

# MEDIA RELEASE

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## Switzerland Annual Property Index 2018

MSCI and Wüest Partner published the «Switzerland Annual Property Index» for direct property investments. In 2018, the total return across all property segments was equal to 6.1 percent. The net income return was 3.8 percent and the capital growth yield 2.3 percent. Compared to 2017, the result for the net income return represents a stabilization and an increase of 0.3 percentage points for the capital growth yield. Thus, the overall performance also lies 0.3 percentage points above last year's level.

The increase in the capital growth yield compared to 2017 (2.0 percent) reflects a consistently high willingness-to-pay for Swiss real estate. The current level is 0.4 percentage points above the average for the years 2008 to 2017 (1.9 percent).

The best performance has been achieved by residential properties. The total return for this segment was 6.9 percent. Office properties, which recorded a total return of 6.8 percent, also generated a high return. The performance of industrial and logistics properties was 5.2 percent and retail properties reached 3.4 percent, the latter representing a decline of 0.8 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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