

# Patrimonium Swiss Real Estate Fund



## Investment Focus

Patrimonium Swiss Real Estate Fund ("PSREF") invests in the most attractive agglomerations in Switzerland, primarily in residential properties in the lower and middle rent segment. With the purchase of existing buildings, the realization of new construction projects, elevations, but also the potential for development on existing buildings, the fund ensures attractive growth.

The fund is suitable for private and institutional investors with a long-term investment horizon. Income and capital gains from direct ownership are tax exempt for investors domiciled in Switzerland. Dividends are exempt from withholding tax

## Advantages

- Tax transparency due to direct holding of the buildings by the fund
- Organic growth due to a development and construction policy actively managed by an internal technical team
- Climate investment plan combining value preservation and sustainable dividend payout objectives

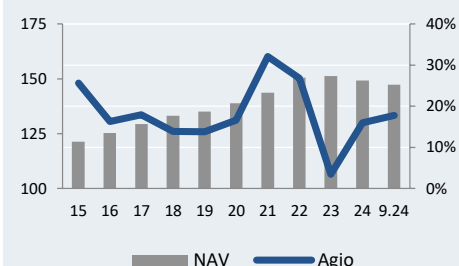
## Key points

- Portfolio of rental buildings with a market value of CHF 1'240'130'763
- 57 residential buildings, 10 mixed-use buildings and 6 commercial buildings and 1 building under construction
- 2'672 apartments spread of Lake Geneva basin and the cities of Fribourg, Bern and Basel

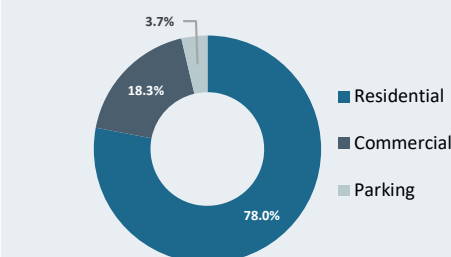
## Key figures

|   |                                    |
|---|------------------------------------|
| <b>Name</b>                                     | Patrimonium Swiss Real Estate Fund |
| <b>Asset class</b>                              | Swiss real estate                  |
| <b>Currency</b>                                 | CHF                                |
| <b>Launch</b>                                   | 20.11.2007                         |
| <b>ISIN</b>                                     | CH0034995214                       |
| <b>Valor</b>                                    | 3499521                            |
| <b>Symbol</b>                                   | PSREF                              |
| <b>Stock exchange price</b>                     | SIX Swiss Exchange                 |
| <b>Financial year ending</b>                    | 31 March                           |
| <b>Fund management and Portfolio Management</b> | Patrimonium Asset Management AG    |
| <b>Custodian Bank</b>                           | Banque Cantonale Vaudoise          |
| <b>Valuation experts</b>                        | Wüest Partner (A.Ammann, I.Anton)  |

## NAV/share (CHF) and Agio (%)



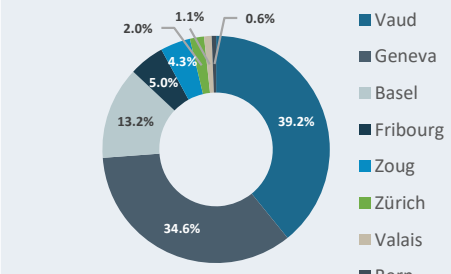
## Rental income by allocation



## Indebtness (MCHF) and interest rate (%)



## Geographical distribution



## Half-year figures

|                             | 30.09.2024 <sup>1</sup> | 30.09.2023 <sup>1</sup> |
|-----------------------------|-------------------------|-------------------------|
| <b>Total fund assets</b>    | MCHF 1'240              | MCHF 1'197              |
| <b>Net fund assets</b>      | MCHF 842                | MCHF 853                |
| <b>Number of shares</b>     | 5'721'095               | 5'721'095               |
| <b>NAV</b>                  | CHF 147.29              | CHF 149.04              |
| <b>Dividend payout</b>      | n/a                     | n/a                     |
| <b>Agio</b>                 | 17.79%                  | -1.71%                  |
| <b>Debt ratio</b>           | 27.07%                  | 24.12%                  |
| <b>TERGAV</b>               | 0.71%                   | 0.72%                   |
| <b>Investment return</b>    | 1.25%                   | 1.16%                   |
| <b>ROE</b>                  | 1.22%                   | 1.13%                   |
| <b>Performance</b>          | 2.69%                   | -4.00%                  |
| <b>Annual rental income</b> | MCHF 26.8               | MCHF 25.7               |
| <b>Rental losses ratio</b>  | 3.94%                   | 3.78%                   |

<sup>1</sup> calculated over 6 months

## Patrimonium Swiss Real Estate Fund

Patrimonium Swiss Real Estate Fund ("PSREF") is a contractual real estate fund under Swiss law in accordance with Federal Act on Collective Investment Schemes of 23 June 2006. The fund has been authorized by the Swiss Financial Market Supervisory Authority FINMA. The fund management company is Patrimonium Asset Management Ltd., Baar; The custodian bank and paying agency is Banque Cantonale Vaudoise, Lausanne. The prospectus with integrated fund contract, the key information document and the latest annual and semi-annual reports can be obtained free of charge and upon request from the fund management company and from the distributors.

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## Patrimonium Asset Management AG

Patrimonium Asset Management AG ("Patrimonium") is a fund management company authorized by the Swiss Financial Market Supervisory Authority (FINMA), specialized in private markets. Patrimonium offers investment opportunities in real estate, private credit, private equity and infrastructure to qualified and professional investors. Patrimonium manages assets of CHF 4.8 bn (30.06.2024) with 70 professionals out of Lausanne, Zurich and Zug. More information: [www.patrimonium.ch](http://www.patrimonium.ch).

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