

MEDIA RELEASE

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Switzerland Annual Property Index 2019

MSCI and Wüest Partner published the «Switzerland Annual Property Index» for direct property investments. In 2019, the total return across all property segments was equal to 6.2 percent. The net income return was 3.5 percent and the capital growth yield 2.7 percent. Compared to 2018, the result for the net income return represents a reduction of 0.3 percentage points and an increase of 0.4 percentage points for the capital growth yield. Thus, the overall performance lies 0.1 percentage points above last year's level.

The increase in the capital growth yield compared to 2018 (0.4 percentage points) reflects a consistently high willingness-to-pay for Swiss real estate. The current level is 0.7 percentage points above the average for the years 2009 to 2018 (2.0 percent).

The best performance has been achieved by residential and office properties. The total return for these sectors was 6.9 percent. The performance of industrial and logistics properties was 5.4 percent and retail properties reached 3.9 percent, the latter representing an increase of 0.5 percentage points.

Further details are available under the following link:

<https://www.msci.com/www/ipd-factsheets/ipd-wuest-partner-switzerland/0164581460>

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