value of the real estate holdings. Since then, Swiss Prime

Site has executed key strategic acquisitions with Wincasa and Tertianum. Furthermore, significant self-development projects such as SkyKey in Zurich and EspacePost in Berne or conversions of former office space (for example, Motel One Basel and Zurich) have paved the way for generating additional growth and value in addition to creating premium locations.



¹ sold on 1 October 2018

Fair value of the
real estate portfolio
in CHF billion



Board of Directors



Prof. em. Dr. Hans Peter Wehrli

Chairman

Member since 29.04.2002³



Mario F. Seris

Vice-Chairman

Member since 27.04.2005³



Dr. Barbara Frei-Spreiter

Member since 27.03.2018²



Thomas Studhalter

Member since 27.03.2018¹



Christopher M. Chambers

Member since 22.10.2009^{1,2}



Dr. Rudolf Huber

Member since 29.04.2002¹



Gabrielle Nater-Bass

Member since 26.03.2019²

Swiss Prime Site's Board of Directors comprises personalities from Switzerland's economy. The years of extensive experience of the individual board members in various fields paves the way for a balanced, long-term-oriented body.

¹ Audit Committee

² Nomination and Compensation Committee

³ Investment Committee

Executive Board



Franco Savastano
CEO Jelmoli

René Zahnd
CEO Swiss Prime Site

Oliver Hofmann
CEO Wincasa

Markus Meier
CFO Swiss Prime Site

Peter Lehmann
CEO Swiss Prime Site Immobilien

Luca Stäger
CEO Tertanium

Swiss Prime Site's Executive Board comprises the Chief Executive Officers of the group companies Swiss Prime Site Immobilien, Wincasa, Jelmoli and Tertanium as well as the Group's CEO and CFO.



Strategy

Investments and focus

Swiss Prime Site Group's objective is aimed at achieving constant growth and a sustainable trend in profitability. To realise this goal, the Company has executed substantial investments in the core real estate business. First-class properties with attractive yields located in Switzerland are regarded as the focal point of this strategy. With a 43% share, Zurich currently accounts for the most important strategic region in the real estate portfolio valued at more than CHF 11 billion. The Lake Geneva region also plays a key role in realising growth. Swiss Prime Site focuses on commercial property, utilising its own know-how in sustainably developing, repositioning or modernising properties and sites.

Earnings diversification and synergies

Existing real estate-related business fields are being expanded in order to further strengthen diversification of the business model. Swiss Prime Site currently boasts attractive group companies with Wincasa, Tertianum, Jelmoli and Swiss Prime Site Solutions. These group companies provide

services for the Group as well as for third parties that are heavily in demand on the market, against the backdrop of the core real estate business. The goals are focused on significantly boosting the contributions to revenues and operating income in addition to enhancing the synergies within the Group and individual group companies.

Innovation and sustainability

As Switzerland's largest listed real estate company, Swiss Prime Site aims to be an innovation leader. Hence, the Company has created positions at the Group level and in the individual group companies that are exclusively engaged in developing innovative technologies, techniques and processes. The objective is directed at equipping the Group for facing future challenges and changing markets – particularly amid times of disruptive transitions. The key factors include sustainability, in addition to innovation and digitalisation. In all these aspects, conscious sustainability-oriented management ensures the future viability and success of the Company.

2019 targets

≤5 %

Vacancy rate

±45 %

Equity ratio

6 – 8 %

Return on equity

Business model

From space to living spaces

The core of Swiss Prime Site's business model is formed by development, construction and management as well as company and third-party utilisation of properties. The objective of this core process is aimed at sustainably generating value and expanding the real estate portfolio. Sites and properties are developed into projects according to the highest standards for current and future market needs. Swiss Prime Site finances these projects and designates partners for the construction process. Following completion, the properties are marketed, managed and transferred to tenants for their utilisation. At the end of their life cycle, the properties are redeveloped or converted, enabling the cycle to commence anew.

The property portfolio is supplemented by acquisitions and optimised through divestments within the value-creation chain. Revolving around the core of the business model, superordinate business processes ensure that the relevant know-how is expanded within the Company while access to markets and resources is secured. Furthermore, marketing and branding as well as modern information technology and contemporary employee development underpin the creation of space to living spaces.

Sustainably developing spaces in line with needs

At a more overriding and therefore more social level, the most notable inspirations are incorporated that have a significant impact on the business model. Relevant trends such as digitalisation, demographic changes or immigration can lead to enlargements and adjustments of the value-creation chain. Market trends like revitalisation of industrial sites that are no longer contemporary or changes in the interest-rate environment count among the additional influencing factors.

Vertically integrated group companies

The group companies Swiss Prime Site Immobilien, Wincasa, Tertianum, Jelmoli and Swiss Prime Site Solutions constitute the integral elements as well as the basis of Swiss Prime Site Group's integrated business model. The real estate portfolio comprising more than CHF 11 billion in properties is actively expanded and optimised by Swiss Prime Site Immobilien through acquisitions, developments, conversions, construction, financing and where necessary divestments. Wincasa plays a role through acquiring, managing, marketing and selling properties throughout the value-creation hierarchy as a link in the chain. Tertianum as services provider in the assisted living sector in addition to Jelmoli as premium department store utilise properties in the portfolio and also contribute to further strengthening

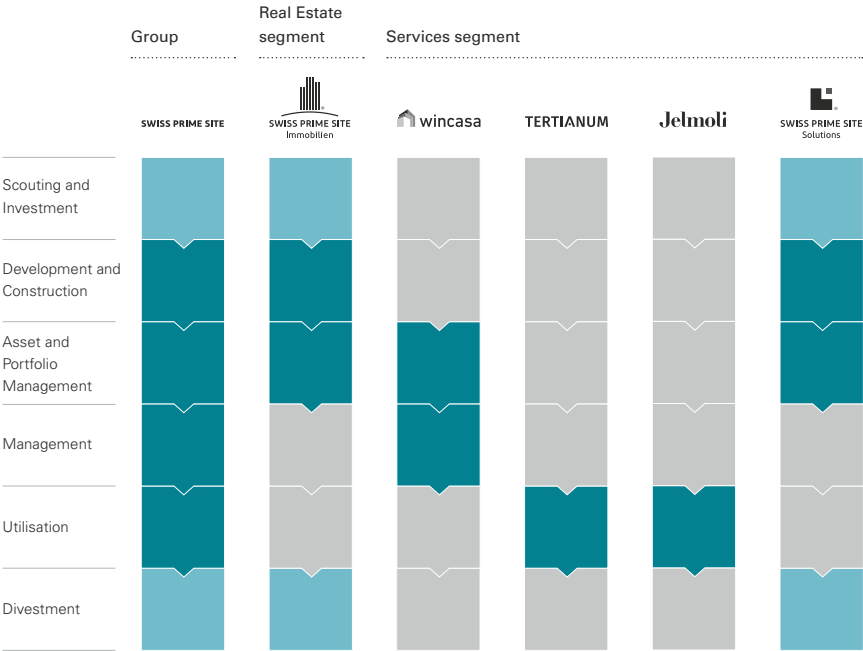
the business model. Swiss Prime Site Solutions as asset manager since 2017 provides core processes services for third parties with acquisition, development, conversion, construction, financing and sales.

The value-creation processes of the group companies are intentionally not fully centralised and generate – beyond the aforementioned integrated elements of the business model – further contributions for Swiss Prime Site Group’s long-term success.



Swiss Prime Site’s integrated business model

Group companies



The investment focus of the core Real Estate business is directed at investments in high-quality properties in prime locations. These properties are mainly used by commercial tenants. Other key activities within the core business include conversion, development and modernisation of entire sites.

239.3

Rental income from properties
in CHF million

11.5

Real estate portfolio
in CHF billion



Wincasa is the leading integrated real estate services provider in Switzerland. The company's innovative services portfolio encompasses the entire life cycle of properties. Assets under management amount to CHF 70 billion. Wincasa is regarded as a first mover in the field of digitalisation in the real estate sector.

57.0

Income from real estate services
in CHF million

70

Assets under management
in CHF billion

TERTIANUM

Tertianum Group is the leading provider in the assisted living and geriatric care sector in Switzerland. Quality-conscious living and autonomy, individual services, security as well as care and support are at the heart of Tertianum. The group has 78 business operations throughout Switzerland and generates total operating income (including rental income) of CHF 253 million.

206.1

Income from assisted living
in CHF million

78

Number of business operations

Jelmoli

Jelmoli – The House of Brands in Zurich is Switzerland's leading premium department store and generates total sales (incl. shop-in-shop) of CHF 102 million. Roughly 40% of the retail floor space of 23 800 square metres generates sales from third parties according to the shop-in-shop model. The rest of the floor space is self-managed by Jelmoli. A new branch at Zurich Airport will open from 2020.

57.2

Income from retail
in CHF million

23 800

Retail floor space
in square metres



SWISS PRIME SITE Solutions

Swiss Prime Site Solutions is an asset management company focusing on the real estate sector. The business field develops tailor-made services and investment products for third-party clients. The objective is aimed at generating solid and attractive earnings with low risk, regardless of the yield environment.

8.8

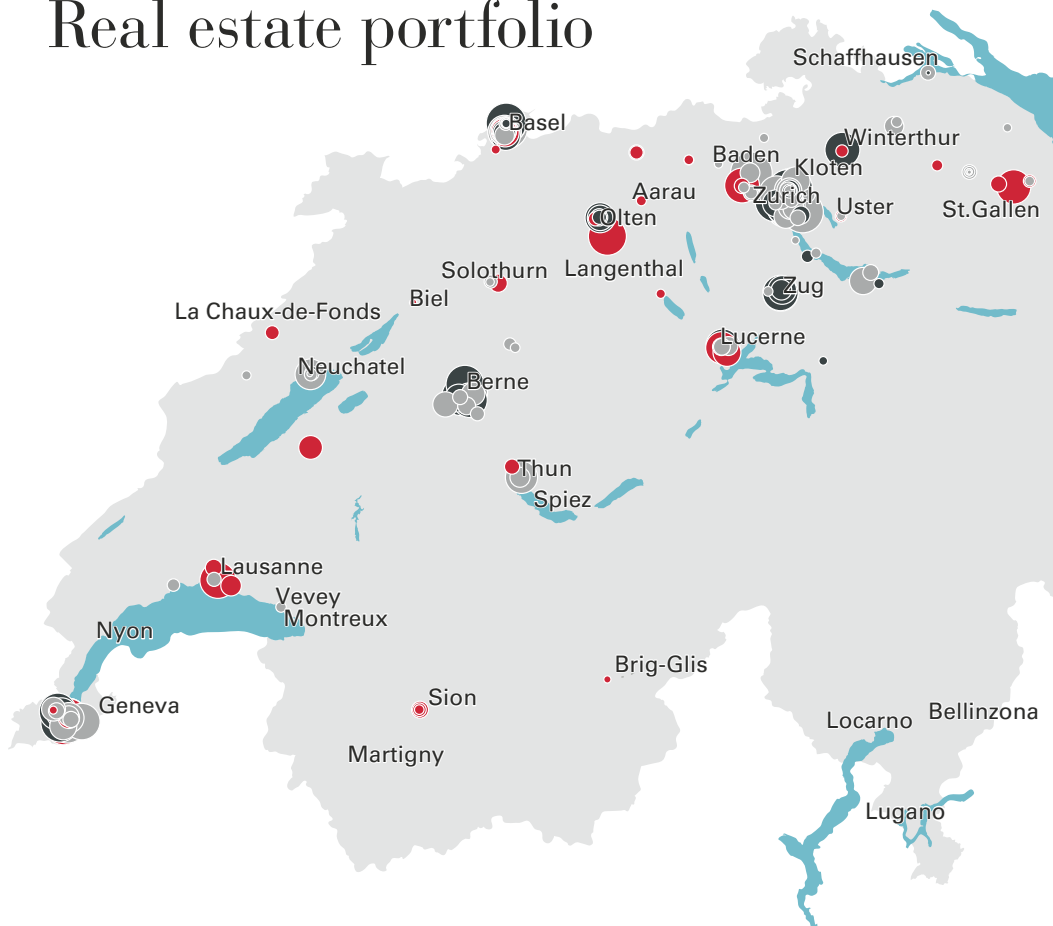
Income from asset management
in CHF million

2.2

Assets under management
in CHF billion



Real estate portfolio



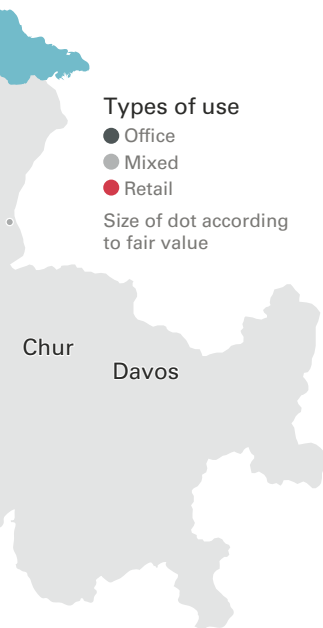
Expansion and growth

The founding of Swiss Prime Site in 1999 by the Credit Suisse Pension Fund, Siemens Pension Fund and Winterthur Life (today: AXA) laid the foundation for the current real estate portfolio. The value of the real estate holdings grew through acquisitions and significant self-development projects to roughly CHF 3.8 billion (2008) within less than ten years. With the acquisition of the Jelmoli properties in 2009, the Company more than doubled its real estate portfolio. Additional key projects considerably boosted the level of quality and size

of the real estate portfolio. Another spurt in growth followed with the acquisition of the three real estate-related services providers Tertianum (2013), SENIOcare (2015) and BOAS Senior Care (2016). The fair value of the real estate held by Swiss Prime Site amounted to CHF 11.5 billion as at mid-2019.

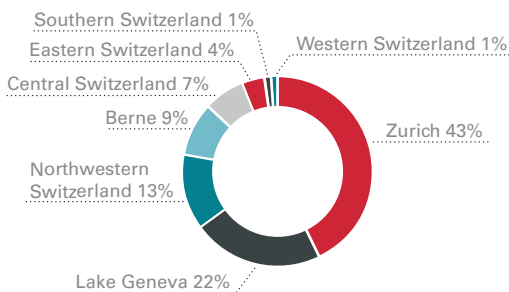
Geographic allocation

Swiss Prime Site's real estate portfolio boasts a high level of quality of property and location. According to Wüest Partner, roughly 80% of the Group's properties rank in the quadrants



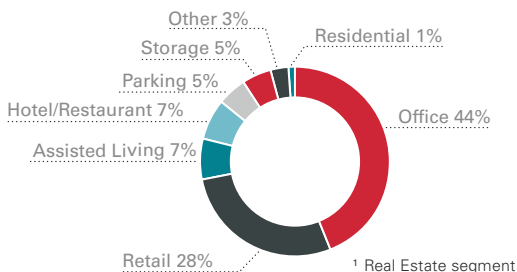
Portfolio split by region

Basis: fair value as at 30.06.2019



Portfolio split by type of use¹

Basis: net rental income as at 30.06.2019



with the highest quality based on the overall market. The majority of properties (76%) are located in German-speaking Switzerland. In this context, canton Zurich and particularly Zurich City account for the lion's share in this region with 43%. Another region in the spotlight is the Lake Geneva area (22%).

Utilisation

Swiss Prime Site has focused its portfolio of high-quality, value-retaining properties situated in prime locations primarily on commercial and services businesses and their needs. Of the

total 1.6 million square metres of available floor space, 44% are leased as office and 28% as retail properties at present. The real estate portfolio's maturity profile is long term and thus attractive. Roughly 22% of net rental income is generated with rental agreements with a term of ten years or more. Another 33% of the portfolio is subject to renewed leasing at terms of between four and nine years.

Project pipeline

Development and project planning

One of Swiss Prime Site Immobilien's strengths is its ability to develop its own projects. This paves the way for the Company to operate with a high degree of independence from market cycles.

Development projects are based on the Group's strategic targets aimed at boosting organic growth and increasing corporate profitability. Earnings from completed projects are realised in the form of revaluation gains, rising rental income and sales proceeds. New projects developed by Swiss Prime Site Immobilien generally exhibit above-average net yields versus the market as well as the existing portfolio.

The investment volume of Swiss Prime Site Immobilien's project pipeline amounts to roughly CHF 2 billion as at mid-2019.

Projects under construction

Construction projects comprise an investment volume (including share of land) of roughly CHF 800 million. Overall, eight projects are under construction at present. The most significant investments are being carried out in the large-scale Espace Tourbillon building complex in Geneva. Two buildings of the five structures to be erected were already sold shortly after the construction start date in the second half-year 2017. One building is

sold in condominium ownership. Projects under construction exhibit an average net yield that exceeds the current portfolio mean.

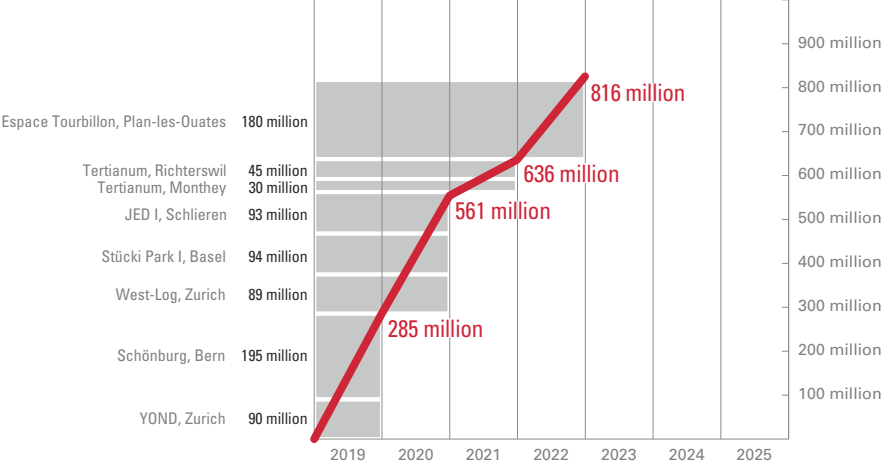
Projects in planning phase

Projects were in the planning phase at mid-year 2019 with estimated investment volumes (including share of land) of roughly CHF 800 million. The largest individual project of all is Alto Pont-Rouge in Lancy, with a volume of about CHF 280 million. The project plays a significant role for the Geneva region in its form and due to its location, since another transportation juncture and economic hub will be created for the city as a result. In addition, there are four projects in the planning phase respectively already in execution for the construction of new residential and geriatric care centres in Paradiso, Monthey, Richterswil and Olten (Usego site) for the Tertianum group company.

Swiss Prime Site Immobilien also holds land reserves that harbour potential investments of more than CHF 400 million in addition to substantial utilisation reserves in its portfolio.

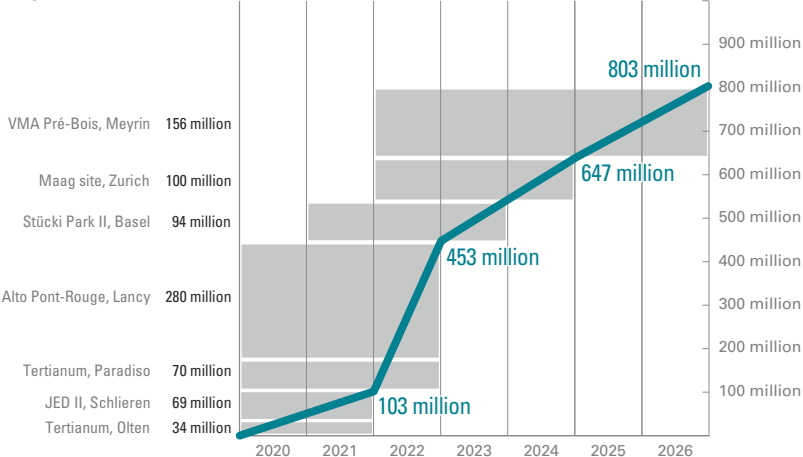
Projects under construction

Value in CHF



Projects in planning phase

Value in CHF



Espace Tourbillon, Plan-les-Ouates

The superstructure comprises a composition of five building structures each with seven above-ground and three subterranean floors as well as its own integrated logistics. The complex will provide future tenants with flexible and state-of-the-art floor space. Project planning envisages construction of the property in one phase and until 2022. Upon completion, the major Espace Tourbillon development project will span usable floor space totalling 95000 square metres, providing the fast-growing Geneva region space with an additional 4000 workplaces. Two buildings were sold to the Hans Wilsdorf Foundation at the end of 2017 and will be fully developed and transferred to the buyer in turnkey condition in 2021. One building is sold in condominium ownership.

www.espacetourbillon.ch

Realisation	2017–2022
Investment volume incl. land	CHF 180 million
Rental space	47 000 m ²
Rental income	CHF 13 million
Gross yield (on cost)	7.4%
Net yield (on cost)	6.2%



JED I, Schlieren

Commercial sites can be transformed into socially valuable and interesting properties with multi-faceted opportunities for utilisation through conversions and redevelopments. In this regard, the former NZZ printing facility under the new name JED – Join. Explore. Dare. – will undergo a significant upgrade by 2020. The ideally accessible site will be positioned in the long term as a centre for innovation, entrepreneurship, knowledge transfer and attractive working environments. The signing of long-term rental agreements with Halter and Zühlke secured two key anchor tenants.

www.jed.swiss

Realisation (phase 1)	2018–2020
Investment volume incl. land	CHF 93 million
Rental space	21 500 m ²
Rental income	CHF 5.5 million
Gross yield (on cost)	5.9%
Net yield (on cost)	5.1%



JED II, Schlieren



On the land reserve of the former NZZ printing facility, an innovative new building based on the «2226» concept by Prof. Dietmar Eberle will be built by 2021. The office building will be constructed in solid construction and will not require heating, ventilation, cooling or external energy supply. The aim is to keep the temperature inside the building constant between 22 and 26 degrees Celsius («2226»). The maintenance and operating costs will be 50% less than for conventional properties. On the ground floor and the four floors above, a total of 15 000 m² are available for rent, whereby large connected areas are offered.

www.jed.swiss

Realisation (phase 2)	2020–2021
Investment volume incl. land	CHF 69 million
Rental space	15 000 m ²
Rental income	CHF 4.4 million
Gross yield (on cost)	6.3%
Net yield (on cost)	5.7%



Stücki Park, Basel

The Stücki Park will be thoroughly developed, thus becoming attractive and future oriented. The key expansion of the already existing laboratory and office floor space will be carried out in two phases. 50% of the first phase is already pre-let to Lonza. Four new buildings situated between the already fully leased Businesspark and shopping centre will noticeably expand the total floor space. At the same time, the rental floor space will double to more than 60 000 square metres. Consequently, the project will meet the region's needs for laboratory and office floor space, creating room for an additional 1 700 workplaces. The laboratory and office floor space constitutes a key element for the successful and sustainable future development of the entire site, where innovation, entertainment, wellness, healthcare, research and shopping are all interwoven in an overall concept.

www.stueckipark.ch

Realisation	2018–2023
Investment volume incl. land	CHF 188 million
Rental space	33 600 m ²
Rental income	CHF 12 million
Gross yield (on cost)	6.3%
Net yield (on cost)	5.6%

YOND, Zurich

The unique building structure of the YOND real estate product located at the Siemens Site focuses on small- and medium-sized enterprises from various sectors. Starting from 2019, services providers and production facilities are united under one roof. Two-storey and utilisation-independent rooms will accommodate the various spatial concepts and fluctuating floor space needs. The construction project combines what embodies the spirit of the times of millennials: i.e. room and space that are individually and creatively adapted to the relevant market situation. The pre-letting is around 80%.

Realisation	2017–2019
Investment volume incl. land	CHF 90 million
Rental space	18500 m ²
Rental income	CHF 4.8 million
Gross yield (on cost)	5.3%
Net yield (on cost)	4.8%

www.yond-zuerich.ch





Alto Pont-Rouge, Lancy

A modern services property with 15 upper floors – featuring innovative and flexible floor space and comprising roughly 35 000 square metres – will be constructed in the years 2020–2022 on the Esplanade 4 parcel of land in the Esplanade de Pont-Rouge urban development zone, situated in close proximity to the Lancy railway station in Geneva. The Lancy-Pont-Rouge railway station is the first major construction phase of Geneva’s Praille-Acacias-Vernets (PAV) development zone, where a new urban district is emerging on an area of 230 hectares. The official inauguration ceremony for the new Lancy-Pont-Rouge railway station in December 2017 has already laid the cornerstone for PAV’s redesign. The development project should pave the way for the emergence of an urban centre on the former industrial site.

Realisation	2020–2022
Investment volume incl. land	CHF 280 million
Rental space	31 500 m ²
Rental income	CHF 15 million
Gross yield (on cost)	5.3%
Net yield (on cost)	4.5%

Our strengths at a glance



Sustainable business model

Swiss Prime Site invests in high-quality land, properties and locations, which, together with conversions and developments of entire sites, form the Company's core business. Vertically integrated real estate-related group companies complement the core business and provide interesting added value.



Stable financing

The Company boasts a stable financing situation through debt and shareholders' equity. The equity ratio amounts to 43.6%. The composition of debt equitably consists of the use of various instruments such as bonds, mortgages and loans. The loan-to-value ratio amounts to 46.6%.



First-class quality of location

The portfolio of 192 high-quality properties comprises value-retaining Swiss properties situated in first-class locations with a fair value of CHF 11.5 billion. In this context, the Company focuses on office and retail properties. The vacancy rate amounts to 4.7%.



High profitability and growth

The existing real estate portfolio realises an attractive net yield of 3.5%. Swiss Prime Site achieves a return on equity (ROE) of 13.8%. The project pipeline for the coming years comprises more than 20 projects totalling an investment volume of roughly CHF 2 billion.



Stock's high level of liquidity

Swiss Prime Site is the largest stock exchange-listed real estate company in Switzerland, with market capitalisation of approximately CHF 6.5 billion. The roughly 76 million registered shares are subject to 100% free float and exhibit a high level of liquidity on the SIX Swiss Exchange.



Equitable dividend policy

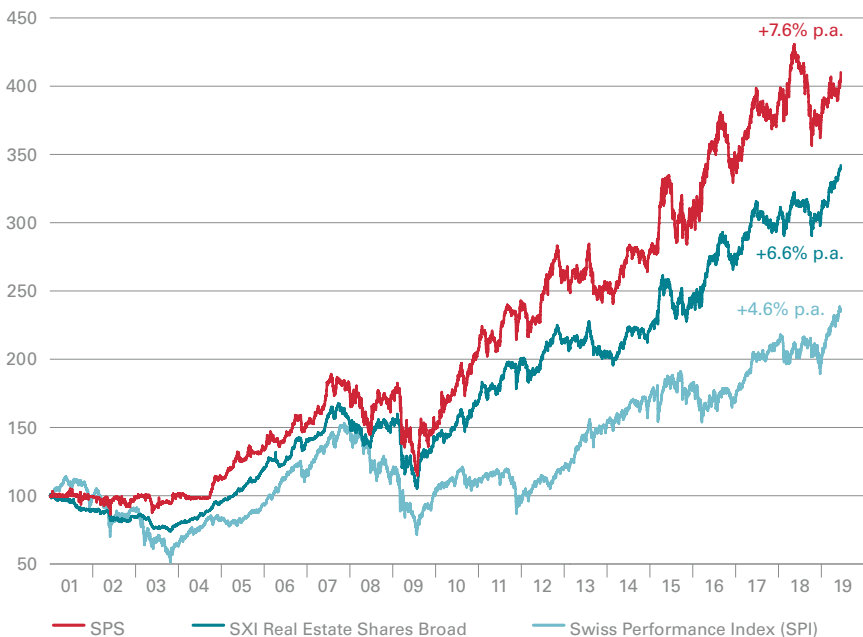
The Board of Directors pursues a constant and investor-friendly dividend policy. Around 80% of the profits generated excluding revaluations and deferred taxes are currently repatriated to the shareholders. The dividend yield amounts to 4.5% at present.

Our share

Swiss Prime Site AG share's closing price on 30 June 2019 amounted to CHF 85.25. The stock turned in a performance (total return) of +12.0% in the first half-year 2019, including the distribution of CHF 3.80 per share carried out with value date of 4 April 2019. Consequently, the share has slightly underperformed the sector (SXI Real Estate Shares Broad Index: +13.9%) and the Swiss stock market (SPI: +21.8%).

The share reached its peak price of CHF 88.20 on 1 April 2019 and closed at its lowest point of CHF 80.20 on 3 January 2019. The average daily trading volume amounted to CHF 14 million.

The average annual performance (total return) of the Swiss Prime Site share since the initial public offering amounts to +7.6%, thus significantly surpassing that of the sector (SXI Real Estate Shares Broad Index: +6.6%) as well as the overall market (SPI: +4.6%).



Information policy

27 February 2020

Annual Report as at 31.12.2019
with financial results press conference

24 March 2020

Annual General Meeting
financial year 2019



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Imprint

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Overall responsibility | Editorial

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