

Patrimonium Swiss Real Estate Fund



Investment Focus

Patrimonium Swiss Real Estate Fund (SIX: 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 1'327'649'884
- 55 residential buildings, 12 mixed-use buildings and 5 commercial buildings and 1 building under construction
- 2'772 apartments spread of Lake Geneva basin and the cities of Fribourg, Bern and Basel

Key figures

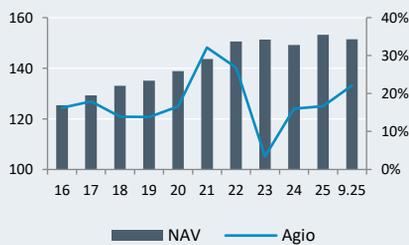
Name	Patrimonium Swiss Real Estate Fund
Asset class	Swiss real estate
Currency	CHF
Launch	20.11.2007
ISIN	CH0034995214
Valor	3499521
Symbol (Stock: SIX)	PSREF
Stock exchange price	SIX Swiss Exchange
Financial year ending	31 March
Fund management and Portfolio Management	Patrimonium Asset Management AG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

Half-year figures

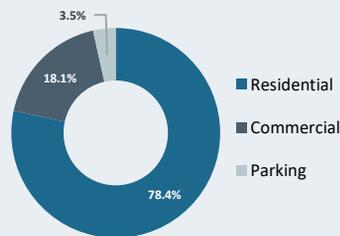
	30.09.2025 ¹	30.09.2024 ¹
Total fund assets	MCHF 1'338	MCHF 1'245
Net fund assets	MCHF 969	MCHF 842
Number of shares	6'394'165	5'721'095
NAV	CHF 151.52	CHF 147.29
Dividend payout	n/a	n/a
Agio	22.10%	17.79%
Debt ratio	23.25%	27.07%
TERGAV	0.68%	0.71%
Investment return	1.35%	1.25%
ROE	1.25%	1.22%
Performance	7.01%	2.69%
Annual rental income	MCHF 27.6	MCHF 26.8
Rental losses ratio	6'394'165	5'721'095

¹ calculated over 6 months

NAV/share (CHF) and Agio (%)



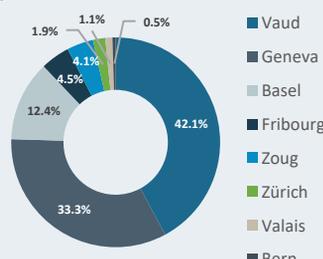
Rental income by allocation



Indebtness (MCHF) and interest rate (%)



Geographical distribution



Patrimonium Swiss Real Estate Fund

Patrimonium Swiss Real Estate Fund (SIX: 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 5 bn with 70 professionals out of Lausanne, Zurich and Zug. More information: www.patrimonium.ch.

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