

**PATRIMONIUM** is an independent Swiss asset management company of alternative asset classes in the areas of real estate, private credit, infrastructure and private equity. Today, Patrimonium and its affiliated companies manage approximately CHF 5.0 billion for a large number of institutional and private investors and employ more than 70 people in Crissier/Lausanne, Zug and Zurich.

In our largest asset class, Real Estate, we manage a variety of investment vehicles covering different strategies and target groups.

As a

### **(Senior) Portfolio Manager Real Estate (m/w)**

you will have overall operational responsibility for the entrusted real estate portfolio(s). You are responsible for optimizing asset performance and value, as well as implementing new management strategies

#### **Your Responsibilities**

- Execution of the portfolio(s) strategy in line with the fund objectives with a strong operational foothold.
- Guide portfolio operations and implement measures to enhance financial and operational performance.
- Manage and optimize relationships with external service providers (property managers, service providers, valuers, consultants etc).
- Monitor portfolio status and performance metrics including NAV, IRR, cash yield, leverage, and risk indicators in order to implement improvement measures.
- Oversee property and portfolio valuations and ensure accuracy and consistency.
- Ensure compliance with governance standards, ESG principles, and regulatory requirements.
- Identify, assess, and mitigate portfolio risks through robust risk management practices.
- Proactively manage acquisitions, disposals, and refinancing activities in collaboration with specialized transaction teams.
- Manage portfolio-level budgets, cash-flow planning, and capital deployment.
- Co-plan and supervise development, construction, renovation, and major maintenance projects together with the specialized construction team.
- Prepare and update marketing materials and conduct market analyses.
- Prepare financial and performance reports for investors and supervisory bodies.
- Interact with investors together with the specialized investor relations team.

#### **Your Profile**

- University degree or similar education in finance, business administration, real estate, economics or engineering.
- Strong real estate background with several years of experience in real estate portfolio management and asset management in the Swiss market.
- Know how and personal network in real estate transactions and construction/renovation.
- Solid financial and analytical skills, including portfolio performance analysis, budgeting, cash flow forecasting, and valuation review.
- Familiarity with Swiss regulatory and market frameworks applicable to real estate funds and foundations (CISA/CISO, FINMA supervision, KGAST, SIX Swiss Exchange disclosure rules).

- Proficiency with portfolio and reporting systems (e.g. Immopac or equivalent); solid Excel skills.
- Fluent in French, German and English. Minimum French and English.
- Strong communication skills and ability to interact with investors, analysts, boards, and supervisory stakeholders.
- Hard working, passionate and self-driven leadership personality.

**We Offer**

- Attractive, performance-based compensation package.
- Modern work environment in our multilingual and dynamic offices.
- Exciting development opportunities within a growing company.
- The opportunity to take on responsibility quickly.
- Place of work: Preferably Crissier (VD). However, there is the option of working from the Zurich office, with regular stays to Crissier (approximately 3 days per week).
- Start date: by agreement.

**Interested**

We look forward to receiving your complete application via our recruiting platform [RECRU](#).

For more information, please visit [www.patrimonium.ch](http://www.patrimonium.ch).