

June 2023

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
- Investment plan for carbon neutrality with a preservation of future distributions

Key points

- Market value of the portfolio of CHF 1'175'744'600.
- 54 residential buildings, 9 mixed-use buildings and 6 commercial buildings and 1 building under construction
- 2638 apartments spread of Lake Geneva basin and the cities of Fribourg, Bern and Basel

NAV (CHF) and Investment return (%)



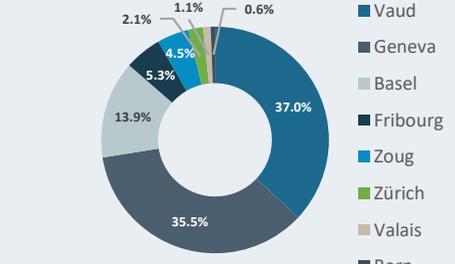
Market value (MCHF) and Dividend (CHF)



Indebtness (MCHF) and interest rate (%)



Geographical distribution



Key figures

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

Annual figures

	31.03.2023	31.03.2022
Total fund assets	MCHF 1'182	MCHF 1'139
Net fund assets	MCHF 865	MCHF 810
Number of shares	5'721'095	5'384'560
NAV	CHF 151.33	CHF 150.56
Dividend payout	CHF 4.00	CHF 3.80
Agio	3.42%	26.80%
Debt ratio	21.54%	23.94%
TER_{GAV}	0.72%	0.77%
Investment return	3.11%	7.56%
ROE	2.98%	7.37%
Performance	-15.75%	2.39%
Annual rental income	MCHF 48.8	MCHF 47.5
Rental losses ratio	4.43%	4.54%

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 Swiss Financial Market Supervisory Authority FINMA. The fund management company is Patrimonium Asset Management AG, Baar; The custodian bank and paying agency is Banque Cantonale Vaudoise, Lausanne. The fund contract, prospectus, basic information sheet and latest annual report can be obtained free of charge and upon request from the fund management company and from the fund distributor(s). The information provided in this document is for marketing purposes only.

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Patrimonium Asset Management AG

Patrimonium Asset Management AG ("Patrimonium") is a fund management company authorised by the Swiss Financial Market Supervisory Authority (FINMA), specialised in private markets. Patrimonium offers investment opportunities in real estate, private debt, private equity and infrastructure to qualified and professional investors. Patrimonium manages assets of CHF 4,2 bn with 70 professionals out of Lausanne, Zurich and Zug. More information: www.patrimonium.ch.

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