

MEDIA RELEASE

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Switzerland Annual Property Index 2017

MSCI and Wüest Partner published the «Switzerland Annual Property Index» for direct property investments. In 2017, the total return across all property segments was equal to 5.9 percent. The net income return reached 3.8 percent and the capital growth yield was 2.1 percent. Compared to 2016, the result represents a decrease of 0.1 percentage points in the net income return and a decrease of 0.4 percentage points in the capital growth yield. Therefore, the overall performance lies 0.5 percentage points below last year's result.

Even though the capital growth yield has fallen compared to the very high figure of 2.5 percent in 2016, the current level still reflects a high willingness to pay for Swiss real estate. The current level lies 0.2 percentage points above the average for the years 2007 to 2016 (1.9 percent).

Last year, the best performance was achieved with commercial and logistics properties. In this segment, the total return was 7.4 percent. An equally high return was achieved with residential properties, which recorded a total return of 6.8 percent. Office properties reached 5.7 percent and retail properties 4.3 percent, the latter representing a decline of 0.4 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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