

MEDIA RELEASE

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Switzerland Annual Property Index 2016

MSCI and Wüest Partner published the «Switzerland Annual Property Index» for direct property investments. In 2016, the total return across all property segments was equal to 6.4 percent. While the net income return has once again decreased slightly to a current level of 3.9 percent, the capital growth yield has increased somewhat further to 2.5 percent. The overall performance is therefore 0.2 percentage points below the previous year's result.

The most recent increase in the capital growth yield has been caused by a further rise of the investors willingness-to-pay as the pressure to invest has continued to intensify. As a consequence, discount rates have experienced a further drop causing the capital growth yield to rise.

Like in recent years, the best performance has been achieved by residential properties. The total return for this segment was 8.2 percent; this does, however, represent a small decline of 0.2 percentage points when compared to last year. The performance of office properties remained unchanged at 5.0 percent, while the 4.7 percent performance of retail properties represents a decline of 0.6 percentage points.

Further details are available under the following link:
<https://www.msci.com/www/ipd-factsheets/ipd-wuest-partner-switzerland/0164581460>

Further information:

Robert Weinert

Head of Immo-Monitoring, Director
T +41 44 289 91 73
robert.weinert@wuestpartner.com

Karen Mulligan

Vice President Marketing
T +44 20 7336 9243
karen.mulligan@msci.com

Wüest Partner AG
Alte Börse
Bleicherweg 5
8001 Zürich
Schweiz
T +41 44 289 90 00
wuestpartner.com
Regulated by RICS