



**PATRIMONIUM URBAN
OPPORTUNITY AG**

Annual Report 2021

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COMPANY

Board of directors

Christoph Syz — President

Daniel Heine — Member

Ulrich Burkhard — Member

Arne Kirchner – Member

Patrice Crisinel – Member

Headquarters

Patrimonium Urban Opportunity AG
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Management

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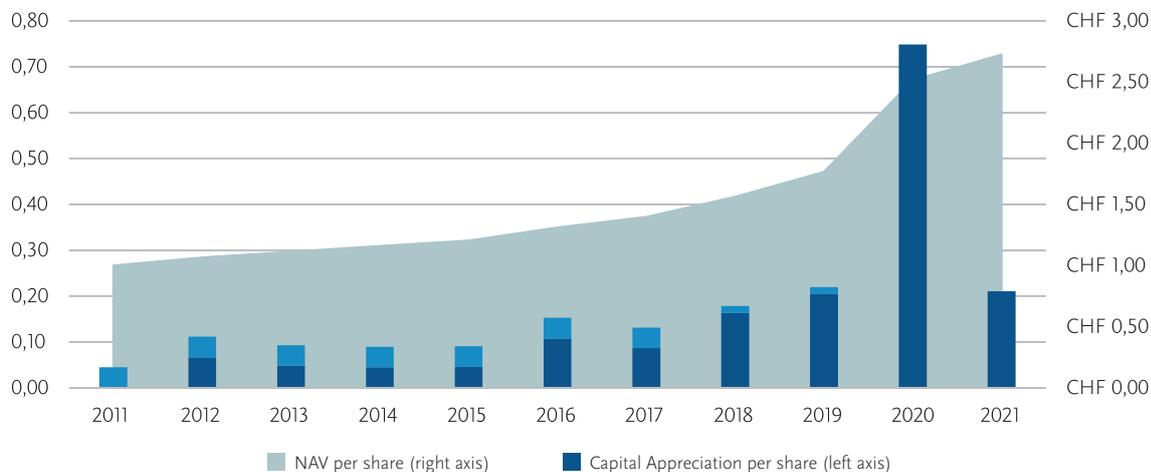
KEY FIGURES

Portfolio market value CHF 222.9 M	Number of properties 9	Rental area 78'974
Gross Yield (Potential) 5.67%	Debt ratio 45.55%	WAULT 7.71 years

CHF	FY 2021	FY 2020
Rental income	8'595'019	8'582'629
Result from revaluation	7'499'336	21'611'809
Property expenses	2'704'639	1'938'594
Other expenses	1'717'100	1'588'347
Ebit	11'669'991	27'093'353
Profit for the period	8'012'521	20'905'107
Nav per share after deferred taxes	2.73	2.52

TRACK RECORD

Patrimonium Urban Opportunity AG – NAV per share evolution since inception



The compounded total annual return since inception (2010 – 2021) amounts to 9.55%.

Since inception, the net asset value of the company increased by 273%. On top, the investors received most years a dividend. Including dividends and capital appreciation, the total return to the investors is 307.12% since inception.

LETTER TO SHAREHOLDERS

Dear Shareholders,

We are happy to present you the financial results of last year. With the ongoing COVID-crisis, 2021 continued to be a very challenging year for many. Therefore, we are extremely grateful, that our company, employees, and tenants managed to get through this crisis without any major harm.

Despite the odds, we are looking back on a successful 2021: We managed to solidify our portfolio. We significantly increased the occupancy rate and WAULT by signing several long-term leases. The two most vacant buildings, which were acquired in 2020, are now almost entirely let thanks to the efforts of our asset management team. At the same time, we were able to further expand our asset base and project pipeline by acquiring a plot with 25'696 m² of land in Bussigny. Moreover, we received the building permit for the construction of an office building near the train station of Bussigny. In parallel, we managed to secure leases for the majority of the roughly 3'200 m² surfaces of the project, which will allow us to start the construction in summer 2022.

Last but not least, we concluded an important re-organisation of our shareholder base. We succeeded in placing more than two thirds of the shares into Swiss hands. This will allow us to be considered as a Swiss company and give us new opportunities to additionally acquire and develop residential real estate. In the medium term, we plan to add a significant amount of rental apartments to our real estate portfolio and benefit from interesting investment and repositioning opportunities.

With this, we lay the foundations for future profitable growth and a listing on the BX Swiss stock market.

At the same time, we continue to acquire suitable and attractive properties for our ever-growing portfolio. Our active and interdisciplinary management approach has proven its value and will remain a central element of our strategy in the coming years.

We will continue to stick to our disciplined investment approach and follow our strict long term oriented investment principles, which we have followed over the past 11 years. We will follow a strategy of opportunistic and selective growth. We will favour quality and cash flow yield over short-term growth. We have the privilege to be able to invest with a long-term horizon and will search for additional value in our acquired properties through development and value-add strategies.

The changing demands for urban development, residential and commercial real estate are also constantly presenting new challenges. We are happy to tackle them !

We would like to take this opportunity to thank our shareholders and collaborators for their trust and commitment. We look forward to the coming year with you.

Urdorf, Spring 2022

Christoph Syz
Chairman of the Board of Directors
Patrimonium Urban Opportunity AG

Hanspeter Berchtold, CFA
Managing Director
Patrimonium Urban Opportunity AG

FINANCIAL YEAR REPORT

Evolution of the portfolio

The portfolio currently consists of 9 properties. During the year under review, Patrimonium Urban Opportunity AG (“PATUR-BO” or the “Company”) focused on the integration of the two acquired buildings from the previous year 2020, namely Chemin de la Rente 24-26 in Bussigny, as well as La Voie-Creuse 16 in Geneva. As a reminder, the latter was taken over in 2020, in a quasi-merger operation with a real estate company called PROTIR SA.

During the reporting period, major investments were undertaken in the building at La Voie-Creuse 16, Geneva, owned by PROTIR SA and Chemin de la Rente 24-26 in Bussigny in order to re-let the vacant spaces and to improve energy efficiency.

In the year under review, investment properties increased from CHF 207.8 million (31.12.2020) to CHF 222.9 million as of 31.12.2021.

At the end of the year, based on market values, the allocation structure is as follows: office properties represent 53% of the portfolio, retail properties 23%, and industrial properties 24%.

The weighted average unexpired lease term (WAULT) reached 7.71 years at the end of 2021 (2020: 5.54 years). WAULT for the 10 main tenants rose to 7.95 years (2020: 6.20 years). Major efforts have been undertaken to conclude long-term rental contracts with key tenants in Bussigny and Geneva.

In the last 12 months the portfolio became further diversified. Out of all the tenants, the 10 largest tenants contribute to 65% of total income. RRG Suisse AG (18.2% of total rents), Etat de Vaud (13.3% of total rents), Wider SA (7.5%), International Road Transport Union (5.3%), and Renault Suisse AG (5.2%) are amongst the 10 main tenants. The vacancy rate decreased from 30.57% to 6.27% per 31.12.2021 during the reporting period. This change is mainly attributable to the re-letting of the last acquired properties. The assets in Geneva and Bussigny were taken over during summer 2020 with significant vacancy rates. Furthermore, the asset in Arc-en-Ciel 9 in Crissier was newly positioned with smaller rental areas and a new property management team. Numerous vacant areas have been rented successfully. In total the management team of Patrimonium succeeded to rent more than 21'000 m².

Renovation

Bussigny - Chemin de la Rente 24/26

After a year of intensive renovation work, the Bussigny high school was officially inaugurated on 19.08.2021.

The demographic growth of the canton of Vaud, combined with the constant attractiveness for the secondary school system, has led to an increase of 2'450 students (+24%) in Vaud's high schools since 2012. As a consequence, this evolution obliged the canton to increase its capacity in the short term.

With the support of the Commune of Bussigny associated with the project, the State of Vaud has leased a surface area of approximately 9'000 m² in Chemin de la Rente 24/26 in Bussigny for a minimum of 10 years and has adopted a work credit of

CHF 13.95 million to finance the project. Patrimonium Urban Opportunity AG invested CHF 2.1 million in the project.

The renovation works spanned across four floors, all connected by a new central cascading staircase. These works consisted of 30 multi-purpose classrooms, 7 science rooms, 6 special purpose rooms, a fitness room, a 200-seat restaurant with an educational production kitchen, as well as ancillary premises linked to the gymnasium's activities. The whole complex will be able to accommodate up to 850 students and approximately 60 teachers. Thanks to a joint effort by all parties involved, the school managed to open from the start of the school year in August 2021. In addition to the operational fitness room, the State has conducted a study on the possibility of installing a double sports room on the site.

Pascal Broulis, Head of the State Construction Department, praised the renovation by stating: “the responsiveness and professionalism of all the collaborators and partners who were able to identify, develop and then implement this large-scale project in record time, and thanked the Parliament for adopting it and allocating the necessary resources without delay”.

Finally, before the Renens - Villars-Ste-Croix tramway line comes into operation, with a tramway station in front of our building, the high school site is served by the urban bus lines from Renens, Lausanne, and from Bussigny-Gare. Additionally, the high school is linked by the new regional line linking Cossonay-Gare to Bussigny-Gare via the villages of Penthaz, Vufflens-la-Ville and Mex.



Source: <https://www.faovd.ch/actualite/630/inauguration-du-gymnase-de-bussigny>

Genève - La Voie-Creuse 16

A refurbishment program is ongoing in La Voie-Creuse 16, Geneva. The building was built in 1967 and despite some renovation works in the 2000s (roofs, windows, lifts, some rental floors, and reception) the building needed a refurbishment.

Renovation works started at the beginning of 2021 to improve primarily the attractiveness of the building with the purpose of renting it out. It consists of bringing the various rented spaces and common areas up to current standards of comfort, especially in terms of heating and cooling in Summer. The shell and the structure of the property are in very good condition. Flexibility and modularity come from a generously spaced column grid. The facades on La Voie-Creuse side were refurbished and

newly painted which give a new identity to the building. The renovations are in line with our ESG strategy to optimize the energy efficiency of the portfolio.

Further investments have been done towards the refurbishment of vacant areas on the 1st and 4th floors. Other investments have been done for new technical installations (air cooling, ventilation, photovoltaics, electric blinds) and the treatment of carbonation on the facades.

Renovation works will continue in 2022 with the refurbishment of vacant areas on the 5th floor, the conversion of the 2nd floor for medical practices, the creation of new changing rooms on the lower ground floor, and the refurbishment of the courtyard facades. The refurbishment efforts allowed a better relocation of the vacant surfaces and resulted in a reduction of the vacancy rate in the building from 28% to 3.5%.

Development projects

Bussigny - Chemin de Mochettaz 7



Patrimonium Urban Opportunity AG is developing a building project on the plot No. 2102, in Bussigny, close to Lausanne. The plot is located in the industrial zone of Bussigny, next to the Bussigny train station.

The project designed by Archilab Gabriele M. Rossi SA involves the construction of an office building with 4 floors and a basement, with a total area of 3'200 m², including 30 indoor parking spaces.

Early 2022 the construction permit was granted and the construction will start in Summer 2022. The expected project delivery is planned for 2024. The total investment is estimated at CHF 11 million.

Glattbrugg - Thurgauerstrasse 101

A building permit for 140 flats and 14'998 m² of commercial space became legally binding on 04.03.2021.

The entire site is currently rented to RRG Schweiz AG. At present, no agreement has been reached with the current tenant of the site, who will continue to use it until further notice. As long as the tenant does not release the site, the development project cannot be started. As soon as an agreement is reached with RRG Schweiz AG, construction can begin. The company must apply for the start of construction by the expiry of the building permit on 14.03.2024 at the latest. If no agreement has been reached with the tenant RRG Schweiz AG by then, the building permit will expire and the Company will lose or have to write off parts or all of the development costs.

A development agreement has been concluded with Halter AG, Zurich. As soon as an agreement with RRG Schweiz AG has been found, a TU contract will be concluded. Despite many years of intensive negotiations, no agreement has yet been reached with the tenant RRG Schweiz AG. Due to the continuing uncertainties regarding an agreement with the current tenant, the development costs accrued to date in the amount of CHF 387,000 were written off as of 31.12.2021 and a provision in the amount of CHF 250,000 was created.

Financing and shareholder's equity

On the 31st of December 2021, our bank loans represented about CHF 105 million (2020: about CHF 102 million). The debt ratio has reduced to 45.6% (2020: 47.5%). The weighted average interest rate amounted to 1.22% per 31 December 2021 (2020: 1.23%). As part of the quasi-merger transaction with PROTIR SA, mortgages at CIC bank with fixed rate until November 2028 were taken over. At the end of the year 2021, an additional financing of CHF 28 million was signed with the bank CSA to refinance the building in Chemin de la Rente 26, Bussigny. The short term financial liabilities of CHF 1 million (convertible loan from Wider SA, seller of the property in Chaux 5, Bussigny) were reimbursed. Through the conclusion of this additional financing facilities, at the end of the year - the average maturity of our debt increased from 1.9 years to 3.5 years. The projected average interest for 2022 will be around 1.20%.

Patrimonium Urban Opportunity AG share capital is set at CHF 38'101'266 per 31.12.2021 (no change since last year). The net asset value of PATURBO per 31.12.2021 is CHF 103'873'325 (2020: CHF 95'860'804). The NAV per share amounts to CHF 2.73 (2020: CHF 2.52).

Evolution of rents and expenses

As of 31 December 2021, annualized rental income amounted to CHF 8'595'019 compared to CHF 8'582'629 on 31 December 2020. Rental income was as the same level of last year. It's important to note that there is a major time lag between the signing of the leases, the installation of the fit-out of the new tenants, and the beginning of the leases. We expect to reach the target rental incomes in 2023.

The measures ordered by the Federal Council and the effects of the COVID-19 pandemic have slightly affected the tenants of the portfolio. Rent deferral agreements were preferred to over gratuity of rent. PATURBO's portfolio is sustainably positioned in terms of sectors, uses, location, and tenant mix. Furthermore it possesses limited exposure to sectors at risk.

Operating expenses include "property expenses" and "other operating expenses". Property expenses amounted to 21.38% (2020: 15.3%) of the potential rental income. The increase results are due to the opening of the renovated property in Chemin de la Rente 26 in Bussigny. Maintenance and renovation costs which are included in property expenses amounted to 5.82% (2020: 3.4%) of the potential rental income. The buildings are in good condition with regular refurbishments. The "other operating expenses" amount to 13.6% (2020: 12.6%) of the potential rental income and are mainly the management fee paid to Patrimonium Asset Management AG for their asset management mandate.

The operating margin (EBIT) for 2021 reached 71%, compared to 88% for 2020.

The net result for the period under review adds up to CHF 8.0 million (2020: CHF 20.9 million). The difference compared to last year is a lower revaluation of investment properties. Last year's net result was strongly impacted by the extraordinary revaluation gain of the property at Chemin de la Rente 26 in Busigny. The total revaluation of investment properties amounted to CHF 7.5 million (2020: CHF 21.6 million).

Evolution of market value

All properties were evaluated on the 31.12.2021 by the independent appraiser Wüest Partner AG. The development projects have not been evaluated. The discount rates used in the appraiser's valuations for the investment properties range from 3.1% to 3.6% (2020: 3.2% to 3.7%) in real terms for the reporting year 2021. All the properties increased in value.

The total value of the portfolio as of 31 December 2021 sums up to 222.9 million (2020: CHF 207.8 million), an increase of CHF 15.1 million compared to 31 December 2020. The change in value relates mainly to the revaluation result.

The company's goal remains to maintain a healthy mix of stable rental income, value creation, and risk in order to achieve the required return.

PORTFOLIO

Patrimonium Urban Opportunity AG owns real estate properties in very well interconnected urban districts with high potential for development. The properties are located in 3 urban areas: Geneva, Lausanne, and Zürich. The buildings are leased to various tenants with mid-term leases. These regions benefit from attractive economic conditions, which give the necessary tailwind for a long-term sustainable development of the portfolio. Thanks to their excellent accessibility, the plots will take advantage from the attractive long-term positioning. Patrimonium Urban Opportunity AG pursues a policy of opportunistic growth.



MEYRIN (GE)
Mategnin 5



PLAN-LES-OUATES (GE)
St-Julien 180



LA VOIE-CREUSE (GE)
Voie-Creuse 16



BUSSIGNY (VD)
Chaux 3-5



BUSSIGNY (VD)
Rente 26



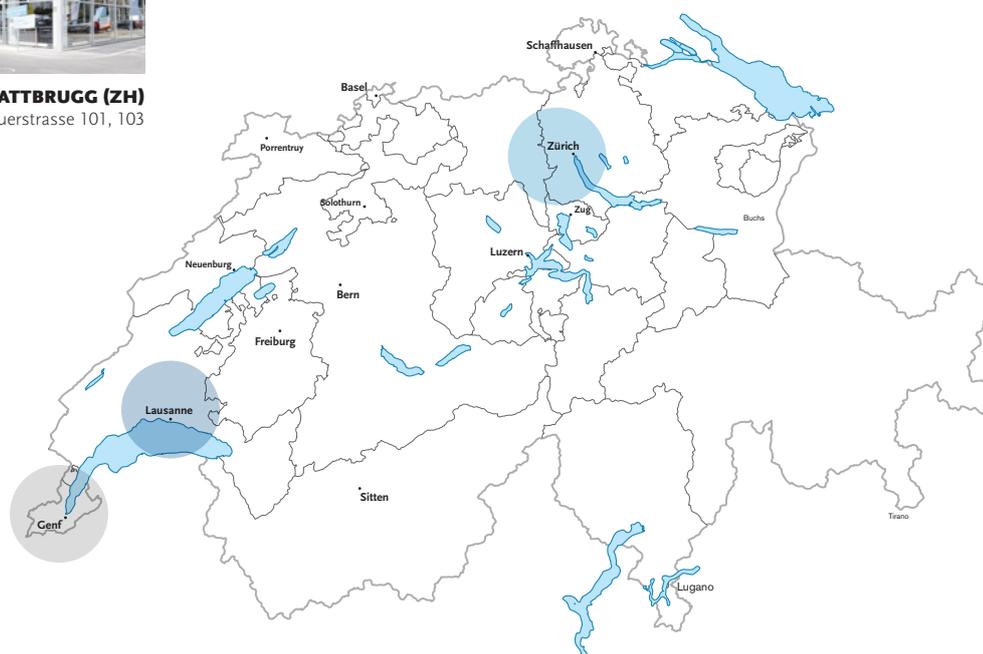
CRISSIER (VD)
Arc-en-Ciel 9



URDORF (ZH)
Bergmoosstrasse 4

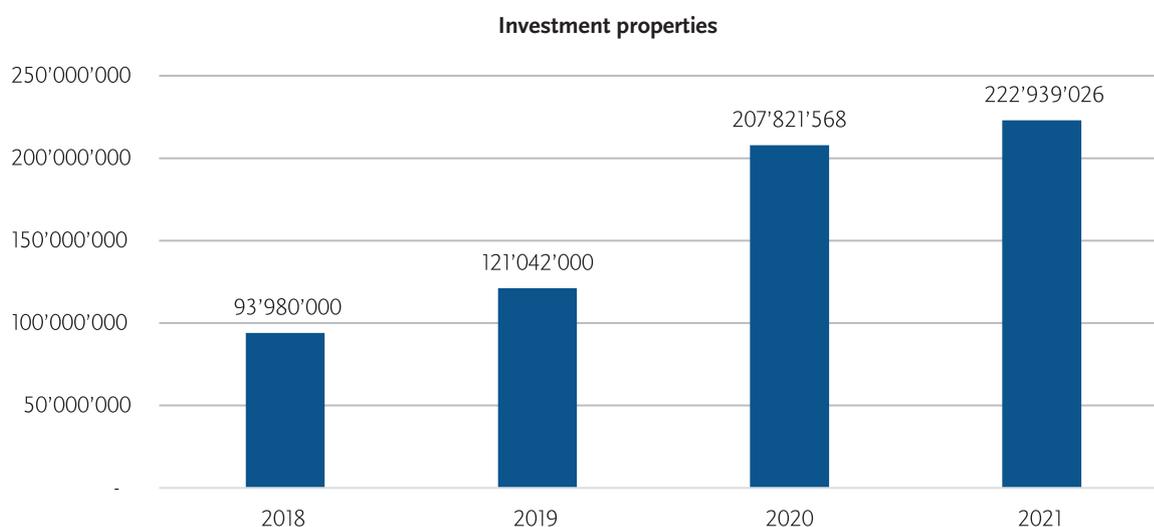


GLATTBRUGG (ZH)
Thurgauerstrasse 101, 103



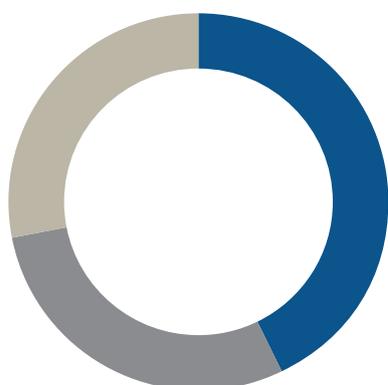
KEY FIGURES	FY 2021	FY 2020
Number of properties	9	9
Rental area (m ²)	78'974	78'974
Potential Rental income (CHF)	12'649'910	12'633'152
Investment properties value (CHF)	222'939'026	207'821'568
WAULT (years)	7.71	5.54
Vacancy rate	6.27%	30.57%
Plot area (m ²)	138'470	112'774
Rent per m ² (CHF)	160	160
Number of parking spaces	1'340	1'340

Market value – evolution (CHF)



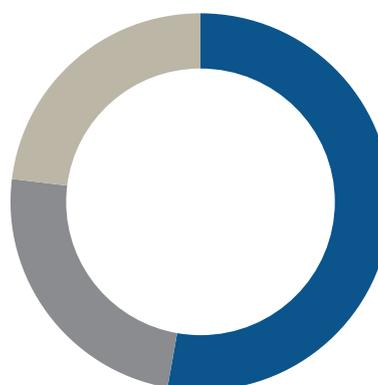
Portfolio allocation

Location
Based on market values of Wüest Partner



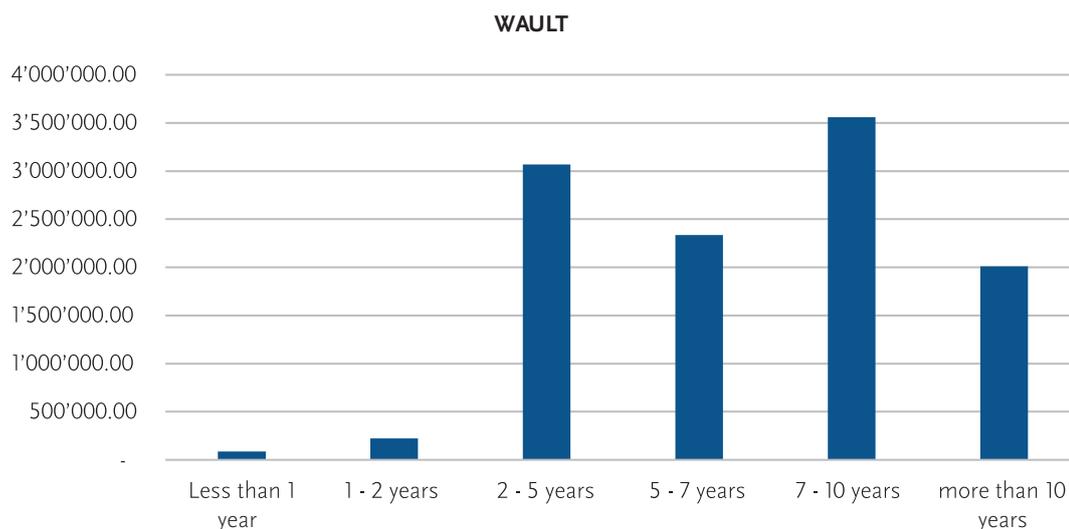
- Vaud 43%
- Geneva 29%
- Zurich 28%

Strategy
Based on market values of Wüest Partner



- Office 53%
- Industrial 24%
- Retail 23%

Lease terms



The WAULT of the portfolio is 7.71 years (2020: 5.54 years).

Main tenants - 31.12.2021

NB.	City	Address	Tenant	Annual rent CHF	Maturity	% Total rent
1	Glattbrugg, Meyrin, Plan-les-Ouates	Thurgauerstrasse 103, Route St-Julien 180, Av. de Mategnin 3-5	RRG Suisse SA	2.299.902	30/04/2028	18,2%
2	Bussigny	Chemin de la Rente 26	Etat de Vaud	1.679.784	31/08/2031	13,3%
3	Bussigny	Route de la Chaux 5	Wider SA	950.000	31/12/2029	7,5%
4	Geneva	La Voie-Creuse 16	Internat. Road Transport Union	671.041	31/05/2024	5,3%
5	Urdorf	Bergermoosstrasse 4	Renault Suisse SA	660.990	30/04/2026	5,2%
6	Geneva	La Voie-Creuse 16	Archimed & La Colline	526.680	31/12/2036	4,2%
7	Geneva	La Voie-Creuse 16	Norwegian Refugee Council	404.570	31/01/2033	3,2%
8	Urdorf	Bergermoosstrasse 4	Hans Eigenmann AG	376.000	30/04/2036	3,0%
9	Geneva	La Voie-Creuse 16	Let's Go Fitness Sàrl.	359.628	31/03/2031	2,8%
10	Geneva	La Voie-Creuse 16	Geneva Business School SA	288.744	30/09/2026	2,3%

TOTAL ANNUAL RENT MAIN TENANTS	8.217.339	65,0%
TOTAL ANNUAL RENTS (SOLL)	12.649.910	
WAULT OF 10 MAIN TENANTS	7,95 years	

List of properties currently in development

IN CHF	31.12.2021	31.12.2020
Chemin de la Rente 24/26, Bussigny	-	37'500'000
Chemin de la Rente (land), Bussigny	-	304'550
Chemin de Mochettaz 7, Bussigny	400'000	-
Avenue de l'Arc-en-Ciel 9, Crissier	24'026	24'026
Thurgauerstrasse 101, Opfikon	-	268'991
Total properties under development	424'026	38'097'568

List of properties

City	Address	Canton	Form of ownership	Ownership share in %	Year of construction	Year of renovation
Glattbrugg	Thurgauerstrasse 103	Zurich	Sole ownership	100%	1971	2004
Urdorf	Bergermoosstrasse 4	Zurich	Sole ownership	100%	1973	2006
Meyrin	Avenue de Mategnin 3-5	Geneva	Sole ownership	100%	1985	2004
Plan-les-Ouates	Route de Saint-Julien 180	Geneva	Sole ownership	100%	1970	2015
Crissier	Avenue de l'Arc-en-Ciel 9	Vaud	Sole ownership	100%	1973	-
Bussigny	Chaux 3 / Mochettaz 5	Vaud	Sole ownership	100%	1954	2010
Bussigny	Route de la Chaux 5	Vaud	Sole ownership	100%	1973	2012
Geneva	La Voie-Creuse 16	Geneva	Ground lease	100%	1967	2021
Bussigny	Chemin de la Rente 26	Vaud	Sole ownership	100%	2008	2021

City	Address	Plot area (m ²)	Rental area (m ²)	Nb of parking spaces	Market value (CHF)	Rental income 2021 (CHF)	Target rental income (CHF)
Glattbrugg	Thurgauerstrasse 103	11'036	8'223	140	29'830'000	1'293'732	1'290'872
Urdorf	Bergermoosstrasse 4	28'586	11'908	296	32'650'000	941'877	1'349'310
Meyrin	Avenue de Mategnin 3-5	6'362	4'656	140	8'962'000	499'541	499'522
P.-l-Ouates	Route de Saint-Julien 180	8'779	3'102	150	11'210'000	512'813	509'508
Crissier	Avenue de l'Arc-en-Ciel 9	24'389	16'420	187	26'850'000	772'463	1'703'500
Bussigny	Chaux 3 / Mochettaz 5	4'400	1'721	40	6'103'000	310'524	310'524
Bussigny	Route de la Chaux 5	9'663	6'520	65	20'460'000	950'000	950'000
Geneva	La Voie-Creuse 16	7'295	14'878	46	43'690'000	2'617'884	3'637'990
Bussigny	Chemin de la Rente 24/26	12'264	11'546	276	40'680'000	696'185	2'398'684
Bussigny	Chemin de la Rente (land)	25'696	-	-	2'080'000	-	-
TOTAL		138'470	78'974	1'340	222'515'000	8'595'019	12'649'910

REPORT OF THE INDEPENDENT APPRAISER



Patrimonium Urban Opportunity AG

Brief Report of Property valuers as at December 31, 2021

1 Mandate

The valuations of the properties in the Patrimonium Urban Opportunity AG as of December 31, 2021 were carried out by Wüest Partner AG. The valuations of the properties in the existing portfolio are updated annually. The valuations are based on continuation scenarios, without taking into account potential additional building rights or redevelopment of existing sites. Patrimonium Urban Opportunity AG was responsible for the collection and transmission to the experts of the current documents of the properties to be valued.

2 Valuation Standards

Wüest Partner confirms that the valuations were carried out in accordance with the legal standards and legal requirements. The properties were valued using Wüest Partner's discounted cash flow (DCF) method. The market value is defined in the sense of fair value, i.e. the amount that could probably be realized in the event of a careful sale at the time of valuation between well-informed, willing parties acting in an arm's length transaction, normal competition. In Switzerland, it is known as the market value.

In accordance with the mandate, the valuations are based on continuation scenarios.

3 Valuation Method

The valuations are made using the Discounted Cash Flow (DCF) method. The market value of a property corresponds to the sum of all expected net income discounted to the valuation date. The discount rate used corresponds to market conditions. It is risk-adjusted and reflects the specific chances and risks profile of each property.

4 Independence and privacy

Wüest Partner confirms its independence and guarantees the confidentiality of all information related to these evaluations.

Geneva, April 4th 2022
Wüest Partner AG

Andreas Ammann (Partner)

Philippe Bach (Manager)

Wüest Partner AG
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wuestpartner.com
Regulated by RICS

CORPORATE GOVERNANCE

The following information refers to the situation as of 31st December 2021, or to the year under review (2021). In view of the projected listing of the Company on the BX Swiss AG (Bern Stock Exchange), the structure of the Company might be amended, particularly regarding the Company's General Management function, in order to comply with specific legal provisions, which apply to companies listed on a stock exchange.

Patrimonium Urban Opportunity AG understands corporate governance as the way in which it organizes corporate management. The balance between an efficient decision-making process and a transparent and open communication. Moreover, the continuous and careful review of company goals ensures value creation and long-term orientated corporate success for all Patrimonium Urban Opportunity AG stakeholders.

Structure

Patrimonium Urban Opportunity AG is incorporated under the laws of Switzerland, with its registered office in Urdorf. Patrimonium Urban Opportunity AG counts one 100% subsidiary, PROTIR SA, which owns a commercial building in the city of Geneva. PROTIR SA is incorporated under the laws of Switzerland, with its registered office in Geneva.

The Company is bound by a Management Agreement with Patrimonium Asset Management AG, responsible for the asset management of Patrimonium Urban Opportunity AG and PROTIR SA. In particular, Patrimonium Asset Management AG has been mandated with preparing and executing the Company's investment decisions.

Group structure:



ORGANIZATION

Board of directors

The Board of Directors of the Company is adapted for the management of its holdings and relations with its shareholders and stakeholders. Its members cover the necessary financial and legal skills while sharing in-depth knowledge of real estate. As at 31.12.2021, the Board of Directors was composed of the following 5 members.

The Board of Directors is the ultimate governing body of the Company. It fulfils the function of defining the Company strategy, monitoring, and directly controlling the Company's general management. It represents the Company externally and makes decisions on all matters that do not fall under the responsibility of another body within the Company by law or pursuant to the Articles of Association or other regulations.

NAME	FUNCTION	YEAR OF BIRTH	NATIONALITY	FIRST ELECTED
Christoph Syz	President	1965	Swiss	01.10.2010
Daniel Heine	Member	1967	Swiss	01.10.2010
Ueli Burkhard	Member	1961	Swiss	01.10.2010
Arne Kirchner	Member	1967	Swiss	01.10.2010
Patrice Crisinel	Member	1976	Swiss	13.08.2020

All board members are elected for a one-year term.

In 2021, the Board of Directors met three times. During its meetings, the Board reviews the activities of the Company with reference to operating reports. Meetings are prepared by the Chairman and the Managing Director. The Managing Director and/or individuals representing Patrimonium Asset Management AG, the asset manager, may be invited to take part in Board of Directors meetings, with an advisory capacity.

GENERAL MANAGEMENT

Management

The general management is responsible for the day-to-day business of the Company. Subject to the organizational regulations, certain transactions require a corresponding decision by the Board of Directors.

MANAGING DIRECTOR: HANSPETER BERCHTOLD

Business address	Patrimonium Urban Opportunity AG c/o Patrimonium Asset Management AG Zugerstrasse 74, 6340 Baar
Function	Managing Director
Activity	Coordination within the framework of the duties of a managing director
Principal activities outside the issuer, if significant to the issuer	Employed by Patrimonium Asset Management AG ("PAM"), Chief Investment Officer Real Estate at PAM

The Company delegates the management with all its related tasks such as portfolio management, financial planning/management, controlling, management of the property portfolio, marketing, and administration as well as acquisition of properties and new construction projects to the consulting services for the Company, in accordance with organizational regulations and to the extent permitted by law to Patrimonium Asset Management AG. The Company has concluded a service agreement with Patrimonium Asset Management AG for this purpose. In view of the projected listing of the Company at the BX Swiss AG (Bern Stock Exchange), a new management agreement will be implemented before the listing.

Reporting to the Board of Directors

The management team, which is entrusted with the management of the Company, shall regularly report to the full Board of Directors on their activities, in particular in the areas of financial planning and financial control, business performance, as well as financial requirements and profit expectations.

Shareholding structure

All significant shareholders who are known to Patrimonium Urban Opportunity AG, together with information about the composition of shareholder groups, are listed hereafter. A shareholder is considered significant as soon as he has a shareholding of more than 3% in the company.

Shareholders	Shareholdings (%)
Martin Otto Pestalozzi	36.38%
Viatrans SA, Geneva	16.62%
Chrometech Investment Ltd., Mauritius	7.38%
Avni Orllati	5.25%
Patrimonium AG, Baar	4.52%
Ulrich Burkhard	4.23%

Other than this, the company is not aware of any mutual agreements between shareholders who are subject to registration.

Cross-shareholdings

There are no cross-shareholdings with other companies.

Capital structure

The structure of the issued share capital, conditional share capital and authorized share capital is as follows:

	NUMBER OF SHARES	NOMINAL VALUE	TOTAL SHARE CAPITAL
Share capital	38'101'266	CHF 1.-	CHF 38'101'266
Conditional share capital	19'050'633	CHF 1.-	CHF 19'050'633
Authorized share capital	19'050'633	CHF 1.-	CHF 19'050'633

Conditional and authorized capital

Following the approval of the shareholders at the extraordinary general meeting on the 11th of August 2020 the Board of Directors is authorized, until the 11th of August 2022, to increase the share capital by a maximum amount of CHF 19'050'633 by issuance of a maximum number of 19'050'633 fully paid-up registered shares with a nominal value of CHF 1.00 each. The authorized capital amounts to CHF 19'050'633, which corresponds to 50% of the existing share capital.

Changes in capital

Information on changes in capital in the reporting period is listed in the financial report on page 26 (see "consolidated statement of changes in equity")

Remuneration report

The compensation system is structured in such a way that the interests of the persons who received compensation are compatible with the interests of the Company. It is built on the following guiding principles:

- The company's compensation system is straightforward and transparent.
- Members of the board of directors receive fixed compensation only.
- There isn't any variable compensation for individuals participating in the Company's management / or is set at a moderate level.

In 2021, total board member compensation was CHF 6'000.-. The compensation of the managing director is covered by the asset management agreement with Patrimonium Asset Management AG.

CONSOLIDATED FINANCIAL STATEMENTS (IN SWISS GAAP FER)

Auditor's report on the consolidated financial statements



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BDO Ltd
Schiffbaustrasse 2
8031 Zurich

Auditor's Report to the Board of Directors on the consolidated financial statements of Patrimonium Urban Opportunity AG (formerly Patrimonium Commercial Opportunity I AG) in Urdorf

In accordance with your instructions, we have audited the accompanying consolidated financial statements of Patrimonium Urban Opportunity AG, which comprise the consolidated balance sheet as at 31 December 2021, and the consolidated income statement, consolidated statement of cash flows, consolidated statement of changes in equity and notes for the year then ended.

Board of Directors' Responsibility

The Board of Directors is responsible for the preparation of these consolidated financial statements in accordance with Swiss GAAP FER and the requirements of Swiss law. This responsibility includes designing, implementing and maintaining an internal control system relevant to the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error. The Board of Directors is further responsible for selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Swiss Auditing Standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control system relevant to the entity's preparation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the existence and effectiveness of the entity's internal control system. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made, as well as evaluating the overall presentation of the consolidated financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements for the year ended 31 December 2021 give a true and fair view of the financial position, the results of operations and the cash flows in accordance with Swiss GAAP FER and comply with Swiss law.

Zurich, 6 April 2022

BDO Ltd

Urban Pürro
Swiss Certified Accountant

David Schraner
Swiss Certified Accountant

Attachments Consolidated Financial Statements

BDO Ltd, a limited company under Swiss law, incorporated in Zurich, forms part of the international BDO Network of independent member firms.

CONSOLIDATED INCOME STATEMENT

IN CHF	NOTE	01.01.-31.12.2021	01.01.-31.12.2020
Rental income		8'595'019	8'582'629
Other operating income		384'430	425'855
Operating income	3.1	8'979'449	21'611'809
Revaluation of investment properties	4.6	7'499'336	21'611'809
Property expenses	3.2	-2'704'639	-1'938'594
Other operating expenses	3.3	-1'717'100	-1'588'347
Operating expenses		-4'421'739	-3'526'941
Impairment	4.6	-387'056	-
Operating income (EBIT)		11'669'991	27'093'353
Financial result	3.4	-1'288'730	-1'064'178
Income before tax (EBT)		10'381'261	26'029'175
Income tax expenses	3.5	-2'368'740	-5'124'068
NET INCOME		8'012'521	20'905'107

CONSOLIDATED BALANCE SHEET

IN CHF	NOTE	01.01.-31.12.2021	01.01.-31.12.2020
Cash and cash equivalents	4.1	5'126'682	4'019'052
Trade receivables	4.2	578'392	306'220
Other receivables	4.3	425'975	2'332'339
Accrued income and prepaid expenses	4.4	2'364'894	1'353'632
Total current assets		8'495'943	8'011'242
Financial Assets	4.5	-	2'000'000
Investment properties	4.6	222'939'026	207'821'568
Total non-current assets		222'939'026	209'821'568
TOTAL ASSETS		231'434'970	217'832'810
Current financial liabilities	4.7	4'640'000	5'535'000
Trade payables	4.8	2'389'654	920'669
Other current liabilities	4.9	879'708	407'178
Accrued expenses and deferred income	4.10	1'1736'909	3'085'731
Total current liabilities		9'646'271	9'948'578
Non-current financial liabilities	4.7	100'780'000	97'873'125
Other non-current liabilities	4.11	445'000	-
Provisions	4.12	250'000	-
Deferred tax liabilities	4.13	16'440'374	14'150'303
Total non-current liabilities		117'915'374	112'023'427
Share capital	4.14	38'101'266	38'101'266
Capital reserves		9'219'355	9'219'335
Retained earnings		56'552'704	48'540'183
Shareholders' Equity		103'873'325	95'860'804
TOTAL LIABILITIES AND SHREHOLDERS' EQUITY		231'434'970	217'832'810

CONSOLIDATED STATEMENT OF CASH FLOWS

IN CHF	NOTE	2021	2020
Net income		8'012'521	20'905'107
Impairment	4.6	387'056	-
Change from revaluation of investment properties	4.6	-7'499'336	-21'611'809
Change in trade receivables		-272'172	-250'002
Change in other receivables		1'906'364	-1'917'853
Change in accrued income and prepaid expenses		-1'011'262	-1'193'156
Change in trade payables		1'468'985	854'947
Change in other current liabilities		472'528	-316'822
Change in non-current liabilities	4.11	445'000	-
Change in provisions	4.12	250'000	-
Change in deferred income tax liabilities		2'290'071	5'025'705
Change in accrued expenses and deferred income		-1'348'822	1'576'895
Other non-cash items affecting net income		-	1'084
CASH FLOW FROM OPERATING ACTIVITIES		5'100'933	2'824'092
Investment in properties	4.6	-6'005'178	-23'200'675
Investment in financial assets	4.5	-	-2'000'000
CASH FLOW FROM INVESTING ACTIVITIES		-6'005'178	-25'200'675
Capital increase (Acquisition of PROTIR)*		-	3'408'419
Cash inflows/outflows from financial current liabilities (net)		-4'800'000	-2'250'000
Cash inflows/outflows from financial non-current liabilities (net)		6'811'875	25'070'000
CASH FLOW FROM FINANCING ACTIVITIES		2'011'875	26'228'419
CHANGE IN CASH AND CASH EQUIVALENTS		1'107'630	3'851'836
Cash and cash equivalents at the beginning of the financial year		4'019'052	167'215
Cash and cash equivalents at the end of the financial year		5'512'682	4'019'052
CHANGE IN CASH AND CASH EQUIVALENTS		1'107'630	3'851'836

*The cash and cash equivalents of PROTIR SA as the date of acquisition is CHF 3'408'719.

Non-liquidity-related investing and financing activities:

In 2020, a capital increase by offsetting existing loans in the amount of CHF 30'000'000 had been carried out.

In the context of the acquisition of PROTIR LTD, the purchase price for 100% shares of PROTIR LTD had been settled with newly issued own shares of Patrimonium Urban Opportunity LTD (ex-Patrimonium Commercial Opportunity I LTD) (refer to 2.2).

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

IN KCHF	Share capital	Capital reserves	Retained earnings	Total shareholders' equity
Balance on 01.01.2020	100'000	-	23'091'278	23'191'278
Capital increase (Acquisition of PROTIR)	8'001'266	9'219'355	-	17'220'621
Capital increase (loan conversion)	30'000'000	-	-	30'000'000
Acquisition (badwill)	-	-	4'543'798	4'543'798
Net income	-	-	20'905'107	20'905'107
Balance on 31.12.2020	38'101'266	9'9219'355	48'540'183	95'860'804
Net income	-	-	8'012'521	8'012'521
Balance on 31.12.2021	38'101'266	9'219'355	56'552'704	103'873'325

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. General information

Patrimonium Urban Opportunity LTD (PATURBO, the “Company”, ex- Patrimonium Commercial Opportunity I LTD) and its subsidiary PROTIR LTD (together “PATURBO group”) operate in Switzerland. The purpose of the group is to purchase, sell, lease, and manage real estate in Switzerland.

The Company is a limited company incorporated and domiciled in Switzerland. The registered office is located at Bergermoosstrasse 4, 8902 Urdorf.

The commercial name of the company was changed on the 10th of August 2021 in the course of its strategy (Patrimonium Commercial Opportunity I LTD was renamed Patrimonium Urban Opportunity LTD).

PROTIR LTD (PROTIR) is a limited company incorporated and domiciled in Switzerland. PROTIR is held 100% by PATURBO. The registered office is located at La Voie-Creuse 16, 1202 Genève.

2. Corporate accounting principles – Significant accounting policies

2.1. General

These consolidated financial statements provide a true and fair view of PATURBO group assets, financial position, and earnings. They have been drawn up in accordance with all the existing guidelines of the accounting and reporting recommendations of Swiss GAAP FER.

The consolidated financial statements are based on the financial statements of PATURBO and its subsidiary for the year ended 31 December, prepared in accordance with uniform corporate accounting principles. The consolidated financial statements have been prepared based on the historical cost principle, except for the investment properties which are measured at market value.

The preparation of the consolidated financial statements in accordance with Swiss GAAP FER requires management to make evaluations, estimates and assumptions that affect the items

in the financial statements as of the balance sheet date. These evaluations, estimates and assumptions are based on historical values, future expectations and other factors that are considered adequate under the given conditions. The actual results may deviate from these estimates. Estimates and underlying assumptions are subject to continuous assessment. Changes to estimates that affect the financial statements are included in the reporting period in which the estimate was revised, as well as in future reporting periods if the latter is affected by the revised estimates.

The Company has acquired a subsidiary in 2020 (PROTIR). The PATURBO group issued consolidated financial statements as of 31 December 2020 for the first time.

The reporting currency is the Swiss franc (CHF). The consolidated financial statements are based on the going concern principle.

2.2. Scope and principles of consolidation

The consolidated financial statements of PATURBO group comprise PROTIR as the sole subsidiary. The full consolidation method is applied. This is when assets, liabilities, income, and expenses are included to obtain 100 per cent in the consolidated accounts.

Intercompany balances and transactions are fully eliminated upon consolidation. Gains and losses arising from intercompany transactions are eliminated in full.

The acquisition cost of subsidiary is compared at the time of acquisition against the market value of the net assets acquired, liabilities and contingent liabilities based on their new valuation. Moreover, the PATURBO group principles and the resulting goodwill/badwill is offset at the time of acquisition against shareholders' equity (retained earnings).

On January 30th 2020, the Company and the former shareholder of PROTIR entered into a quasi-merger agreement whereby PROTIR's shareholder contributed all of its 5'000 shares, in exchange for new 8'001'266 shares of PATURBO. The exchange of shares was made based on the Swiss GAAP FER carrying amounts of PROTIR effective on January 1st, 2020.

Entity	Activity	Location	Functional currency	Consolidation method	Held (%)	Interest (%)
PROTIR LTD	Ownership and management of real estate	Switzerland	CHF	Full consolidation	100	100

The acquired assets and liabilities of PROTIR at acquisition date included the following revalued items:

IN CHF	01.01.2020	IN CHF	01.01.2020
Cash an cash equivalents	3'408'719	Trade payables	18'205
Trade receivables	42'845	Other current liabilities	257'387
Other receivables	4'222'327	Accrued expenses and deferred income	85'866
Accrued income and prepaid expenses	146'556	Total current liabilities	361'457
Total current assets	7'820'447	Non-current financial liabilities	20'000'000
Financial assets	3'988'712	Deferred tax liabilities	3'404'311
Investment properties	41'960'000	Total non-current liabilities	23'404'311
Total non-current assets	45'948'712	Shareholders' equity	30'003'391
TOTAL ASSETS	53'769'159	TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	53'769'159

2.3. Segment information

The group's business operations are limited to one segment (real estate investment properties). It also operates only in the Swiss market. Therefore, no further segment information is presented.

2.4. Rental income

Income reported from real estate operations is comprised exclusively of rental income after consideration of vacancies. Rental income is based on leases and is recognized on an accrual basis over the period in which the service is provided.

2.5. Other operating income

Other operating income consists of recharged costs such as for heating and maintenance or energy and water costs as well as income from other services.

2.6. Property expenses

Property expenses contain expenses which are directly related to individual properties. They include maintenance and renovation, administrative expenses, insurance premium, property taxes and other fees, which cannot be charged to the tenants.

2.7. Other operating expenses

Other operating expenses are related to the general administration of the business. They consist of i.e. audit fees, legal and consultancy fees as well as management fees.

2.8. Financial result

The item consists of the net result of interest income deducted by the interest expenses for mortgages and loans as well as other financing fees and charges.

2.9. Income tax expense

Current income taxes are calculated based on the taxable in-

come of the year and are recorded in the income statement. Deferred income taxes are calculated using the balance sheet liability method. Temporary differences arise from divergences between the book value of assets and liabilities for financial reporting purposes and the value used for tax purposes. Deferred tax is calculated using tax rates enacted or substantially enacted on the balance sheet date and will be offset in future tax periods. Deferred income tax assets are capitalized only to the extent that it is probable that they will be realized in the future. No deferred income tax asset on taxable losses carried forward are recognized.

2.10. Cash and cash equivalents

Cash and cash equivalents comprise cash at banks and are recorded at nominal value.

2.11. Receivables

Trade receivables are recognized and carried at the original net invoice amount less the necessary value adjustments for trade receivables at risk. Other receivables consist mainly of current accounts and deposits valued at nominal value. Allowances for doubtful receivables are established individually based on a maturity structure and identifiable solvency risks.

2.12. Accrued income and prepaid expenses

Prepaid expenses include expenses paid in advance for the following reporting period as well as deferred income from the reporting period not invoiced yet at balance sheet date.

2.13. Financial assets

Financial assets include long-term loans and are recorded in the balance sheet at nominal value. Value adjustments are recognized according to the credit risk on an individual basis.

2.14. Investment properties

Investment properties serve as long-term investment purposes

and are measured at market value in accordance with Swiss GAAP FER 18. The fair values of the investment properties are assessed annually by an external independent appraiser using the discounted cash flow method (DCF). The revaluation result for the period is recognized in the income statement whilst considering deferred income taxes. The investment properties are not depreciated.

The properties under development for own future long-term investment purposes are carried at cost less necessary value adjustments until the date when the market value can be reliably calculated. From that date onwards, properties under development are valued the same as investment properties. The conditions for making a reliable calculation are met when the building permission is granted, and an approved construction project exists for which costs and income can be reliably determined and allocated. The construction cost for properties under development include borrowing cost, which can be allocated to the project.

The undeveloped lands are carried at cost or lower market price.

2.15. Impairment

The recoverable amount of non-current assets is reviewed at least once a year. If there is any indication of impairment, an impairment test is performed immediately. If the carrying amount exceeds the recoverable amount, an impairment loss is recognized in the income statement.

2.16. Financial liabilities

Financial liabilities consist of loans from financial institutions and loans from third parties. They are carried at nominal value. Financial liabilities with a maturity date less than 365 days are presented as current financial liabilities.

2.17. Trade payables and other liabilities (current and non-current)

Trade payables and other liabilities are recognized at nominal value.

2.18. Accrued expenses and deferred income

Accrued expenses contain accruals for expenses related to the reporting period. Deferred income is rental income for the following period already paid by the tenants before balance sheet date.

2.19. Provisions

Provisions are obligations based on events in the past; their amount and/or due dates are uncertain but can be estimated. Provisions are reported as short-term or long-term according to their expected due dates.

2.20. Contingent liabilities

Possible liabilities whose occurrence as at the balance sheet date cannot be assessed, or liabilities for which the level cannot be reliably estimated, are disclosed in the notes as contingent liabilities.

3. Notes to the consolidated income statement

3.1. Rental income

The other operating income mainly corresponds to re invoicing of expenses to tenants. The decrease in rental income in Urdorf is explained by a rental agreement of 6 months without payment (due to lease contract renegotiation). On the contrary, the increase in the rental income in Bussigny college is due to the start of the lease in August 2021.

All the revenue is generated in Switzerland.

IN CHF	2021	2020
Rental income Geneva	2'617'884	2'655'941
Rental income Glattpark	1'293'732	1'290'872
Rental income Bussigny (La Chaux 3 et 5)	1'260'524	1'260'524
Rental income Urdorf	941'877	1'340'916
Rental income Crissier	772'463	971'491
Rental income Bussigny college	696'185	53'855
Rental income Plan les Ouates	512'813	509'508
Rental income Meyrin	499'541	499'521
Other operating income	384'430	425'855
Operating income	8'979'449	9'008'484

3.2. Property expenses

In general, the increase in property expenses is explained by the start of operations of Bussigny college building in August 2021, which equally is found under revenues as a positive.

IN CHF	2021	2020
Maintenance and renovation costs	736'454	426'280
Energy / water costs	530'402	388'434
Property tax	436'492	349'160
Administrative costs	235'438	102'961
Caretaker costs	192'391	116'927
Building lease costs	161'710	161'610
Insurance costs	155'419	141'437
Leasing fee	82'044	-
Building costs	58'781	125'835
Other costs	115'509	125'945
Total direct costs	2'704'639	1'938'594

3.3. Other operating expenses

The provision for project risk is explained under the note 4.12.

IN CHF	2021	2020
Management fees	1'065'775	1'354'403
Provision for project risk	250'000	-
VAT costs	155'508	69'160
Legal fees	127'814	130'688
Audit and consulting fees	91'110	30'025
Other operational costs	26'894	4'071
Total operational costs	1'717'100	1'588'346

3.4. Financial result

IN CHF	2021	2020
Other financial income	18'000	62'877
Total financial income	18'000	62'877
Mortgage interests	1'269'445	1'064'851
Loan interests	31'175	20'326
Bank fees and charges	6'111	41'878
Total financial expenses	1'306'730	1'127'055
Total financial result	1'288'730	1'064'178

3.5. Income tax expense

IN CHF	2021	2020
Current income taxes	78'669	98'363
Deferred income taxes	2'290'071	5'025'705
Total income tax expense	2'368'740	5'124'068
Income before tax (EBT)	10'381'261	26'029'175
Average tax rate	22'82%	19'75%
Expected tax expense	2'369'004	5'140'762
Other effects	-264	-16'694
Effective income tax expense	2'368'740	5'124'068

The deferred income tax liabilities arise from the revaluation of the investment properties due to the application of Swiss GAAP FER. Positive valuation differences between market values and tax values as at the balance sheet date are reflected by the deferred tax liabilities. Deferred taxes on properties are generally calculated according to the tax rates applicable on the balance sheet date and the tax system applicable to the respective properties.

4. Notes to the consolidated balance sheet**4.1. Cash and cash equivalents**

IN CHF	31.12.2021	31.12.2020
Cash at banks	5'126'682	4'019'052
Total cash and cash equivalents	5'126'682	4'019'052

4.2. Trade receivables

IN CHF	31.12.2021	31.12.2020
Account receivables, gross	617'760	345'877
Bad debt allowances	-39'368	-39'657
Total trade receivables	578'392	306'220

Trade receivables consist only of third-party receivables (commercial and private tenants). The increase in the position is mainly due to PATURBO and is due to rental arrears from Busigny college (168 KCHF).

4.3. Other receivables

IN CHF	31.12.2021	31.12.2020
Tax receivables	216'821	8'089
Current account with property managers	88'335	393'095
VAT receivables	82'146	46'402
Current account - Bussigny college	38'673	1'884'753
Total other receivables	425'975	2'332'339

Other short-term receivables mainly include advance tax payments of 217 KCHF and other receivables from property managers equal to 88 KCHF. The decrease in the current account relative to Bussigny college is due to the completion of the project in 2021.

4.4. Accrued income and prepaid expenses

IN CHF	31.12.2021	31.12.2020
Leasing success fee	2'128'694	904'564
Loan interests to receive	-	172'273
Accrued income from tenants	81'000	134'000
Prepaid VAT	-	63'236
Rent paid in advance	-	42'711
Insurance prepaid expenses	24'192	27'352
Others	131'008	9'496
Total accrued income and prepaid expenses	2'364'894	1'353'632

The increase in accrued income and prepaid expenses is mainly due to capitalized leasing success fee paid to two third-party companies equivalent to 2'129 KCHF for the project Bussigny college. The leasing fee is amortized over 10 years beginning at the effective date of the concerning rental agreements.

4.5. Financial assets

In 2020, the financial assets represented a payment in the amount of 2 MCHF performed based on the "Repayment and Assignment Agreement" with the purpose of acquiring a property. This amount was reclassified in investment properties in 2021 as the acquisition was finalized in December 2021.

4.6. Investment properties

IN CHF	Undeveloped land	Properties	Properties under development	Tota investment properties
Opening balance as at 01.01.20202	-	121'042	-	121'042'000
Reclassifications	-	7'084	-	7'084
Additions	-	952'258	22'248'416	23'200'675
Change in scope of consolidation	-	41'960'000	-	41'960'000
Revaluations of properties	-	5'762'658	15'849'152	21'611'809
Opening balance as at 31.12.2020	-	169'724'000	38'097'568	207'821'568
Reclassifications	2'000'000	37'804'550	-37'804'550	2'000'000
Additions	80'000	5'407'114	518'064	6'005'178
Change in scope of consolidation	-	-	-	-
Revaluations of properties	-	7'499'336	-	7'499'336
Impairment	-	-	-387'056	-387'056
Closing balance as at 31.12.2021	2'080'000	220'435'000	424'026	222'939'026

The discount rates used in the appraiser's valuations for the investment properties ranged from 3.1% to 3.6%, in real terms, for the reporting year 2021 (2020: respectively 3.2% to 3.7%).

The capitalized costs related to the project Glattbrugg had been fully depreciated in 2021 for a total amount of 387 KCHF as the risk of abortion is considered high by the management.

The properties currently under development are split as follows:

IN CHF	31.12.2021	31.12.2020
PEC Bussigny gare	400'000	-
PEC Bussigny 31	24'026	24'026
Bussigny college	-	37'500'000
PEC Collège de Bussigny	-	304'550
PEC Glattbrugg	-	268'991
Total properties under development	424'026	38'097'568

The project Bussigny College was reclassified into investment properties in 2021 as the project was finalized in August 2021.

4.7. Financial liabilities

IN CHF	31.12.2021	31.12.2020
Convertible loan	-	1'000'000
Bank loans - current	4'640'000	4'535'000
Bank loans - non-current	100'780'000	97'873'125
Total financial liabilities	105'420'000	103'408'125

	Currency	Nominal amount as at 31.12.21	Interest rate	Start date	End date	<1 year	>1 year
Bank loan 1a	CHF	11'000'000	1.12%	28.12.2021	28.12.2030	840'000	21'260'000
Bank loan 1b	CHF	11'100'000	1.18%	28.12.2021	28.12.2031		
Bank loan 2	CHF	55'150'000	0.85%	29.12.2021	01.02.2022	3'000'000	52'150'000
Bank loan 3	CHF	15'000'000	2.32%	28.11.2018	28.11.2028		15'000'000
Bank loan 4	CHF	5'000'000	2.26%	21.12.2018	28.11.2028		5'000'000
Bank loan 5	CHF	8'170'000	1.30%	06.12.2021	06.01.2022	800'000	7'370'000
Total Loans		105'420'000	1.22%			4'640'000	100'780'000

	Currency	Nominal amount as at 31.12.20	Interest rate	Start date	End date	<1 year	>1 year
Convertible loan	CHF	1'000'000	4%	30.06.2020	31.12.2021	1'000'000	
Bank loan 1	CHF	15'000'000	1.30%	28.12.2020	28.12.2021	735'000	14'265'000
Bank loan 2	CHF	58'400'000	0.85%	27.01.2020	01.02.2021	3'000'000	55'400'000
Bank loan 3	CHF	15'000'000	2.32%	28.11.2018	28.11.2028		15'000'000
Bank loan 4	CHF	5'000'000	2.26%	21.12.2018	28.11.2028		5'000'000
Bank loan 5	CHF	9'008'125	1.30%	06.08.2020	01.02.2021	800'000	8'208'125
Total loans		103'408'125	1.23%			5'535'000	97'873'125

Bank loans have been granted with a weighted average interest rate of 1.22% (2020: 1.23%).

The convertible loan was repaid on the 7th of October 2021.

IN CHF	31.12.2021	31.12.2020
Book value of pledged investment properties	220'435'000	207'224'000
Nominal value of pledged mortgage notes	154'600'000	154'600'000
Current claim (nominal)	105'420'000	102'408'125

The amount disclosed for the nominal value of pledged mortgage notes as at 31.12.2020 was corrected by 7.5 MCHF.

4.8. Trade payables

IN CHF	31.12.2021	31.12.2020
Trade payables - third parties	2'389'654	59'770
Trade payables - related parties	-	860'899
Total Trade payables	2'389'654	920'669

Trade payables are mainly composed of settlement and leasing fees of 1'547 KCHF to be paid to a third-party company for Bussigny college.

4.9. Other current liabilities

IN CHF	31.12.2021	31.12.2020
Liabilities to other third parties	824'475	280'648
VAT liabilities	44'312	74'623
Rent paid in advance	10'921	51'907
Total Trade payables	879'708	407'178

The increase in other current liabilities is mainly due to a booking of a transaction cost liability valued at 632 KCHF to be paid on behalf of a third-party for the Bussigny college project.

4.10. Accrued expenses and deferred income

IN CHF	31.12.2021	31.12.2020
Accrued expenses	1'553'874	2'970'568
<i>Bussigny college project</i>	<i>435'400</i>	<i>1'876'620</i>
<i>to other third parties</i>	<i>662'649</i>	<i>489'153</i>
<i>to related parties</i>	<i>455'825</i>	<i>604'795</i>
Accrued tax	175'479	95'163
Accrued interests on loans	7'556	20'000
Total accrued expenses	1'736'909	3'085'731

The decrease in accrued expenses is linked to the completion of the project Bussigny college and reduced level of bills for conversion work.

4.11. Other non-current liabilities

This position corresponds to a guarantee and deposit from the tenants to PATURBO (400 KCHF) and a guarantee for retentions on work done for PROTIR (45 KCHF).

4.12. Provisions

A provision was booked due to the risk of abortion of the project Glattbrugg. Indeed, PATURBO could repay a part of the development costs to the developer. The amount of the risk was estimated to 250 KCHF.

IN CHF	31.12.2021	31.12.2020
Provisions at the beginning of reporting period	-	-
Increase	250'000	-
Provisions at the end of reporting period	250'000	-
Of which long-term at the end of the reporting period	250'000	

4.13. Deferred tax liabilities

IN CHF	31.12.2021	31.12.2020
Investment properties	16'440'374	14'150'303
Total deferred income tax liabilities	16'400'374	14'150'303

4.14. Shareholders' equity

Patrimonium Urban Opportunity LTD share capital is set at CHF 38'101'266 represented by 38'101'266 registered shares with a par value of CHF 1 each. There was no movement in the share capital during the year under review.

IN CHF

Authorised and conditional capital as at 01.01.2020	100'000
Appropriation of capital due to investors loan conversion	30'000'000
Appropriation of capital due to quasi-merger with PROTIR	8'001'266
Authorised and conditional capital as at 31.12.2020	38'101'266
Authorised and conditional capital as at 31.12.2021	38'101'266

According to articles 30 and 31 of the PATURBO's current Articles of Incorporation, the Board of Directors authorized to increase the share capital (authorized and conditional capital) by a maximum of CHF 19'050'633 until 11 August 2022.

As at the balance sheet date, PATURBO's group's reserves consisted of a non-distributable amount (legal reserves) of CHF 432'681 (2020: CHF 263'805).

4.15. Transaction with related parties

All relevant asset management tasks are contractually delegated to a specialized FINMA-approved asset manager. The asset manager perceived as remuneration for 2021 an annual management fee amounted to 970 KCHF (2020: 907 KCHF).

Besides, a project fee of 17 KCHF (2020: 77 KCHF) was paid in 2021 for the acquisition of Bussigny college.

In 2020, a one-off transaction fee in the amount of 420 KCHF was paid for the purchase of PROTIR.

4.16. Commitments and contingent liabilities

Commitments

PROTIR owns a permanent building right registered as an easement on plots 3696 and 3697 at 16 rue de la Voie-Creuse in Geneva. The owner of the land is SBB. The building lease was extended on the 5th of October 2009 until the end of 2061. PROTIR acquired the building which was constructed under the building lease at the time of incorporation in 2020 for 24 MCHF. The total commitment until the end of the contract is as follows:

IN CHF	< 1 year	1-5 years	>5 years	Total
Building lease	156'060	624'240	5'462'100	6'242'400
Total commitment	156'060	624'240	5'462'100	6'242'400

In 2020, the total commitment was the following:

IN CHF	< 1 year	1-5 years	>5 years	Total
Building lease	156'060	624'240	5'618'160	6'398'460
Total commitment	156'060	624'240	5'618'160	6'398'460

4.17. Other information

It is intended for the listing of the company on the Bern Stock Exchange in the calendar year 2022. For this reason, the accounting was adapted to Swiss GAAP FER for the first time in 2020.

4.18. Events after the balance sheet date

The building permission was granted to PATURBO for the property under development named Bussigny Gare. However, the approved construction project is still under discussions.

The consolidated financial statements will be submitted to the Board of Directors for approval on the 26th of April 2022.

ANNUAL FINANCIAL STATEMENTS OF PATRIMONIUM URBAN OPPORTUNITY AG

Report of statutory auditor (BDO)



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REPORT OF THE STATUTORY AUDITOR

To the General Meeting of Patrimonium Urban Opportunity AG (formerly Patrimonium Commercial Opportunity I AG), Urdorf

Report of the Statutory Auditor on the Financial Statements

As statutory auditor, we have audited the accompanying financial statements of Patrimonium Urban Opportunity AG, which comprise the balance sheet as at 31 December 2021, the income statement and notes for the year then ended.

Board of Directors' Responsibility

The Board of Directors is responsible for the preparation of these financial statements in accordance with the requirements of Swiss law and the company's articles of incorporation. This responsibility includes designing, implementing and maintaining an internal control system relevant to the preparation of financial statements that are free from material misstatement, whether due to fraud or error. The Board of Directors is further responsible for selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Swiss law and Swiss Auditing Standards. Those standards require that we plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal control system relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control system. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements for the year ended 31 December 2021 comply with Swiss law and the company's articles of incorporation.

Other Matters

This report replaces the report dated 6 April 2022.

The financial statements of the Company for the year ended 31 December 2020 were subject to a limited statutory examination. Our report, dated 2 June 2021, expressed an unmodified conclusion on those financial statements.



Report on Other Legal Requirements

We confirm that we meet the legal requirements on licensing according to the Auditor Oversight Act (AOA) and independence (article 728 Code of Obligations (CO)) and that there are no circumstances incompatible with our independence.

In accordance with article 728a para. 1 item 3 CO and Swiss Auditing Standard 890, we confirm that an internal control system exists, which has been designed for the preparation of financial statements according to the instructions of the Board of Directors.

We recommend that the financial statements submitted to you be approved.

Zurich, 10 May 2022

BDO Ltd

A blue ink signature of Urban Pürro on a white background with a fine grid pattern. A small red circular logo is visible in the top right corner of the signature area.

Urban Pürro

Licensed Audit Expert

A blue ink signature of David Schraner on a white background with a fine grid pattern. A small red circular logo is visible in the top right corner of the signature area.

David Schraner

Auditor in Charge
Licensed Audit Expert

Enclosure
Financial statements

BALANCE SHEET

ASSETS (IN CHF)	NOTE	01.01.-31.12.2021	01.01.-31.12.2020
Cash and cash equivalents		3'411'884	1'408'502
Accounts receivables	2.1	431'050	37'317
Other current receivables		111'869	2'006'275
Accrued income and prepaid expenses		2'156'477	946'138
Current Assets		6'111'280	4'398'233
Financial assets		0	2'000'000
Tangible fixed assets	2.2	109'588'101	109'143'674
Participations	2.3	15'989'978	15'989'978
Fixed Assets		125'578'079	127'133'652
TOTAL ASSETS		131'689'359	131'531'884
LIABILITIES (IN CHF)	NOTE	01.01.-31.12.2021	01.01.-31.12.2020
Trade payables	2.4	2'117'837	916'343
Short-term interest-bearing liabilities	2.5	11'491'961	4'735'000
Other short-term liabilities	2.6	642'821	214'156
Accrued expenses and deferred income	2.7	1'060'431	2'824'821
Short-term provisions	2.8	384'177	69'177
Short-term liabilities		15'697'227	8'759'497
Long-term interest-bearing liabilities	2.9	81'398'712	87'153'712
Long-term liabilities		400'000	0
		81'798'712	87'153'712
Share capital		38'101'266	38'101'266
Balance sheet Result			
- Loss brought forward		-2'482'591	-750'641
- Loss of the year/period		-1'425'255	-1'731'950
Shareholders' equity	2.10	34'193'420	35'618'675
TOTAL LIABILITIES		131'689'359	131'531'884

INCOME STATEMENT

IN CHF		01.01.-31.12.2021	01.01.-31.12.2020
Income from Real Estate		6'219'523	6'216'453
Loss on rent		-46'336	0
TOTAL OPERATING INCOME		6'173'187	6'216'453
Real Estate Expenses		-1'489'629	-927'357
Other operating expenses		-1'389'672	-1'641'666
Depreciation of commercial properties		-5'395'428	-4'591'620
EBIT		-2'101'543	-944'190
Financial income		1'866'039	1'819
Financial expenses		-1'124'752	-768'913
EBT		-1'360'255	-1'711'284
Direct taxes	2.10	-65'000	-20'666
LOSS OF THE YEAR/PERIOD		-1'425'255	-1'731'950

APPENDIX

IN CHF	31.12.2021	31.12.2020
1	Information on the principles applied in the annual Financial Statements	
1.1	General	
	These financial statements have been prepared in accordance with the provisions of Swiss law, in particular the articles on commercial accounting and financial reporting of the Swiss Code of Obligations (art. 957 to 962). The significant accounting policies applied, which are not required by law, are described below.	
1.2	Properties	
	Properties are valued at acquisition and production cost less any necessary value adjustments.	
2	Information and explanations on items in the Balance Sheet and Income Statement	
2.1	Trade receivables	
	Receivables from third parties	442'519
	Provisions for bad debts	-11'470
	TOTAL TRADE RECEIVABLES	431'050
		37'317
2.2	Properties	
	Commercial property Glattpark	14'705'933
	Commercial property Meyrin	5'104'286
	Commercial property Plan-les-Ouates	5'747'152
	Commercial property Urdorf	15'960'611
	Commercial property Crissier	19'162'891
	Commercial property Bussigny Chaux 3	4'808'029
	Commercial property Bussigny Chaux 5	17'765'910
	Commercial property Chemin de la Rente 26, Bussigny	23'829'263
	Plots N° 1845/3454/3233 Bussigny*	2'080'000
	PEC Bussigny 31 (under construction)	24'026
	PEC Bussigny High School (under construction)	0
	PEC Glattbrugg (under construction)	0
	PEC Bussigny Mochettaz 7 (under construction)	400'000
	TOTAL PROPERTIES	109'588'101
		109'143'674
	The properties are depreciated on a declining balance basis from the carrying amount. The Company has applied the following depreciation rates:	
	Commercial property Glattpark	4.00%
	Commercial property Meyrin	4.00%
	Commercial property Plan-les-Ouates	4.00%
	Commercial property Urdorf	3.00%
	Commercial property Crissier	6.00%
	Commercial property Chaux 3	6.00%

IN CHF	31.12.2021	31.12.2020
Commercial property Chaux 5	3.00%	3.00%
Commercial property Chemin de la Rente 26, Bussigny	3.00%	3.00%
Capitalised transaction costs are depreciated on a straight-line basis over 5 years.		
2.3	Participation	
Company: PROTIR AG, Geneva		
Purpose: Real estate company		
Share capital: 5'000'000	15'989'978	15'989'978
Capital and voting rights:	100%	100%
2.4	Trade payables	
Trade payables to third parties	2'117'837	55'444
Trade payables to related parties	0	860'899
Total trade payables	2'117'837	916'343
2.5	Current interest-bearing liabilities	
Interest-bearing liabilities to third parties	0	1'000'000
Interest-bearing liabilities to related parties	7'651'961	0
Mortgages	3'840'000	3'735'000
Total current interest-bearing liabilities	11'491'961	4'735'000
2.6	Other current liabilities	
Liabilities to third parties	642'821	214'156
Of which prepaid rents amounting to	10'921	51'907
Total other current liabilities	642'821	214'156
2.7	Accrued expenses and deferred income	
Accrued expenses and deferred income	721'220	397'762
Accrued expenses and deferred income due to related parties	339'211	550'439
Building renovation, Bussigny High School	0	1'876'620
Total accrued expenses and deferred income	1'060'431	2'824'821
2.8	Short-term provisions	
Project provisions	250'000	0
Tax provisions	134'177	69'177
Total short-term provisions	384'177	69'177
2.9	Long-term interest-bearing liabilities	
Mortgages	73'410'000	69'665'000
Loans from related parties	7'988'712	17'488'712
Total long-term interest-bearing liabilities	81'398'712	87'153'712
2.10	Direct taxes	
In the financial year 2021, the item only includes income taxes (KCHF 65) relating to 2021. In the previous year, the item included income taxes (KCHF 69) and tax income unrelated to the accounting period (KCHF 48).		

IN CHF	31.12.2021			31.12.2020
2.11	Development of equity			
	Share capital	Loss carried forward	Loss for the year	Total Equity
Opening balance	38'101'266	-750'641	-1'731'950	35'618'675
Loss carried forward		-1'731'950	1'731'950	
Loss for the year			-1'425'255	
Closing balance sheet	38'101'266	-2'482'591	-1'425'255	34'193'420
Authorised and conditional capital increase				

By resolution of 11 August 2020, the Annual General Meeting approved an authorised and a conditional capital increase as further described in the Articles of Association.

3	Further information		
3.1	Full-time positions		
	The annual average number of full-time positions did not exceed 10 in the reporting year or the previous year.		
3.2	Collateral provided for third-party liabilities		
	Book value of Glattpark	14'705'933	15'318'678
	Nominal value of mortgages	20'000'000	20'000'000
	Book value of Meyrin	5'104'286	5'316'964
	Nominal value of mortgages	11'500'000	11'500'000
	Book value of Plan-les-Ouates	5'747'152	5'986'616
	Nominal value of mortgages	5'400'000	5'400'000
	Book value of Urdorf	15'960'611	16'454'240
	Nominal value of mortgages	20'000'000	20'000'000
	Book value of Crissier	19'162'891	20'586'971
	Nominal value of mortgages	11'500'000	11'500'000
	Book value of Chaux 3	4'808'029	5'151'389
	Nominal value of mortgages	2'700'000	2'700'000
	Book value of Chaux 5	17'765'910	18'452'468
	Nominal value of mortgages	9'500'000	9'500'000
	Book value of Chemin de la Rente 26, Bussigny	23'829'263	21'278'780
	Nominal value of mortgages	42'000'000	42'000'000
	Book value of plots N° 1845/3454/3233 Bussigny	2'080'000	-
	Nominal value of mortgages	21'000'000	-
	Utilised (fixed advance CSA/UBS)	76'410'000	73'400'000
3.3	Significant events after the balance sheet date		
	There are no material events after the balance sheet date that have an impact on the carrying amounts of the assets or liabilities recognised or that need to be disclosed here.		
3.4	Other information		
	As part of this strategy, the trading name and registered office of the Company were changed on 10 August 2021. (Patrimonium Commercial Opportunity I SA was renamed Patrimonium Urban Opportunity SA)		

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