

PSP Swiss Property Ltd, Zug

Invitation to the Annual General Meeting



Wednesday, 31 March 2021, at 11 a.m., at the Company's registered office at Kolinplatz 2, 6300 Zug *(without personal onsite participation of shareholders; exercise of shareholders' voting rights through Independent Shareholder Representative)*

To the shareholders of PSP Swiss Property Ltd, Zug

Ladies and Gentlemen

The Board of Directors of PSP Swiss Property Ltd is pleased to submit to the Annual General Meeting the following agenda and proposals for resolutions.

Pursuant to Article 27 of the Ordinance 3 on Measures to Combat the Coronavirus (COVID-19 Ordinance 3), the Annual General Meeting will be held **without personal onsite participation of shareholders**. Shareholders' voting rights can be exercised exclusively through the **Independent Shareholder Representative**. Please refer to the instructions and important information at the end of this invitation. Thank you for your understanding.

Agenda

1 Annual activity report, financial statements and consolidated financial statements 2020, auditors' reports

Proposal of the Board of Directors: approval of the annual activity report, the financial statements and the consolidated financial statements 2020, taking note of the auditors' reports

2 Advisory vote on the compensation report 2020

Proposal of the Board of Directors: acceptance of the compensation report 2020 by non-binding advisory vote

Please see the comments in the appendix to this invitation.

3 Appropriation of retained earnings 2020 and the statutory and regulative-decided retained earnings, dividend payment

Proposal of the Board of Directors: appropriation of retained earnings 2020 and the statutory and regulative-decided retained earnings as well as payment of a **dividend of CHF 3.65 gross per share** to the shareholders as follows:

Profit carried forward of previous period	CHF	1 168 602.12
Net profit 2020	CHF	14 132 522.05
Retained earnings as of 31 December 2020	CHF	15 301 124.17
Allocation from statutory and regulative-decided retained earnings	CHF	153 000 000.00
Total available to the Annual General Meeting	CHF	168 301 124.17
Dividend payment of CHF 3.65 gross per share	CHF	167 417 802.15
Balance carried forward	CHF	883 322.02

Please see the comments in the appendix to this invitation.

4 Discharge of the members of the Board of Directors and of the Executive Board

Proposal of the Board of Directors: granting of discharge to the members of the Board of Directors and of the Executive Board for the 2020 business year

5 Elections of the members of the Board of Directors

Proposals of the Board of Directors: individual re-elections of the following seven current members of the Board of Directors, all of them for a term of office of one year:

Mr. Luciano Gabriel (current), Ms. Corinne Denzler (current), Mr. Adrian Dudle (current), Mr. Peter Forstmoser (current), Mr. Henrik Saxborn (current), Mr. Josef Stadler (current) and Mr. Aviram Wertheim (current)

6 Election of the Chairman of the Board of Directors

Proposal of the Board of Directors: re-election of Mr. Luciano Gabriel (current) as Chairman of the Board of Directors for a term of office of one year

7 Elections of the members of the Compensation Committee

Proposals of the Board of Directors: individual re-elections of the following three current members of the Compensation Committee, all of them for a term of office of one year:

Mr. Peter Forstmoser, Mr. Adrian Dudle and Mr. Josef Stadler

It is foreseen that Mr. Peter Forstmoser again chairs the Compensation Committee.

8 Approval of the maximum total amount of compensations for the Board of Directors until the Annual General Meeting 2022

Proposal of the Board of Directors: approval of the maximum total amount of compensations for the Board of Directors from the Annual General Meeting 2021 to the Annual General Meeting 2022 of CHF 1 000 000.-

Please see the comments in the appendix to this invitation.

9 Approval of the maximum total amount of compensations for the Executive Board for the 2022 business year

Proposal of the Board of Directors: approval of the maximum total amount of compensations for the Executive Board for the 2022 business year of CHF 4 150 000.-

Please see the comments in the appendix to this invitation.

10 Election of the Statutory Auditors

Proposal of the Board of Directors: re-election of Ernst & Young AG, Zurich (current), as Statutory Auditors for the 2021 business year

11 Election of the Independent Shareholder Representative

Proposal of the Board of Directors: re-election of Proxy Voting Services GmbH, Zurich (current), as independent shareholder representative for a term of office of one year

The annual report with the auditors' reports including the compensation report and the respective report of the auditors is available from now onwards for inspection by shareholders at the Company's registered office in Zug, Kolinplatz 2, as well as at the registered office of PSP Group Services Ltd in Zurich, Seestrasse 353, and at www.psp.info. An extract from the annual report ("2020 Short report") is enclosed to this invitation. Shareholders who wish to receive the annual report including the compensation report by mail may order a copy at PSP Group Services Ltd, Investor Relations, Seestrasse 353, CH-8038 Zurich.

Voting at the General Meeting is restricted to shareholders entered in the share register as shareholders with voting rights on **Thursday, 25 March 2021, 5 p.m. (CET), (record date)**. The share register will be administrated until Thursday, 25 March 2021; it will be closed from Friday, 26 March 2021 until Wednesday, 31 March 2021, inclusive.

Important Voting Information (*The following information is also available on www.psp.info. The Board of Directors reserves the right to change or amend these organisational instructions, if required by official measures. Respective notices and additional information, if any, regarding the Annual General Meeting will be published on www.psp.info).*

The Company will hold the **Annual General Meeting of 31 March 2021** at its registered office pursuant to Article 27 of the Ordinance 3 on Measures to Combat the Coronavirus (COVID-19 Ordinance 3 of 19 June 2020, status as of 1 March 2021) **without personal onsite participation of shareholders**. Shareholders entitled to vote can exercise their voting rights **exclusively through the Independent Shareholder Representative**, Proxy Voting Services GmbH, Grossmünsterplatz 1, CH-8024 Zurich. Shareholders will **not be granted onsite access** to the meeting room.

In order to **assigning power of attorney** and **submitting voting instructions to the Independent Shareholder Representative**, either the **enclosed reply form** or our **internet-based electronic proxy voting system "netVote"** (<https://netvote.ch/pspswissproperty>) should be used. In the absence of voting instructions, the Independent Shareholder Representative will abstain from voting.

The **reply form** contains **additional instructions** on assigning power of attorney and submitting voting instructions to the Independent Shareholder Representative as well as **the login-details** for the internet-based electronic proxy voting system "netVote". Additional information about "netVote" is available on www.psp.info/annual-general-meeting-2021/electronic-proxy-voting.

For **returning** the reply form, please find enclosed an **envelope** addressed to the Independent Shareholder Representative, **Proxy Voting Services GmbH, Grossmünsterplatz 1, P.O. Box, CH-8024 Zurich**.

Please note that the **reply form with the voting instructions** must be received by the Independent Shareholder Representative, Proxy Voting Services GmbH, **by Monday, 29 March 2021, 5 p.m. (CEST) at the latest**. Proxies and instructions – or amended instructions respectively – by electronic means are to be submitted at the **latest by Monday, 29 March 2021, 11.59 p.m. (CEST)**.

Yours faithfully
PSP Swiss Property Ltd

On behalf of the Board of Directors
The Chairman

Zug, 9 March 2021

Luciano Gabriel

Enclosures:
Extract from the annual report ("2020 Short report")
Reply form, reply envelope

Translation of the legally binding German text

Appendix to the invitation: Comments to the following agenda items:

Agenda item 2 *Advisory vote on the compensation report 2020*

The Board of Directors submits the compensation report 2020 to the Annual General Meeting for approval by way of a non-binding advisory vote. The compensation report, including the report of the auditors, is set out on **pages 136 to 139** of the annual report. Additional information on the compensation system and the compensations of the Board of Directors and the Executive Board in the 2020 business year can be found on **page 140 ff.** of the annual report.

Agenda item 3 *Appropriation of retained earnings 2020 and the statutory and regulative-decided retained earnings, dividend payment*

Upon approval of the proposal, the dividend of CHF 3.65 gross per share will be paid out net of 35% withholding tax, presumably as of Thursday, 8 April 2021, with ex-date on Tuesday, 6 April 2021.

The proposed dividend payment is based on the outstanding 45 867 891 shares of the Company. Treasury shares owned by the Company, if any, are not entitled to dividends. The number of shares qualifying for dividend payment will be established on the payment record date. The total amount of the dividend payment as well as the resulting balance to be carried forward may thus vary accordingly.

Agenda item 8 *Approval of the maximum total amount of compensations for the Board of Directors until the Annual General Meeting 2022*

In accordance with the Articles of Association, the Board of Directors proposes to the Annual General Meeting 2021 to approve the maximum total amount of compensations for the Board of Directors from the Annual General Meeting 2021 **to the Annual General Meeting 2022**. The proposed **maximum total amount of CHF 1 000 000** (*previous period: CHF 1 000 000*) contains the compensations of all members of the Board of Directors proposed for election, including the Chairman. It is based on the **foreseen sum of the fixed compensations, which remained unchanged compared to the previous year, plus potential additional amounts** payable to members arriving from abroad, and the assumption of eight board meetings during the term of office.

Agenda item 9 *Approval of the maximum total amount of compensations for the Executive Board for the 2022 business year*

In accordance with the Articles of Association, the Board of Directors proposes to the Annual General Meeting 2021 to approve the maximum total amount of compensations for the members of the Executive Board **for the 2022 business year**. The proposed **maximum total amount** is calculated based on **the sum of the individual caps** of the maximum compensations payable to the members of the Executive Board per calendar year as contained in their employment contracts. The individual caps, **which remained unchanged compared to the previous period**, are CHF 2 200 000 for Giacomo Balzarini, CHF 1 130 000 for Reto Grunder and CHF 820 000 for Martin Heggli. They sum up to the proposed maximum total amount of compensations for the Executive Board of **CHF 4 150 000** (*previous period: CHF 4 150 000*). The actual compensations for the 2022 business year will be established on the basis of the employment contracts and the 2022 business year results. They will be shown in detail in the 2022 compensation report, which will be submitted to the Annual General Meeting 2023 for approval by way of a non-binding advisory vote.