

MEDIA RELEASE

Zurich, 26 March 2021

Switzerland Annual Property Index 2020

MSCI and Wüest Partner published the «Switzerland Annual Property Index» for direct property investments. In 2020, the total return across all property segments was equal to 5.8 percent. The net income return was 3.4 percent and the capital growth yield 2.4 percent. Compared to 2019, the result for the net income return represents a reduction of 0.2 percentage points and an reduction of 0.3 percentage points for the capital growth yield.

Even though the capital growth yield has fallen somewhat compared to 2019, it is still at a high level, reflecting a still very high willingness to pay for Swiss real estate. The current level is 0.2 percentage points above the average for the years 2010 to 2019 (2.2 percent).

The best performance was achieved by residential properties. The total return for this sector was 7.0 percent. The performance of industrial and logistics was 6.6 percent, office properties achieved 5.3 percent and retail properties 3.9 percent.

For further information on the performance of investment properties in Switzerland and other countries, please refer to MSCI's factsheets: <https://www.msci.com/www/ipd-factsheets/ipd-wuest-partner-switzerland/0164581460>

Further information:

Robert Weinert

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

Laura Hudson

Vice President, MSCI
T +44 20 7336 9653
laura.hudson@msci.com