



SWISS PRIME SITE

ANNUAL RESULTS 2024

ZÜRICH 6 FEBRUARY 2025

The four completed new builds at Stucki Park, Basel, dubbed «fingers» for their attachment to the existing structure, offer attractive spaces for life sciences companies. Various perspectives of the buildings are shown in this presentation.

Agenda

1. KEY MESSAGES
2. FINANCE
3. REAL ESTATE
4. ASSET MANAGEMENT
5. OUTLOOK

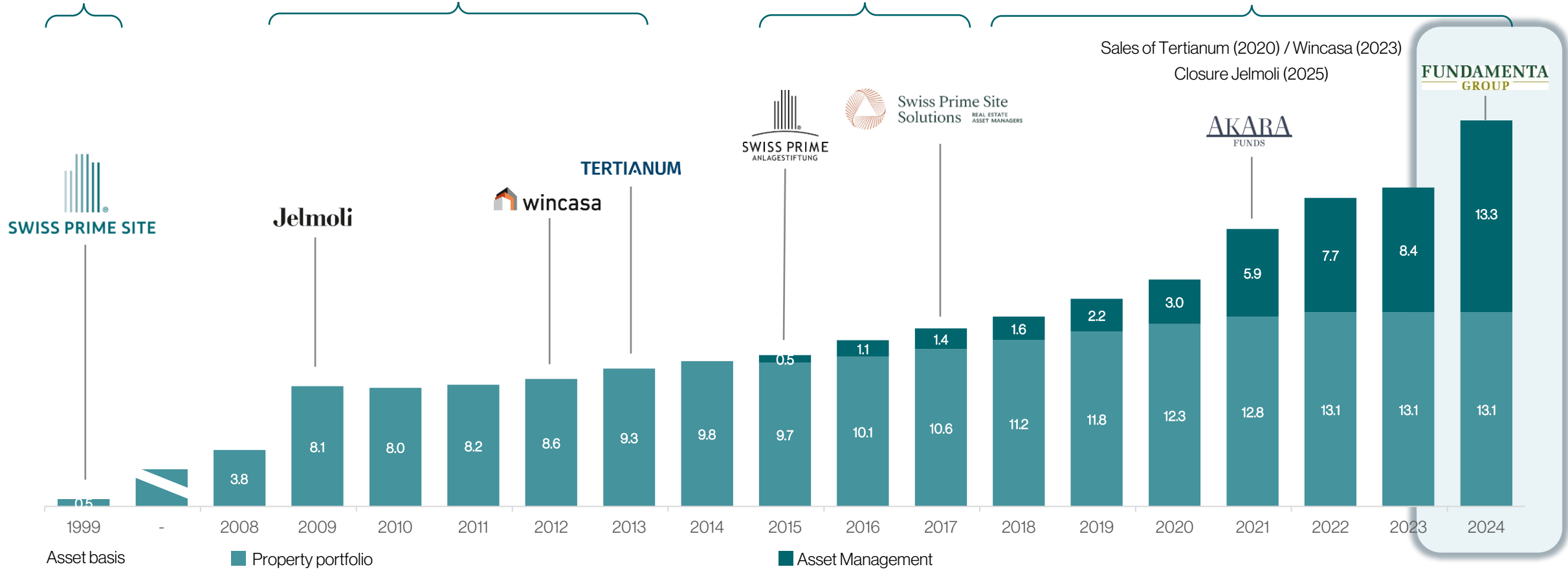
25 years Swiss Prime Site

Incorporation as a real estate company

Diversification of business model with additional services

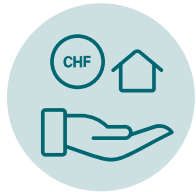
Inception Asset Management

Focus on the core



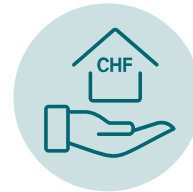
Momentum in the transaction market, higher valuation through lettings

Transactions



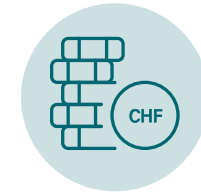
- **High level of activity**, trending **upwards**, especially in H2 due to falling interest rates
- **Steady rise in institutional** investors in the market after extensive capital raises of investment vehicles
- Demand for **residential/residential-related products particularly strong**; also increasing number of purchasers for commercial space
- Sales prices **on average above fair value**
- Increase in property **divestment** processes (**contribution in kind** from funds or **sale & leaseback** from businesses)

Lettings



- **Continued strong demand** for high-quality, **flexible commercial spaces** in central locations, where large contiguous spaces are rare
- Primary interest still in **long-term rental agreements** for large spaces
- **New and renewed leases** often with **rent increases** and **above market rates**
- **Building activity increasing again** but **still constrained by permit processes**, especially in central locations

Valuations



- **Discount rates** remain **unchanged on portfolio basis**, supported by solid transaction market over year, particular momentum in Q4 without substantial impact to date
- **Revaluations** result from **improved new lettings**, lower vacancies, and reduction in property expenses
- Significant **revaluations** for **development projects**

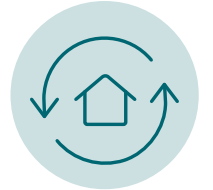
Overview 2024 financial year (1/2)

Strategic Development



- **Clear real estate strategy** with focus on Swiss real estate market – **prime commercial** in portfolio and **residential** in **Asset Management**
- **Strengthening of residential segment** with integration of **Fundamenta** products
- With increasing size, greater utilisation of **synergy potential** in **construction and development projects** and in **central functions**
- **Jelmoli transformation on schedule** with shutdown of operations in February and **start of construction in Q2** (building permit received)

Portfolio & Sustainability



- **Value** of property portfolio at **CHF 13.1 billion** (unchanged) despite sales, **revaluations of CHF 113.7 million (+0.9%)** especially with higher profitability of properties
- Development projects proceeding on schedule: in 2024, handover of **Paradiso-Lugano, Stücker Park, Basel** (new build) and **JED new build**, Zurich-Schlieren; **BERN 131** with completion in 2025
- **Sales of CHF 345 million** (+3% over FV) of non-core properties to finance pipeline and further optimise portfolio
- **Emission intensity reduced by 13%**; progress in **circular construction** with significant **reduction of primary raw materials**

Overview 2024 financial year (2/2)

Operating Performance



- Significant increase in rental income of **5.7%** (LfL 3.3%) to **record high of CHF 464 million**
- **Vacancy** at **3.8%** down 0.2%-pts year on year
- Increase in AuMs in **Asset Management** to **CHF 13.3 billion** with Fundamenta acquisition and organic growth
 - **Capital increases and contributions in kind of over CHF 600 million**
 - **Income** at CHF 71 million (+42.5%)
- **EBITDA at CHF 415 million** (+6.5%); increase in profitability in the **Real Estate** and **Asset Management segments**; Jelmoli with a loss of CHF -6.9 million EBITDA in final year of business

Financing & Capital

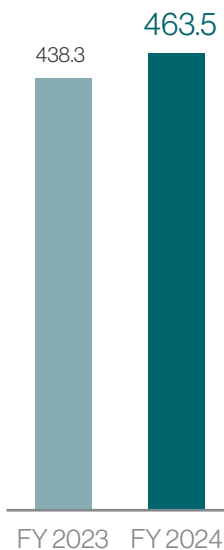


- **LTV at 38.3%** (39.8% in 2023), in particular due to profitable sales
- **CHF 435 million in bond issuance** successfully refinanced within our **Green Finance Framework**
- **CHF 2.6 billion in credit lines** with sustainability link **extended** by a further year
- **Liquidity covers maturities** beyond the **next 24 months**
- Proposal of dividend of **CHF 3.45** (+CHF 0.05 vs previous year) to Annual General Meeting

Key figures – 2024 financial year

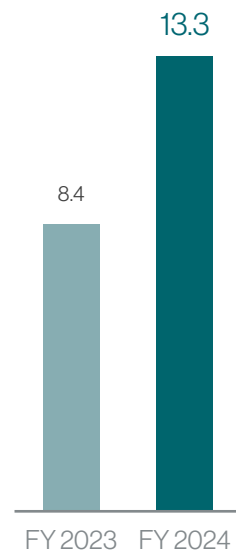
Absolute

RENTAL INCOME
REAL ESTATE
in CHF million



+5.7%
+3.3% (LfL)

AUM
ASSET MANAGEMENT
in CHF billion



+58%

EBITDA¹
in CHF million



+6.5%

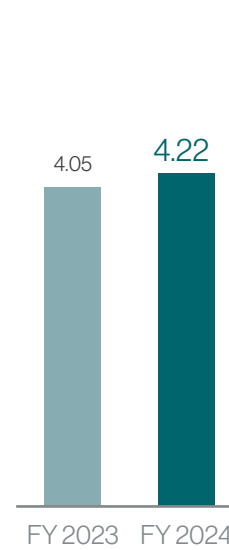
PROFIT¹
in CHF million



+1.8%

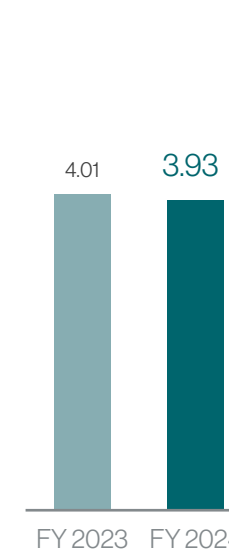
Per share

FFO I
in CHF



+4.2%

FFO II²
in CHF



-2.0%

¹ Before revaluations, sales and all deferred taxes.

² Including profit from sales and resulting cash-effective taxes.



SWISS PRIME SITE

WE CREATE LIVING
SPACES



Agenda

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Income: record rental yield despite sales

Consolidated operating income

in CHF million

| | FY 2023 | FY 2024 | Δ y-o-y |
|---|--------------|--------------|----------------|
| Rental Income | 438.3 | 463.5 | +5.7% |
| Developments ¹ | 39.5 | 1.2 | -97.0% |
| Asset Management | 49.7 | 70.8 | +42.5% |
| Retail | 126.5 | 124.3 | -1.7% |
| Other | 4.6 | 3.6 | -21.7% |
| Total operating income | 658.6 | 663.4 | 0.7% |
| - thereof Jelvoli (Retail, part of other) | -130.3 | -127.3 | |
| - thereof Developments ¹ | -39.5 | -1.2 | |
| Adjusted operating income | 488.8 | 535.0 | 9.4% |

- **Increase in rental income of CHF 25.2 million to record high** despite sales under capital recycling (effect: CHF 10 million in rent); main drivers **higher rents for new lettings and indexation** (EPRA LfL +3.3%) and **completed developments**
- **Development income** in 2023 includes **extraordinary sale** of a development property (Tertianum Olten)
- **Large increase in Asset Management income** due to **expanded asset base** including Fundamenta and **more transaction-based earnings** (issues, acquisitions and divestments)
- **Reduced turnover in Retail** (Jelvoli) primarily due to discounted sales in second half of year
- **Earnings growth** on the core business (ex Jelvoli & sales) over **9%**

¹ Income from sale of trading properties.
 Note: figures may contain differences due to rounding.

Portfolio and operational optimisation reduce cost ratio

Consolidated operating expenses

in CHF million

| | FY 2023 | FY 2024 | Δ y-o-y |
|------------------------------------|---------------|---------------|--------------|
| Real estate costs | -64.6 | -66.1 | +2.3% |
| Development costs ¹ | -33.6 | -0.5 | -98.6% |
| Cost of goods sold | -60.5 | -72.9 | +20.6% |
| Personnel costs (net) ² | -75.1 | -80.2 | +6.8% |
| Other | -30.0 | -29.0 | -3.4% |
| Depreciation and impairments | -5.7 | -8.3 | +46.9% |
| Total operating expenses | -269.4 | -257.0 | -4.6% |
| - thereof Jelmoli ³ | +112.2 | +116.4 | |
| - thereof development ¹ | +33.6 | +0.5 | |
| Adjusted operating expenses | -123.6 | -140.1 | 13.3% |

¹ Cost of trading properties sold.

² Personnel cost netted against line-item Capitalised own services; includes development work.

³ Jelmoli operating expenses for goods sold, personnel, depreciation and other.

Note: figures may contain differences due to rounding.

Annual Results 2024

- Increase in **real estate costs** (+2.3%) associated with **significantly higher rental income** (+5.7%), higher profitability through **concentration of building stock** together with more effective **management of maintenance costs** and further **centralisation of purchasing** (including electricity, insurance and others)
- **Drop in development costs** associated with income position
- **Higher cost of goods** in retail areas due to **sell-offs and discount campaigns** in Jelmoli's final year of business (gross margin 41% vs 52% in previous year)
- **Rise in personnel costs** due to integration of Fundamenta employees
- **Other expenses lower** despite transaction costs for Fundamenta over CHF 1.1 Mio. supported by **further efficiency gains after streamlining** (especially consultancy expenses/IT and other expenses)

Further growth in operating profit

Group profitability

in CHF million

| | FY 2023 | FY 2024 | Δ y-o-y |
|--|--------------|--------------|--------------|
| Total operating income | 658.6 | 663.4 | |
| Revaluations (net) | -250.5 | 113.7 | |
| Result from property sales (net) | 13.0 | 10.1 | |
| Income from associates | 0.8 | 1.1 | |
| Total operating expenses | -269.4 | -257.0 | |
| EBIT | 152.5 | 531.3 | +248% |
| Depreciation and impairments | -5.7 | -8.3 | |
| Sales ¹ | -18.9 | -10.8 | |
| EBITDA (excl. revaluations / sales) | 389.7 | 415.1 | +6.5% |
| EBITDA Jelvoli | 1.5 | -6.9 | |
| Adjusted EBITDA ex Jelvoli | 388.2 | 422.0 | +8.7% |

¹Result from sales of investment and trading properties.
Annual Results 2024

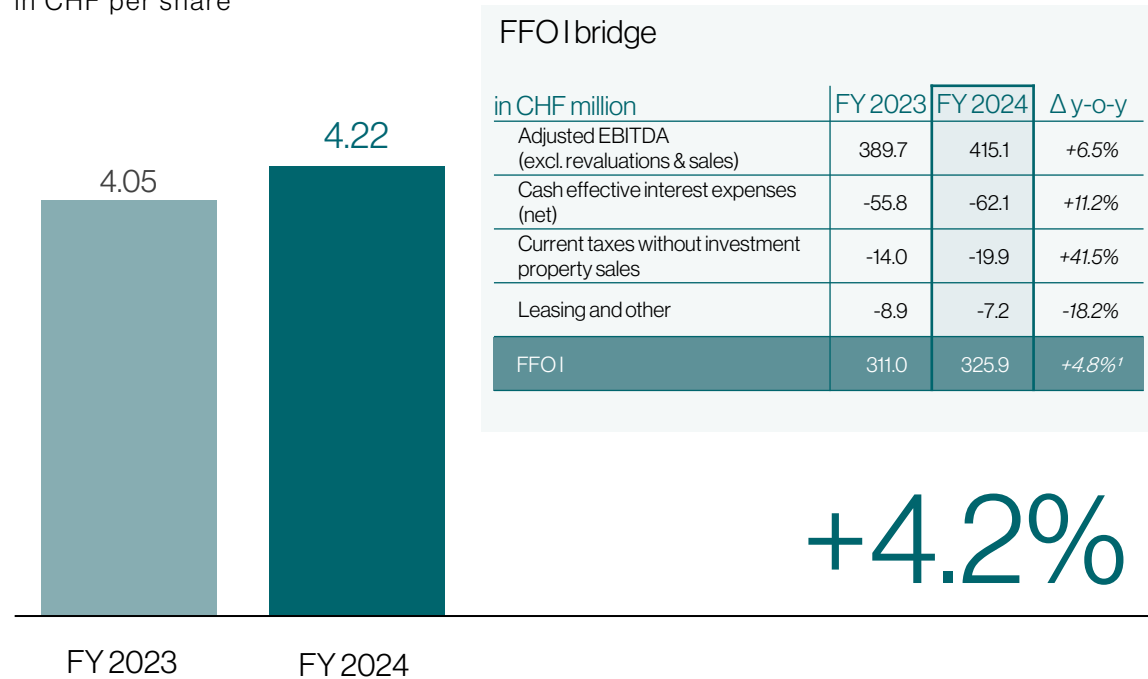
- **Revaluations of CHF +113.7 million** (+0.9% of the portfolio of CHF 13.1 billion) across the portfolio
 - **Revaluation gain mainly** due to improved **new lettings** and **operational improvements**; stable discount rates
 - Relative **increase in value** consistently higher for development properties (CHF +15.9 million or 2%)
- Gain on **property sales** (23 sales) demonstrates the intrinsic value of the portfolio (average of **>3% over last fair value**)
- Significant **increase in EBITDA and the EBITDA-Margin** with **strategic focus**

Note: figures may contain differences due to rounding.

Operating profit driving FFO growth

Funds from operations I (FFO I)¹

in CHF per share

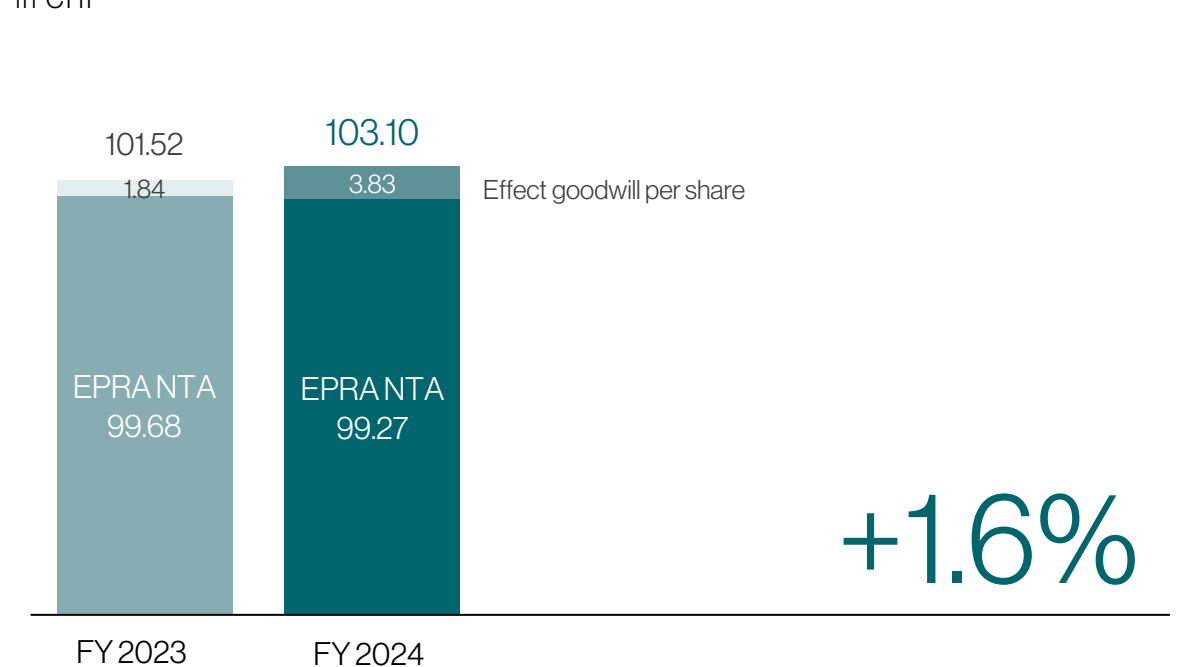


- Significant increase in operating profit; more than compensates for higher interest expenses
- Continuous increase in FFO I return on shareholders' equity
 - Real Estate: 4.8% (4.7% in 2023)
 - Asset Management: 29.4% (26.5% in 2023)

¹FFO I growth on a per share basis lower due to capital increase as part of the Fundamenta acquisition.
 Note: figures may contain differences due to rounding.

Intrinsic value per share

in CHF

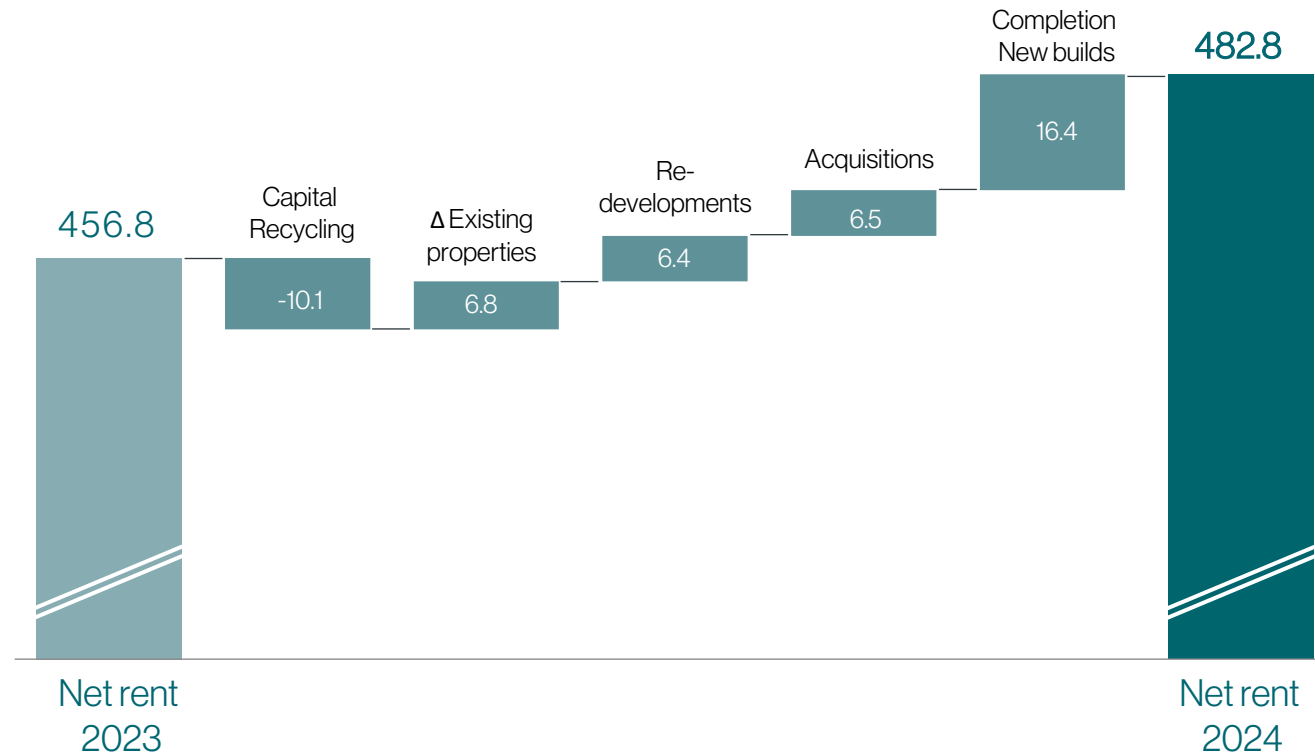


- Growth of intrinsic value per share to record high
- Net tangible assets according to EPRA without valuation of Asset Management business; hence, minor reduction of NTA according to EPRA

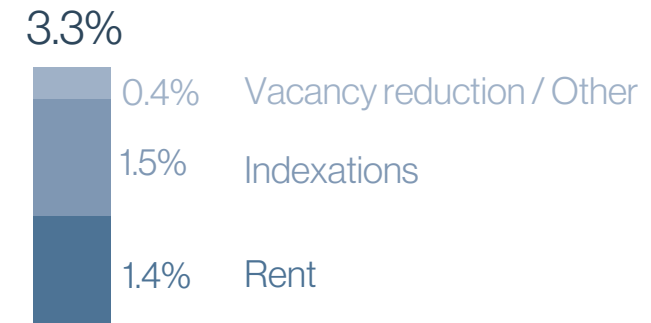
Real Estate: pipeline realisation boosts rental income

Rental Income Bridge¹

in CHF million



EPRA like-for-like (LfL) growth



- **CHF 26.0 million increase in rental income** with major developments now generating returns
- Preceding **sales** with rents amounting to **CHF 10.1 million**
- Comparable growth driven mainly by **indexation and improved base rents**
- Continuously ~90% of rental contracts tied to inflation²

¹Basis: Real Estate segment.

²Swiss Consumer Price Index (CPI)

Note: figures may contain differences due to rounding.

Asset Management: earnings growth with Fundamenta and transactions

Asset Management performance

in CHF million

| | FY 2023 | FY 2024 | Δy-o-y |
|-------------------------------------|--------------|--------------|-----------------|
| Management fees | 23.6 | 33.8 | +43% |
| Construction, development, other | 14.8 | 19.2 | +30% |
| Non-recurring fees ¹ | 11.3 | 17.8 | +58% |
| Income from Asset Management | 49.7 | 70.8 | +42% |
| <i>Recurring income</i> | <i>77%</i> | <i>75%</i> | <i>-2%pts</i> |
| Real estate costs | -0.8 | -0.8 | - |
| Personnel costs | -16.2 | -24.1 | +49% |
| Other | -4.0 | -3.9 | -4% |
| EBITDA | 28.6 | 42.0 | +47% |
| <i>EBITDA margin</i> | <i>57.6%</i> | <i>59.3%</i> | <i>+1.7%pts</i> |

- 2024 including Fundamenta (pro rata for 9 months)
- Increase in recurring **management fees** with the **larger asset base**; management fees significantly higher than total operating costs (CHF 33.8 million vs. CHF 28.8 million)
- Further increases in construction, development and other recurring income
- **Non-recurring income** especially from capital raises and **real estate transactions in the second half-year**
- **Initial synergies** (personnel, IT, rent) with Fundamenta secured in H2; full effect in 2025

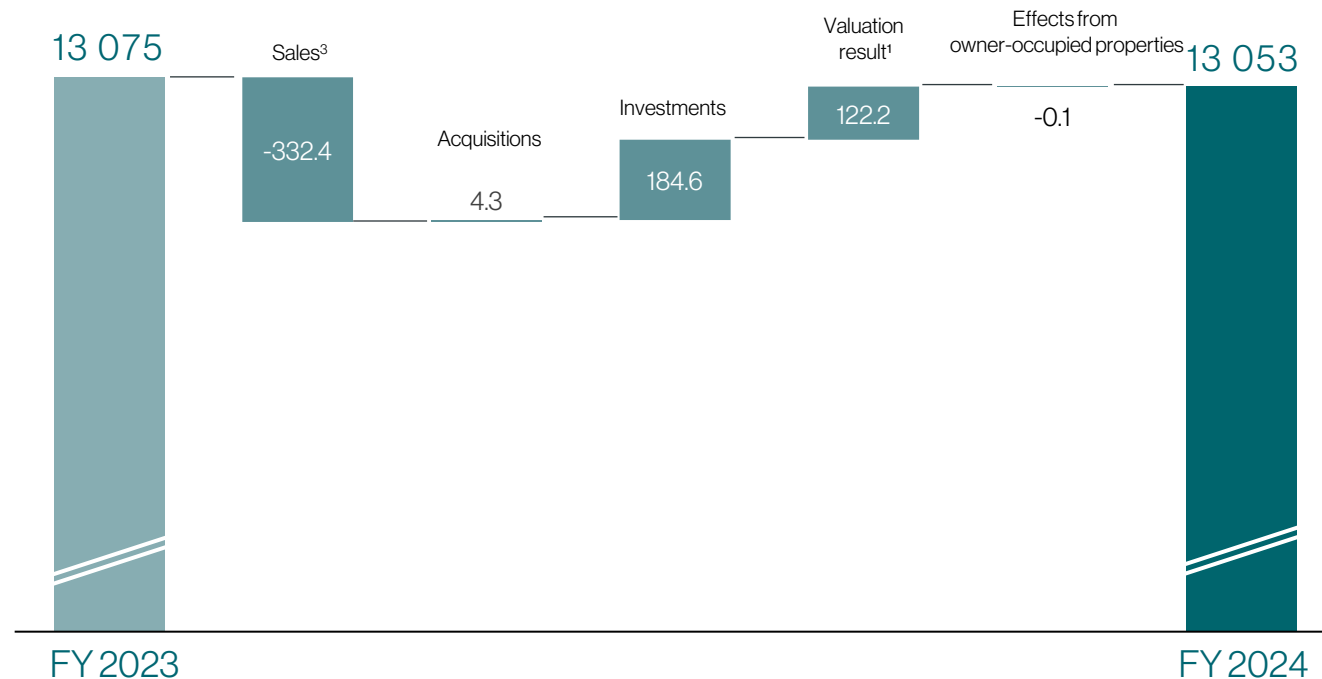
¹Transaction-based (i.e. commissions for acquisitions, retail and distribution).

Note: figures may contain differences due to rounding.

Stable asset base despite sales

Property portfolio growth (fair value)

in CHF million



¹Difference from income statement from revaluation of rights of use from land leases under IFRS.

²According to Wüest Partner.

³Sales taken into account after completion and recognised at last book value.

Note: figures may contain differences due to rounding.

- **Total of 139 properties (2023: 159)**

- Increased efficiency through portfolio consolidation (portfolio clusters, larger individual buildings)
- Sales to finance development pipeline; gain from sales +3% above fair value
- No significant purchases in 2024 (1 consolidation)
- Investments and purchases with a focus on first-class locations and properties

- **Portfolio value stable at CHF 13.1 billion:**

- Revaluations due to letting effects (better letting and indexation) and cost management (property costs)
- Unchanged discount rate on portfolio basis 4.04% (2023: 4.04%)²
- Investments in 2024 mainly in the larger development projects Tertianum Lugano, JED new build Zurich-Schlieren, and BERN 131

Broad financing base, LTV at 38%

Financing parameters

in CHF million

| | 2023 | 2024 |
|---|--------------|--------------|
| Investment properties | 13 075 | 13 053 |
| <i>of which unencumbered</i> | 86% | 87% |
| Financial liabilities (Real Estate segment) | 5 304 | 5 025 |
| <i>of which fixed interest</i> | 87% | 87% |
| Net financial liabilities ¹ (Real Estate segment) | 5 210 | 5 001 |
| LTV (net) | 39.8% | 38.3% |
| Ø interest rate | 1.2% | 1.1% |
| Ø maturity | 4.6 years | 4.3 years |

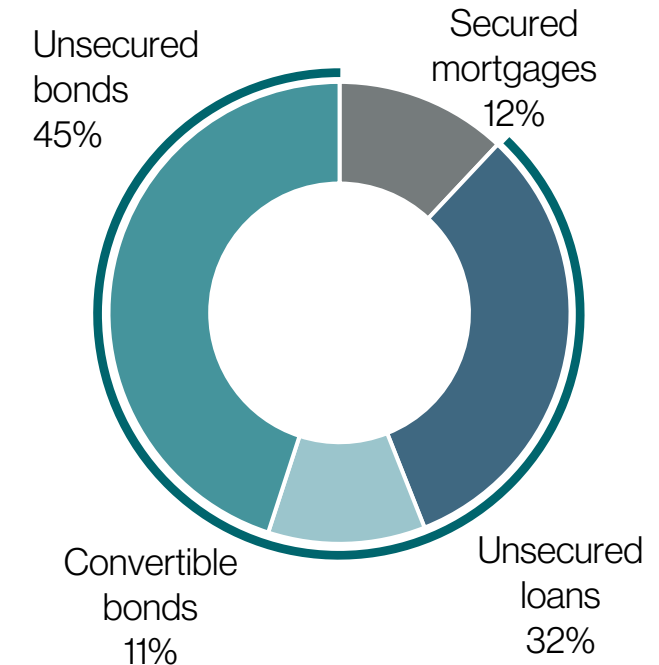
¹Net of liquid funds including short-term receivables secured by bank guarantees.

Rating – Moody's

A3 stable

Consolidated financing structure

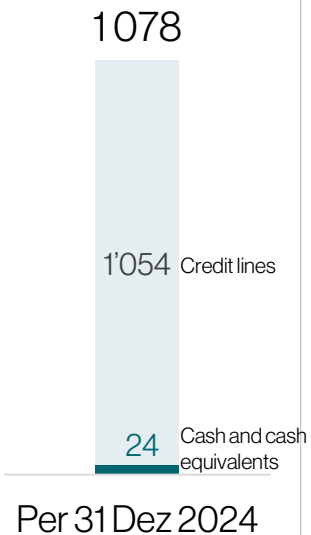
88% unsecured



Continuous rollover of maturities, high liquidity reserve

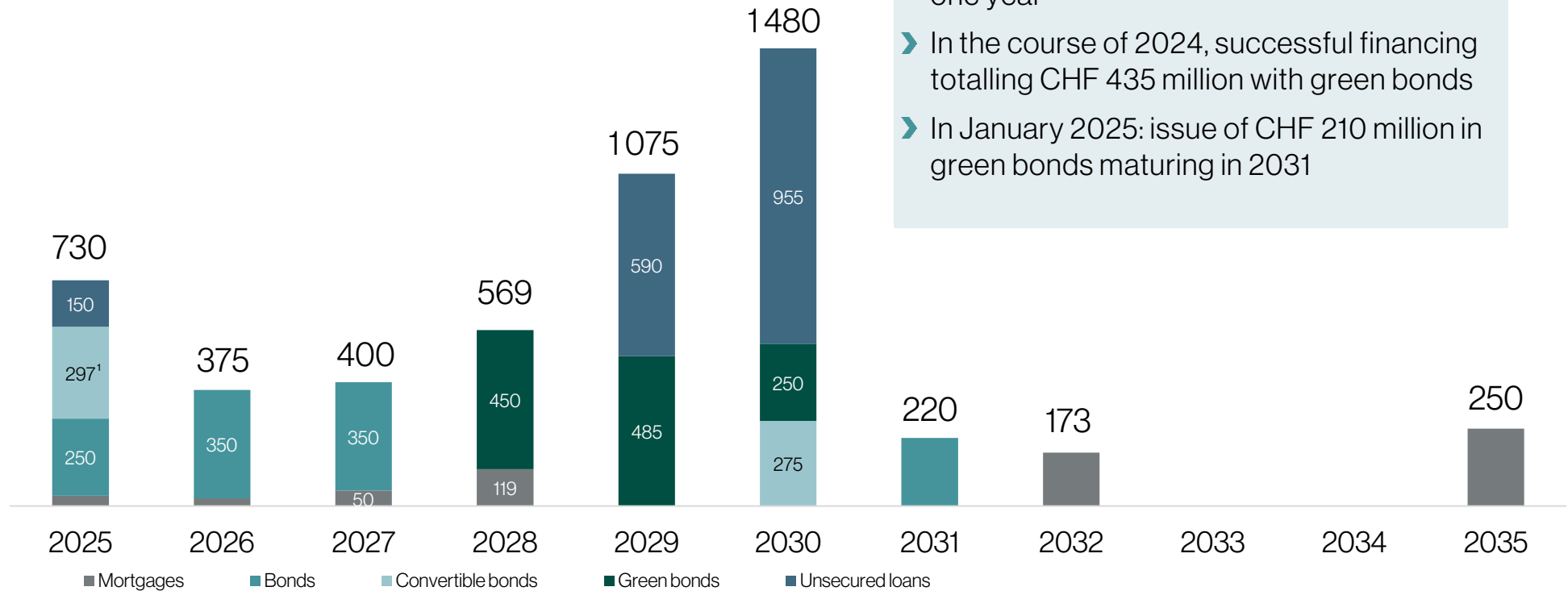
Liquidity

Cash and cash equivalents and committed credit lines in CHF million



Debt maturity profile

Nominal values in CHF million as at 31 Dec. 2024



- Each credit line successfully extended by one year
- In the course of 2024, successful financing totalling CHF 435 million with green bonds
- In January 2025: issue of CHF 210 million in green bonds maturing in 2031

¹Repaid in cash on 16 January.



SWISS PRIME SITE



WE CREATE LIVING SPACES

Agenda

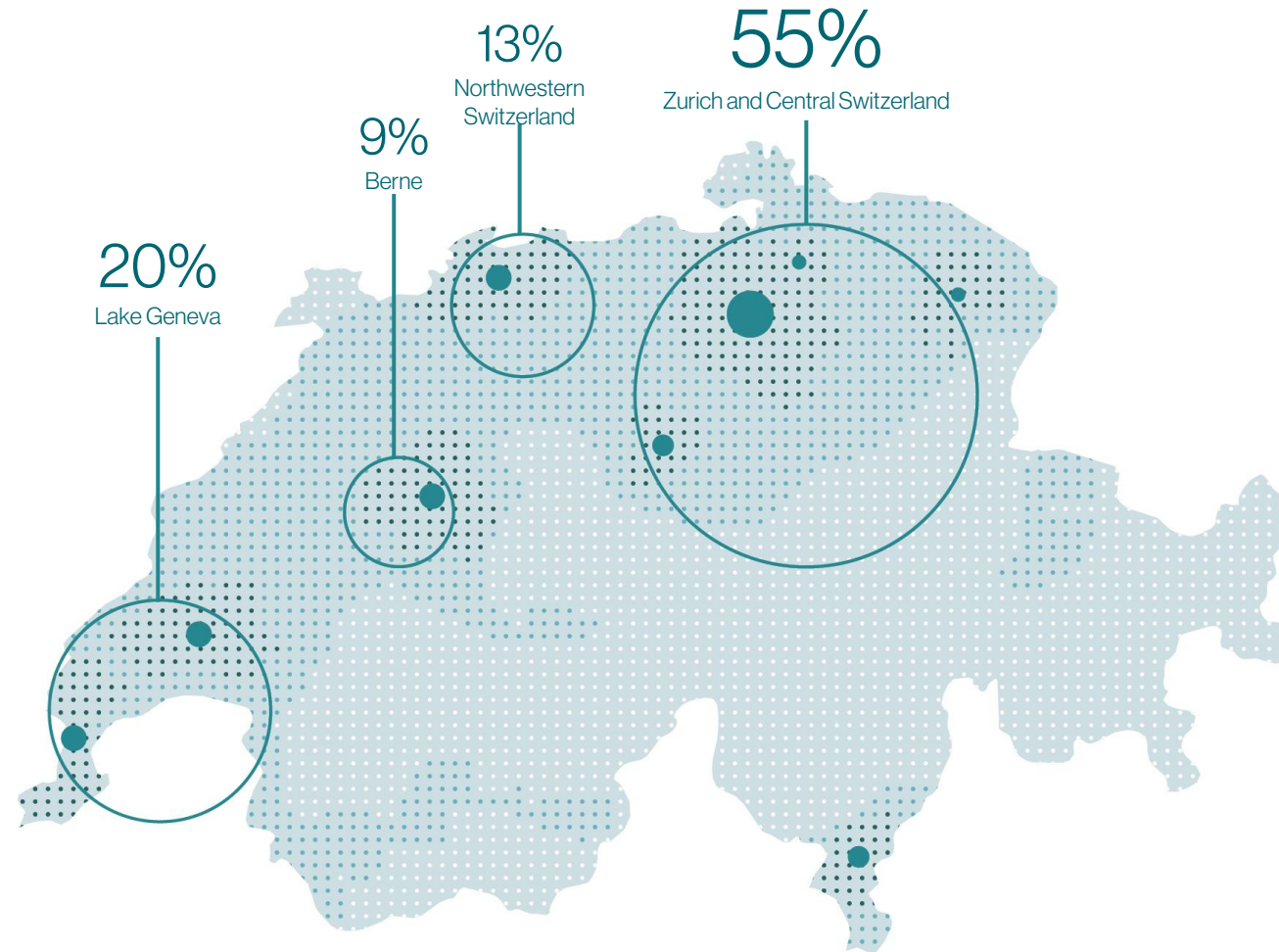
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Portfolio focus on business centres and larger properties

CHF 13.1 bn
Property portfolio
(FY 2023: CHF 13.1 bn)

139
Number of properties
(FY 2023: 159)

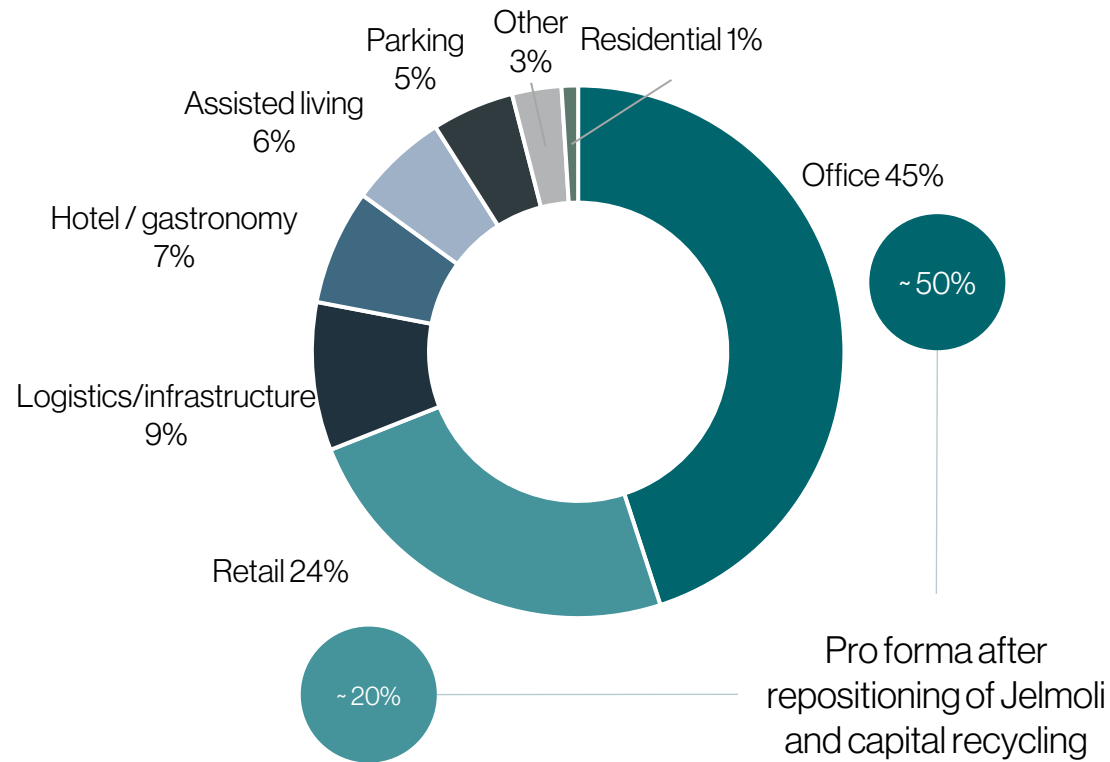
1.6 million m²
Rental space
(FY 2023: 1.7 million m²)



Focus on offices and broad tenant diversification in services segment

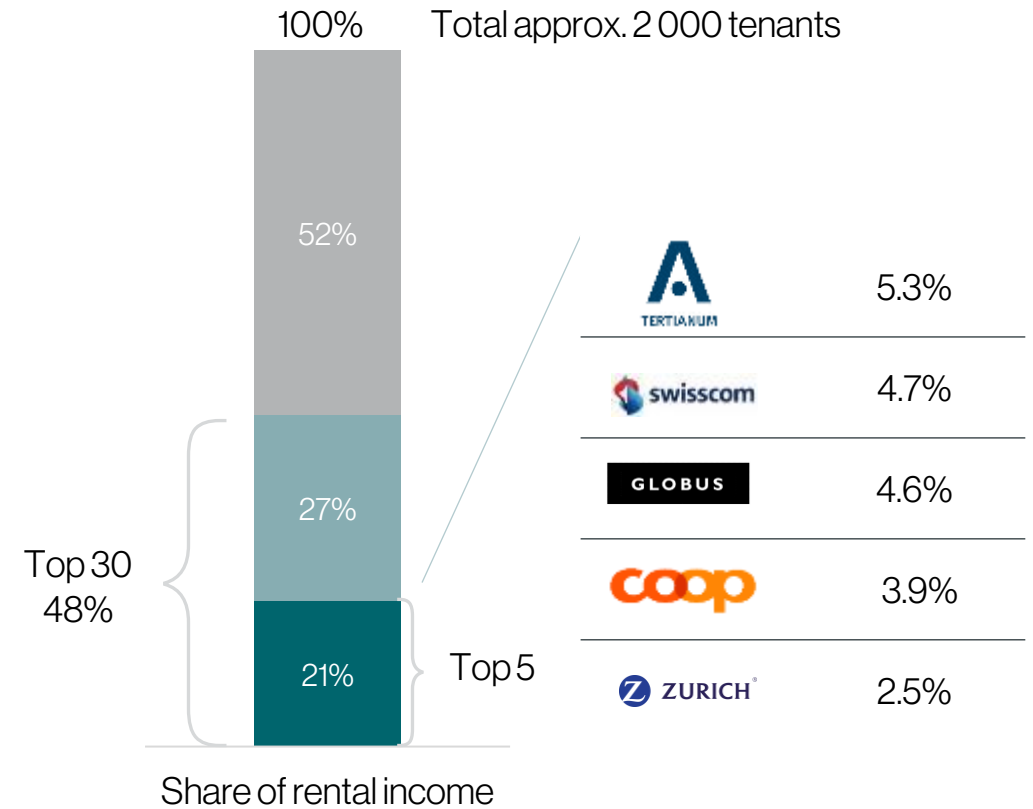
Portfolio split by type of use¹

as at 31.12.2024



Diversification of tenants

as at 31.12.2024

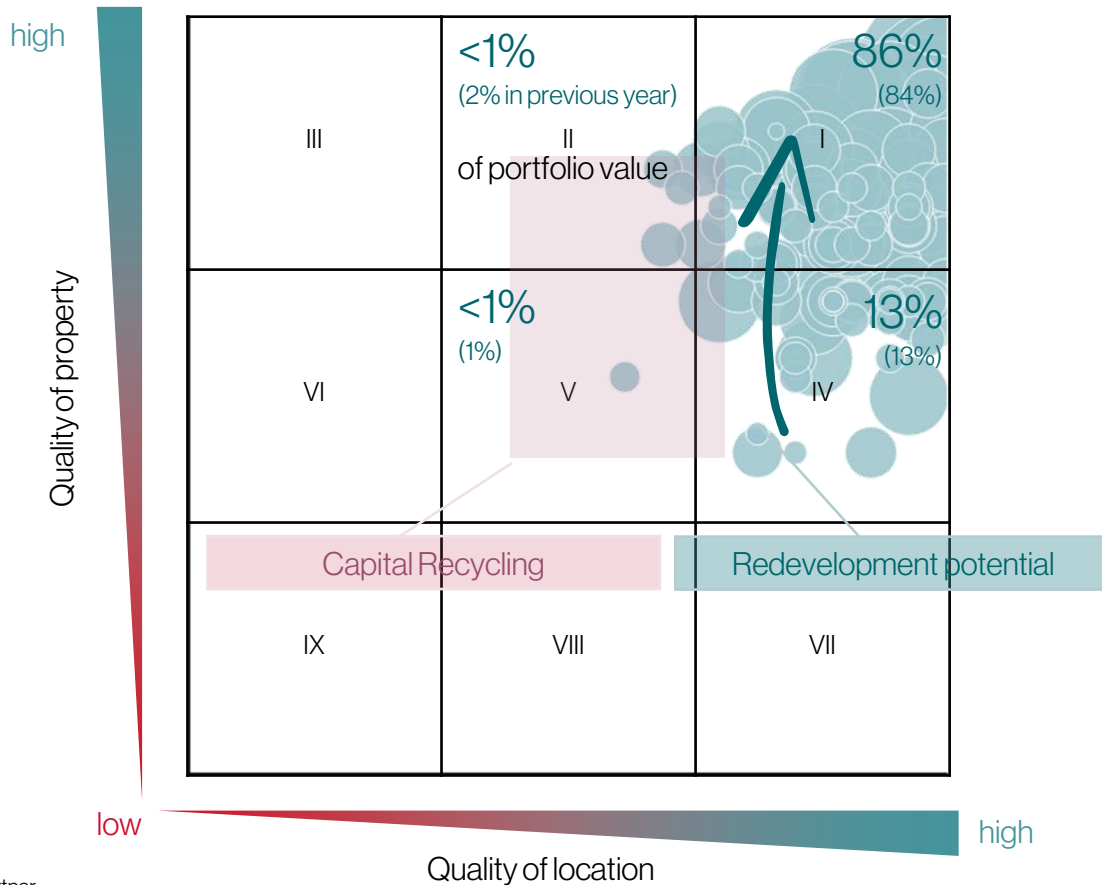


¹ Real Estate segment.
Note: Values based on rental income.

Active portfolio management consistently pursued

Portfolio market matrix

Wüest Partner as of 01.01.2025



New/repositioned properties

typically in quadrant I

- › Paradiso-Lugano, assisted living (development)
- › Zurich-Schlieren, JED new build, office (development)

Sold properties

typically in quadrants II & V

- › Niederwangen, retail/commercial
- › Frauenfeld (Friedau), senior living
- › Ostermundigen, senior living
- › Regensdorf, industrial/commercial
- › Morges, senior living
- › Zuchwil, Birchi Center, retail
- › Uster, office

List includes the largest properties.

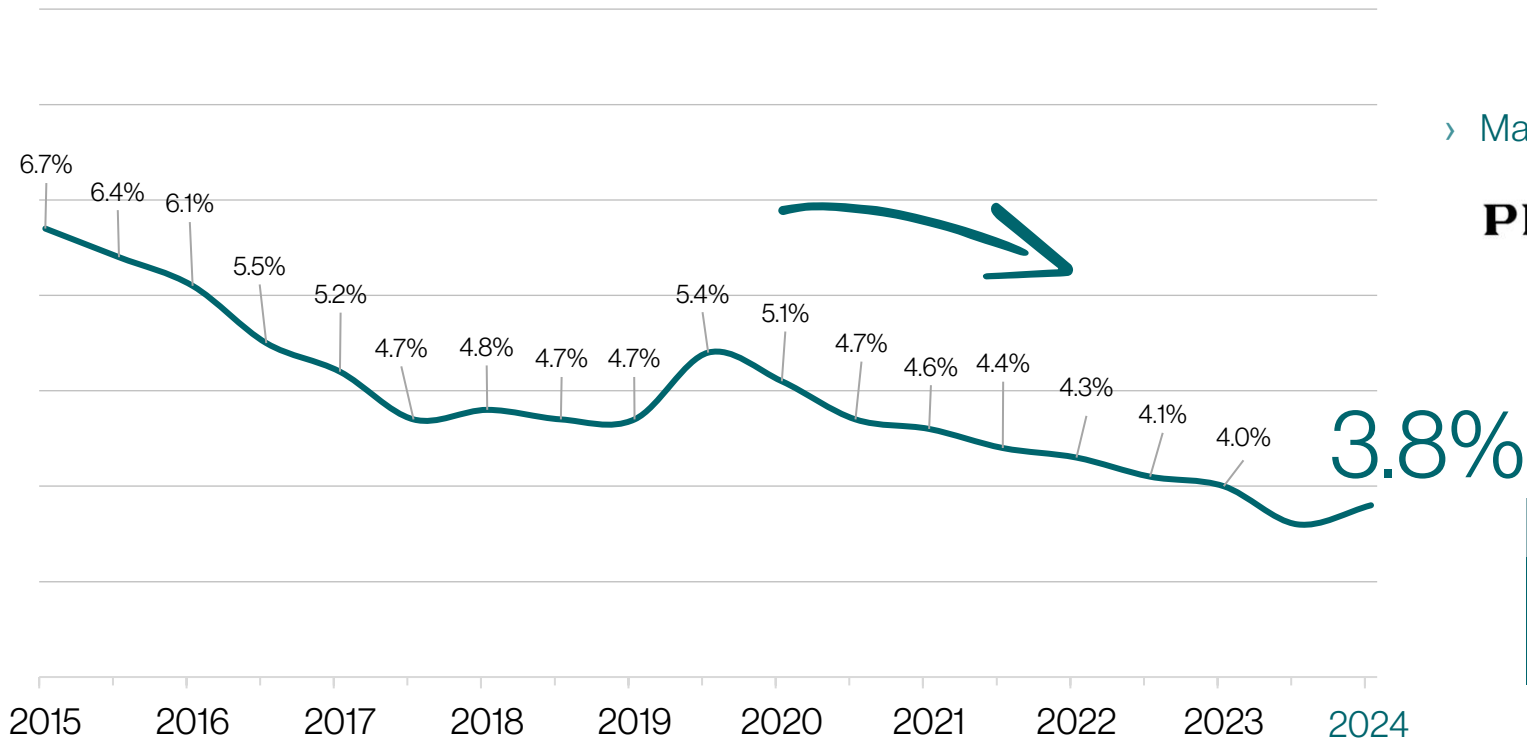
Best use in the right place!

Source: Wüest Partner

Successful extensions and new rental contracts

Vacancy rate

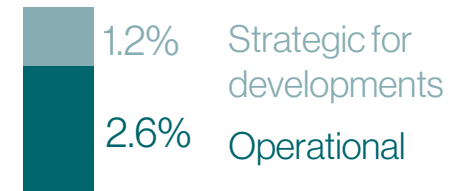
in %



› Major new tenants



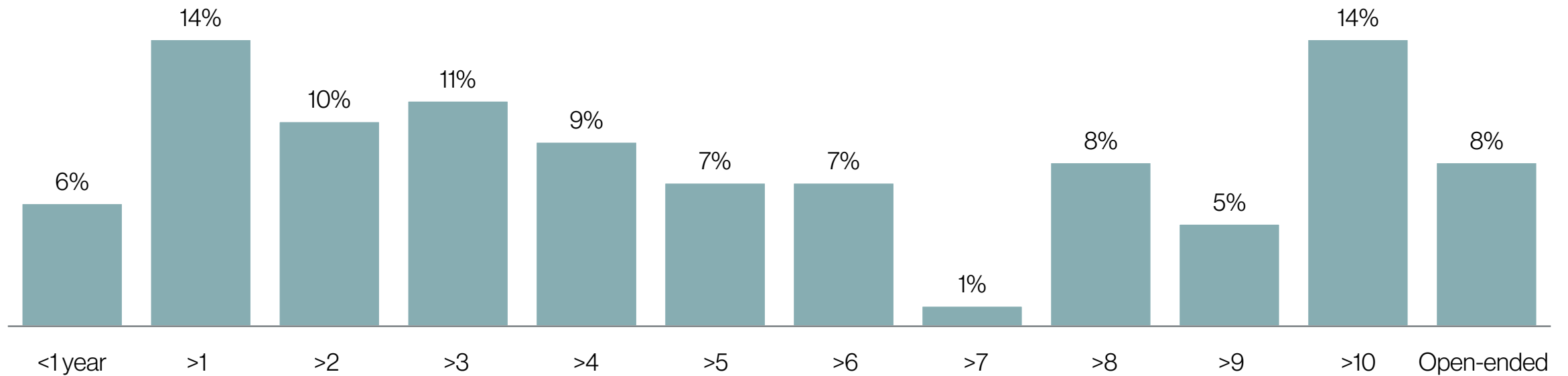
› Major contract extensions



Long-term contracts, new lettings with high reversionary potential

Lease expiry of rental contracts

per February 2025



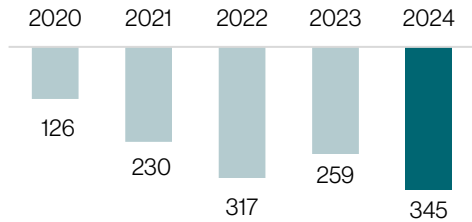
Note: Expiries taking into account agreed extensions; does not include leases that are not extended due to redevelopments. Figures may contain differences due to rounding.

Successful continuation of our capital recycling strategy

1

Funding pipeline

Sales in CHF m



CHF 1.3 billion

Projects CHF 1.3 billion
2020-2024

Completed projects (basic fit-out or total; selection)

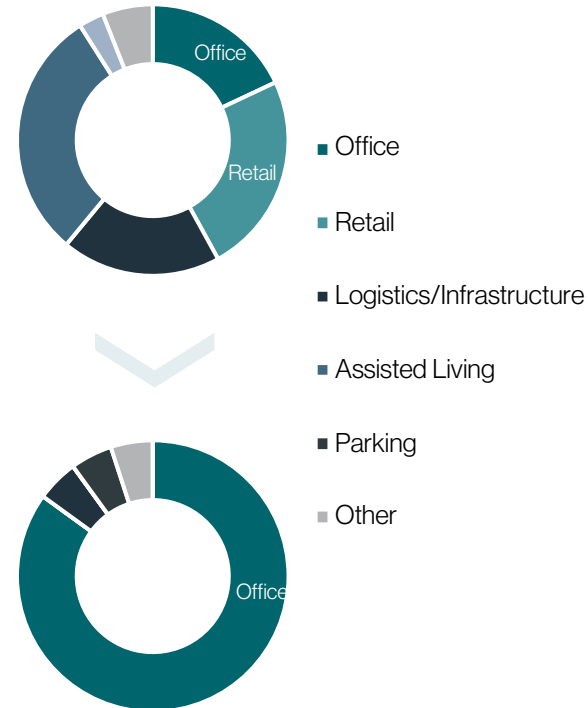
- Alto Pont-Rouge (2023)
- Stücki Park (2023)
- Tertianum Paradiso (2024)
- JED new build (2024)

2025 completion: BERN 131



2

Optimising mix¹



¹ Mix for sales refers to 2024; mix for pipeline is indicative.

3

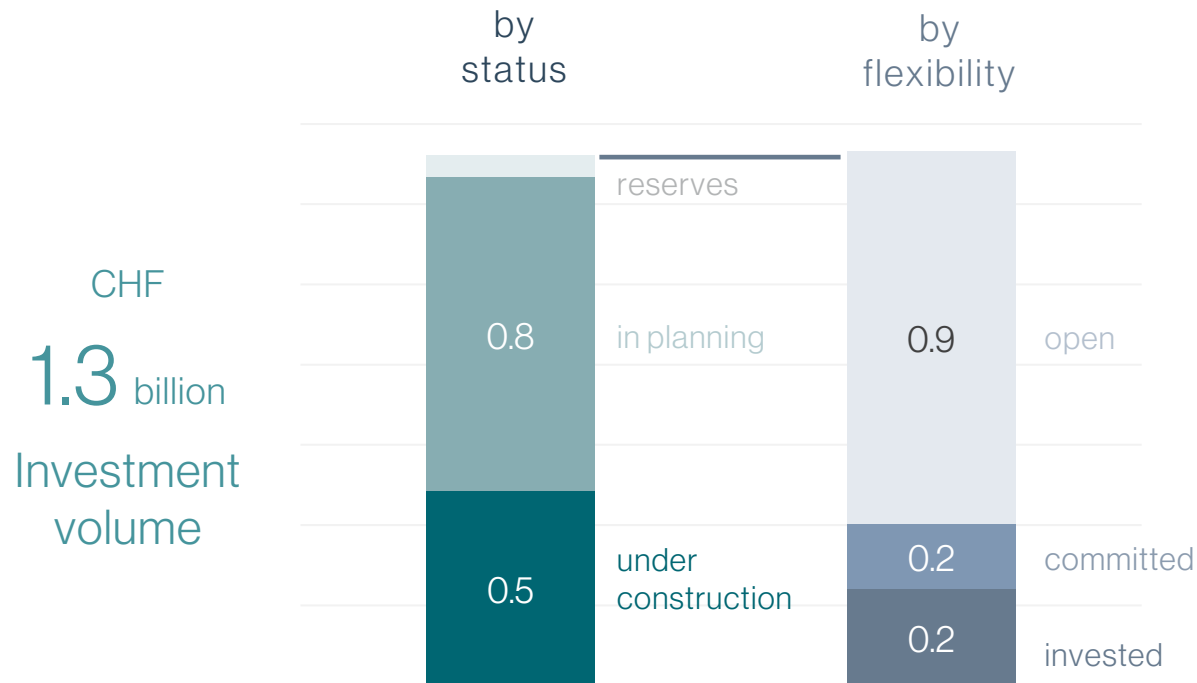
Enhancing of location & sustainability

- Non-core
- Low BREEAM rating
- Top locations
- SNBS Label

Developments offering considerable planning flexibility

Project pipeline¹

in CHF billion



› Pipeline:

- High densification potential and reserves of usable space within existing portfolio

› Projects under construction:

- Construction under way or imminent; new projects Jelmoli and YOND Campus
- Project volume of CHF ~480 million with total incremental rent of CHF ~23 million (4.8% yield)
- Investment volume 2025 anticipated to be around CHF 170 million

› Projects in planning:





- CHF ~0.8 billion project volume with a target return of >4%
- Typically, with interim letting and hence planning flexibility
- Next major projects: Grand Passage Geneva, Maaglive Zurich

Note: Approximate plan figures.

¹ Typically construction start within the next five years or already under construction.

Projects completed and projects under construction/with start in 2025

First tenants moved in

| |  JED Neubau Zurich-Schlieren |  BERN 131 Bern |  Destination Jelmolli Zurich |  YOND Campus Zurich |
|---|---|--|---|--|
| Construction status | Ongoing tenant fit-out | To schedule | Start in Q2 2025 | Start in H1 2025 |
| Pre-letting rate | 100% | 65% | 50% | under negotiation |
| Investments ¹ (in million) | CHF 95 | CHF 80 | CHF 130 | CHF 150 |
| Target rent (thereof incremental in million) | CHF 5.3 (+5.3) | CHF 3.8 (+3.8) | CHF 33 (+6) | CHF 8.7 (+7.0) |
| Project execution ² | 2022 – 2024 | 2022 – 2025 | 2025 – 2027 | 2025 (phased) |
| Yield on cost | 5.6% | 4.8% | 4.6% | 4.7% |

Note: Approximate plan figures.

¹ Capital expenditure in development and construction; excluding existing value.² Basic fit-out, followed by tenant-specific fit-out.

Selection of planned projects – central locations with attractive use

| | | | | |
|--|---|--|---|---|
| |  |  |  |  |
| | Vulkanstrasse 126 Zurich | Grand Passage Geneva | Steinenvorstadt Basel | Maaglive Zurich |
| Building regulations | Standard | Standard | Standard | Legally valid district plan |
| Latest milestone | Construction application submitted | Building permit received (not yet legally valid) | Architectural competition concluded | Building permit received (not yet legally valid) |
| Letting status | Interim letting | Let | Interim letting | Interim letting |
| Investments ¹ (in million) | CHF ~40 | CHF ~150 | CHF ~20 | CHF ~170 |
| Target rent (thereof incremental in million) | CHF 2.6 (+2.3) | CHF ~34 (+9) | CHF 2.1 (+1.8) | CHF 8.2 (+7) |
| Project execution ² | 2025 - 2027 | from 2026 (phased) | 2026 – 2027 | from 2027 |
| Target rent >4% | | | | |

Note: Approximate plan figures.

¹ Capital expenditure in development and construction; excluding existing value.

² Basic fit-out, followed by tenant-specific fit-out.

Snapshot: Destination Jelmoli Zurich

Construction project and concept

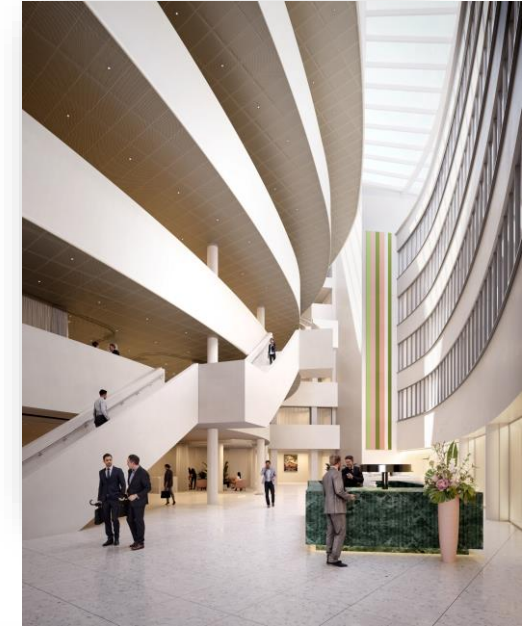
- Iconic Jelmoli building will be re-developed into a mixed-use building complex
- Two original atriums will be reactivated, and the rooftop terrace will be redesigned for public use
- Rental space of 34 000 m², split into
 - 45% office
 - 40% retail (mainly Manor)
 - 15% Leisure and gastronomy (predominately Holmes Place)

| | |
|-------------------|---|
| Status | Enforceable building permit |
| Investment volume | CHF ~130 million (excl. existing value) |
| Letting status | ~ 50% pre-let |
| Schedule | construction start in Q2 2025 |
| Sustainability | SGNI Gold |

Latest developments / milestones

- Manor rental agreement signed; planning for tenant fit-out under way
- Enforceable building permit received
- Closure of Jelmoli on schedule; modification work to begin Q2 2025
- Active marketing of office space from March 2025

Note: Approximate plan figures, investment totals excluding existing value.



Visualisations: exterior view of Bahnhofstrasse and entrance

Continuous progress in our sustainability strategy

1

Certification strategy

97%
certifiable area¹
2023: 94%

2

Climate neutrality 2040

-13% emissions
vs previous year
Currently 7.7 kg CO₂/m²

3

Circular economy

Milestone project
JED new build, Schlieren
Reduction of primary resources: 75%

4

Green Finance Framework

CHF 435 million
Financed under 1.75% on average

Targets

Entire portfolio

0 kg

50%
materials from
renewable raw
resources

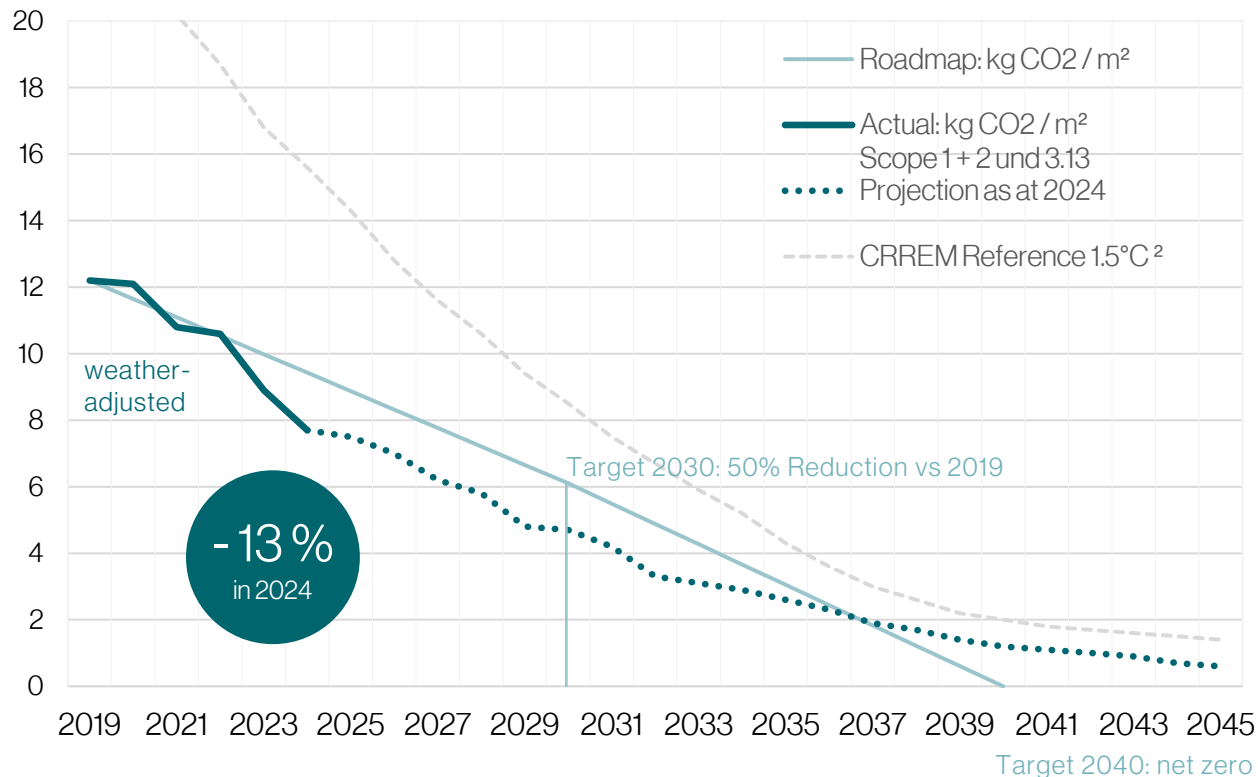
All
long-term financing

¹Also includes pre-certified spaces.

Reduction pathway outperforms target – 2040 net zero goal

CO₂-Reduction path¹

in kg CO₂ / m²



Major initiatives

- Heating replacement
- Improvement of energy mix (e.g. higher proportion of biogas and better district heating mix)
- Modernisation of building shells and smarter building management to improve energy efficiency
- «Green leases» across the portfolio

Latest milestones

- Expansion of existing portfolio with modern buildings
 - Alto Pont-Rouge, Geneva heat pump/ photovoltaic system
 - Stücker Park II, Basel district heating/ photovoltaic system
 - Tertianum Paradiso-Lugano heat pump/ photovoltaic system
- Heating upgrade
 - St. Gallen, Shopping Arena new district heating
 - Zollikofen, Industriestr. 21 new heat pumps
- Signing of district heating contracts (in particular, incorporation of all properties in the Zurich city centre into CoolCity)

¹Weather-adjusted since 2024. Compared to the 2023 report, historical data is normalized according to the accumulated temperature difference (ATD) methodology and the Intep greenhouse gas emission factors for the building sector (2024), updated by REIDA, as of 31.10.2024, are used.
²Carbon Risk Real Estate Monitor (CRREM): reduction path weighted according to Swiss Prime Site's portfolio.



SWISS PRIME SITE

WE CREATE LIVING
SPACES

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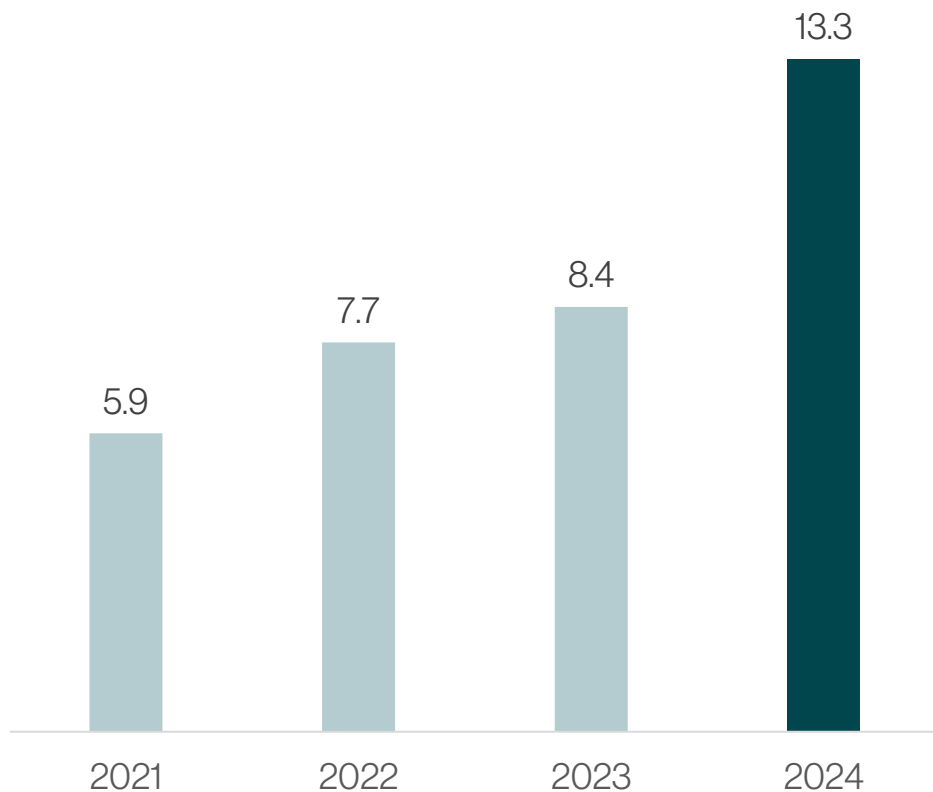
1. KEY MESSAGES
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AuM development and New Money

Strong market momentum with numerous capital raises by Swiss Prime Site Solutions

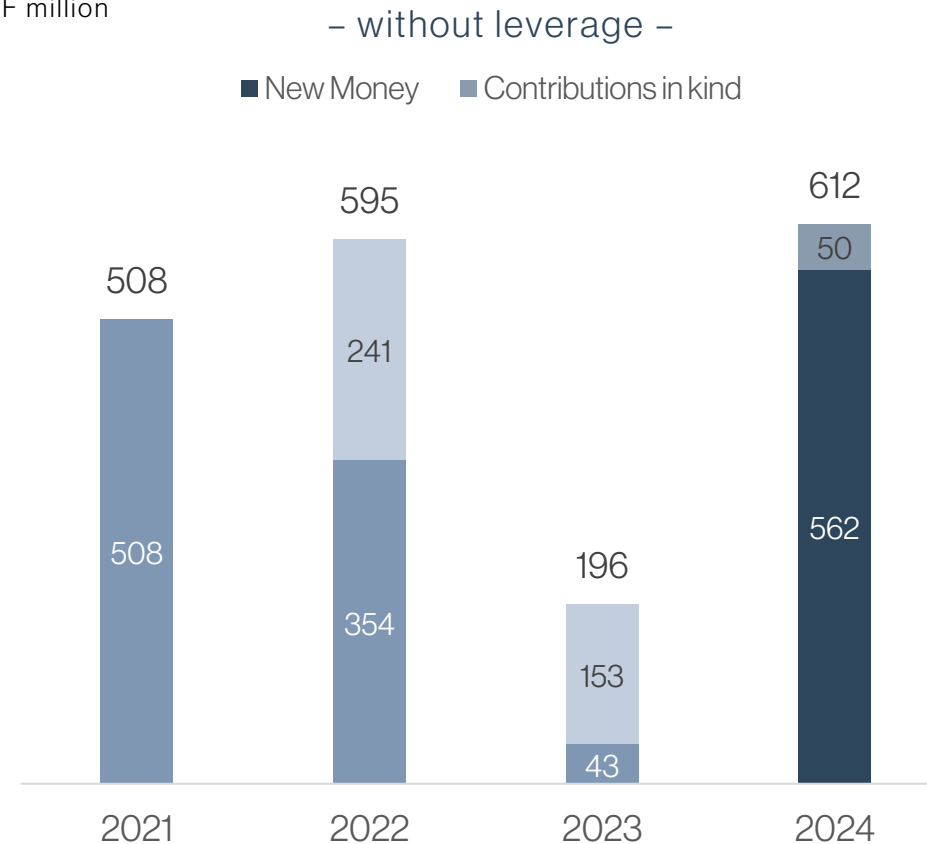
Assets under management

in CHF billion



Capital development¹

in CHF million



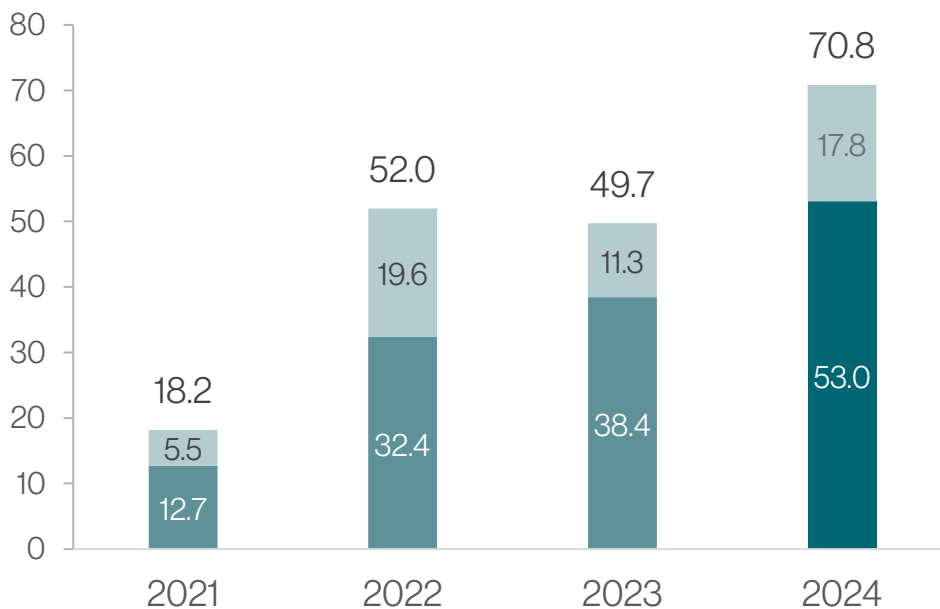
¹New issuances during the respective period; settlement/drawdown may occur later. Includes capital increases of Akara and Fundamentawithin the SPSS Group, not before acquisition.

Earnings and cost development

Strong and solid earnings performance with increasing economies of scale and cost advantages

Earnings development

in CHF million

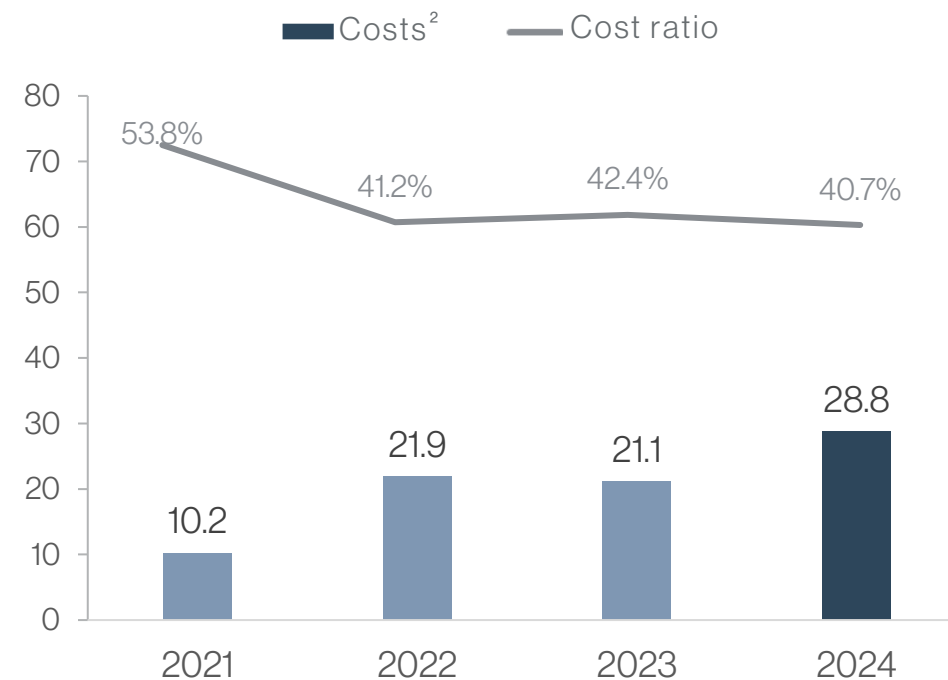


in bps of AuMs¹

| | 2021 | 2022 | 2023 | 2024 |
|---------------|--------|--------|--------|--------|
| recurring | 38 bps | 57 bps | 48 bps | 49 bps |
| non-recurring | 17 bps | 35 bps | 14 bps | 16 bps |

Cost development

in CHF million



¹based of the average AuM-Basis of period start and end.

²Includes real estate, personnel and other costs.

Growth especially in residential products



Swiss Prime Site
Solutions REAL ESTATE
ASSET MANAGERS

Fund Management
– Discretionary –

CHF 4.2 bn AuM

+1.0
vs. FY 2023

Regulated collective investment products

- FINMA-regulated
 - Akara Swiss Diversity Fund PK («ADPK»)
 - Investment Fund Commercial («IFC»)
- CSSF-regulated:
 - FG Wohninvest Deutschland («FGWI») SICAV

Asset Management
– Fiduciary –

CHF 6.4 bn AuM

+2.4
vs. FY 2023

Real estate investment advice for third parties

- OPSC-regulated products:
 - Swiss Prime Investment Foundation («SPA»)
 - FG Investment Foundation («FGIF»)
- BaFin-regulated:
 - FG Wohnen Deutschland («FGWD»)
- Listed products (SIX):
 - Fundamenta Real Estate AG («FREN»)

Real Estate Advisory

CHF 2.7 bn AuM

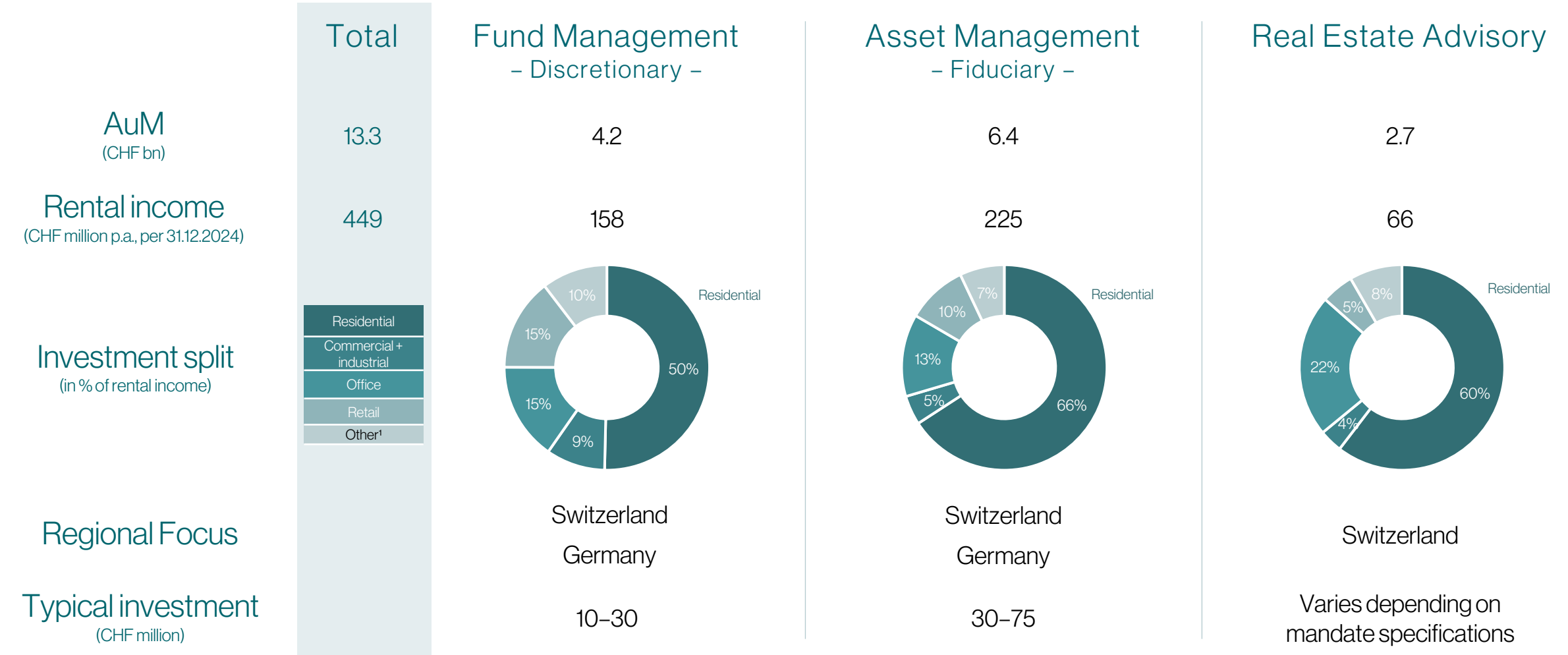
+1.5
vs. FY 2023

From investment-specific services to full asset management mandates – for regulated and non-regulated third-party clients

Currently 16 mandates in three client categories:

- Consultancy mandates for pension fund clients (ASGA, BASF, Edifondo)
- Consultancy mandate Fundamenta «RE Direct» (private and institutional investors)
- Fundamenta promotions (development of condominiums)

Complementary focus on residential and smaller properties

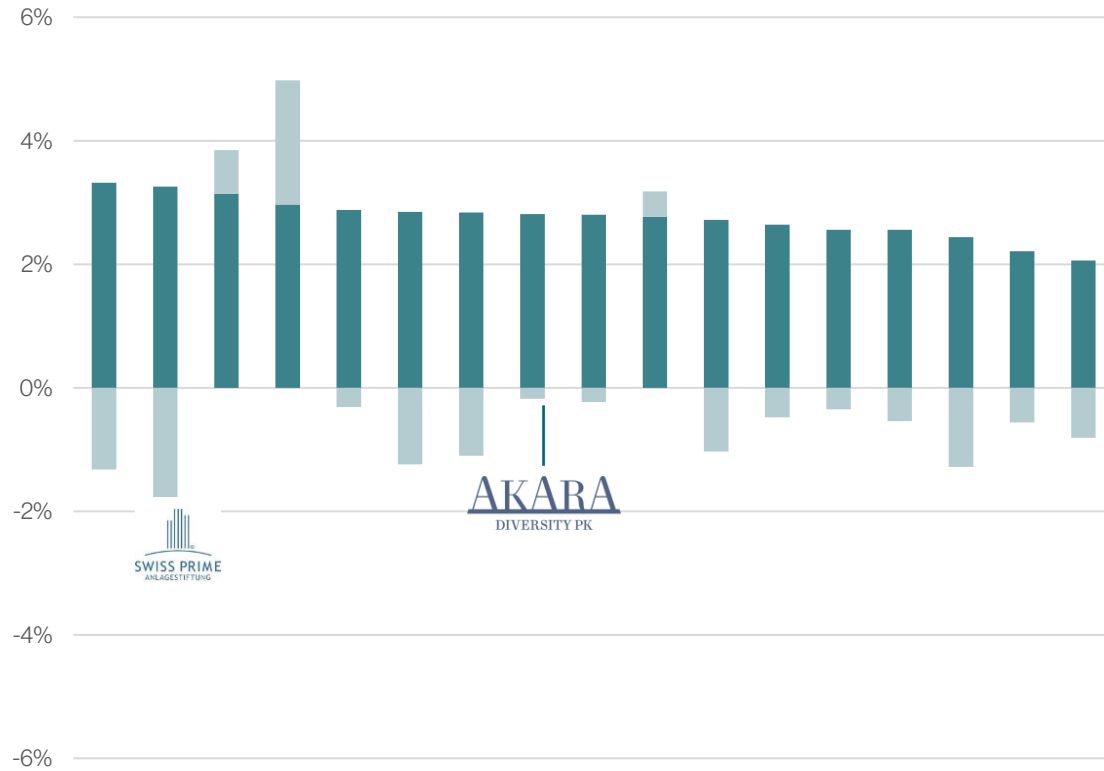


¹Parking, storage, gastronomy and other.
Note: figures may contain differences due to rounding.

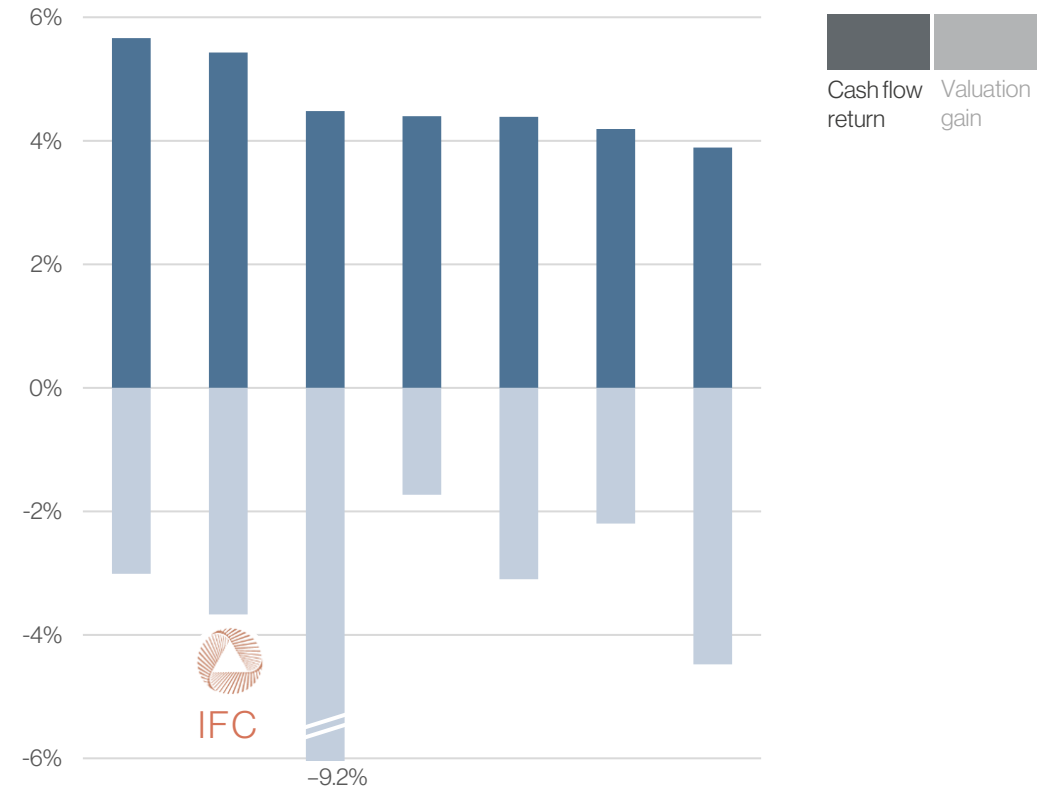
Investment product benchmarking

Investment products with attractive performance compared to the competition; conservative investor base with a focus on minimizing risk

Performance of investment products in 2023¹
Focus on **residential** (peer group KGAST)



Fund performance in 2023¹
Focus on **commercial** (peer group Switzerland)



Legend

Cash flow return
 Valuation gain

¹Note: Benchmarking of widespread real estate investment products in Switzerland for 2023 (latest available).
Source: Alphaprop 2024.

SWISS PRIME SITE

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Guidance 2025: further profitable growth

Financial targets

FFOI CHF 4.10–4.15
per share

LTV < 39%
Real Estate

Operational targets

Vacancy < 3.8%

AuM >14 bn
Asset Management



SWISS PRIME SITE



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Company calendar

| | |
|--------------------------|----------------|
| › Annual General Meeting | 13 March 2025 |
| › Capital Markets Day | 15 May 2025 |
| › Results H1 2025 | 21 August 2025 |

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