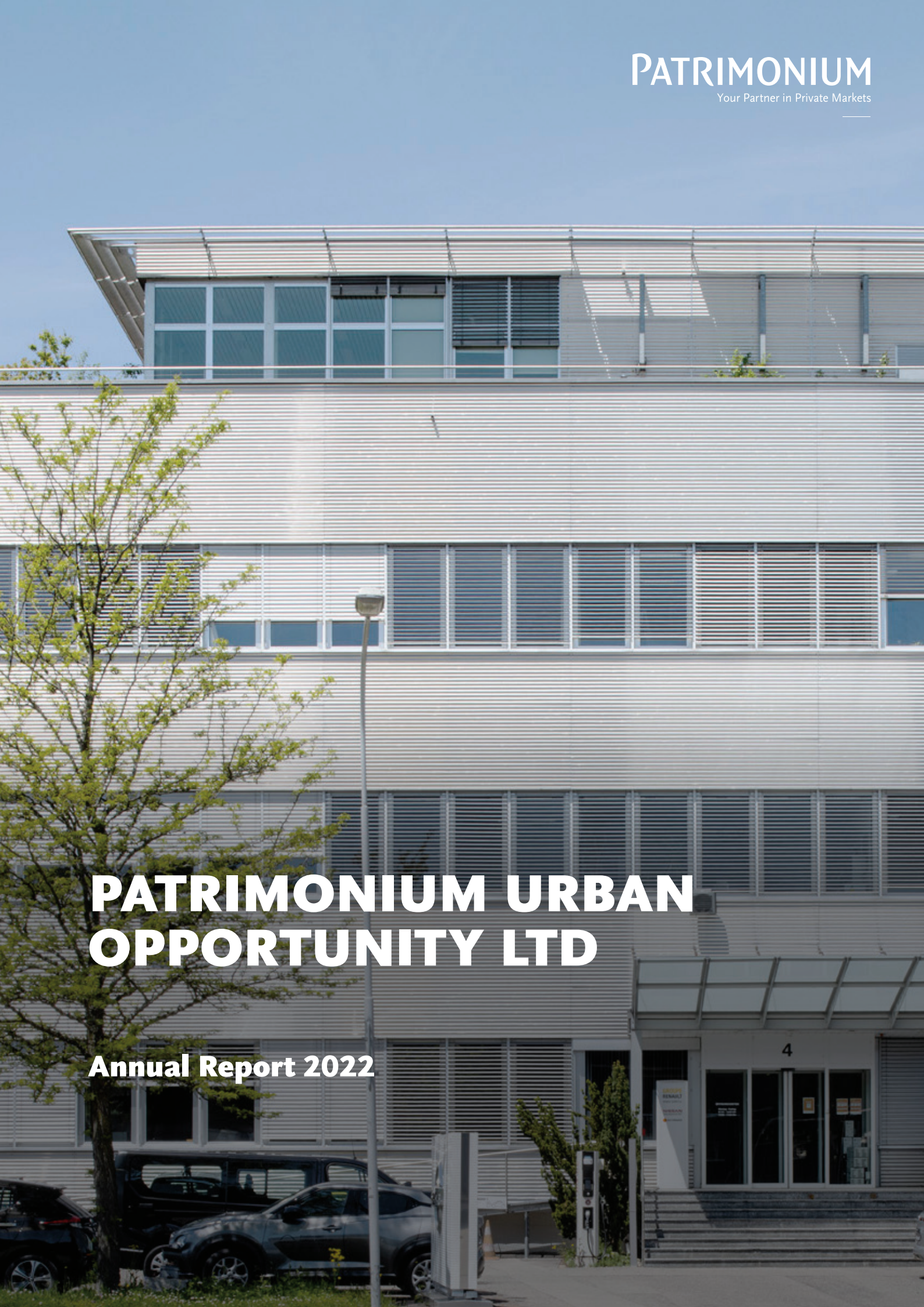
PATRIMONIUM
Your Partner in Private Markets



PATRIMONIUM URBAN OPPORTUNITY LTD

Annual Report 2022

Front page: Bergermoosstrasse 4, Urdorf (ZH)

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COMPANY

Board of Directors

Daniel Heine — President of the Board
Christoph Syz — Board Delegate
Ulrich Burkhard — Member
Arne Kirchner — Member
Patrice Crisinel — Member

Legal Seat

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LETTER TO SHAREHOLDERS

Dear Shareholders,

In an environment of rising interest rates, inflation and war in Europe, we are proud to present you the first financial statements as a listed company. In these challenging times, we are very grateful that we managed to list Patrimonium Urban Opportunity Ltd on the 18th of July 2022 on the BX Swiss Ltd (Bern stock exchange). The shares were listed at CHF 2.73 and increased to CHF 2.83 until the end of the year. The listing was preceded by long months of preparations. We would like to thank all involved parties for their joint and continuous effort.

During 2022, we managed to further solidify our portfolio. Our asset management team continued its letting effort by signing new leases and enhancing tenants to move into their surfaces. The effort paid fruit, as in the reporting period, the rental income of the portfolio increased significantly by more than 25%. By the end of the year, 93.89% of the surfaces we own, were rented out.

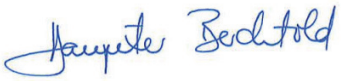
Moreover, our construction project at Mochettaz 7 in Bussigny started on the 22th of August 2022. The construction of this state of the art office building advanced as planned. To emphasize our role as responsible stakeholder, we decided to construct large parts of the building in wood. Wood is a natural CO^2-accumulater and will allow a positive climatic balance of this building. On the commercial side, we managed to sign another long term lease with a tenant during the reporting period. With this additional lease, more than 63% of the project are rented out. We are confident to rent out the remaining space until the end of the construction site in summer 2024.

At the same time, we continued to be on the look-out for suitable and attractive additions to our real estate portfolio. Our relentless efforts were recompensed, as at the beginning of the year we became the legal owners of the land plot surrounding the high school in Bussigny. The surrounding parcels have a total area of 25'696 m^2 of surface and are constructable under the current zoning for commercial use. With a constructable potential of more than 20'000 m^2, we are very confident that this land reserve in the upcoming area of Lausanne Ouest will bring a very satisfying return in the years to come to our investors. Furthermore, we managed to sign a sale&purchase-agreement for an industrial property at the end of 2022. Under this agreement, we will become legal owner of an industrial property in Reinach (BL) at the beginning of 2023. At the time of the signing of the transaction, the property was almost entirely vacant. Therefore, we managed to negotiate an attractive price tag. Immediately after signing, we put our experienced asset management team to work and source tenants. We are confident to be able to rent out a majority of the vacant surfaces until the end of 2023 and add another successful value-add investment to our portfolio.

Our active and interdisciplinary management approach has proven its value and will remain a central element of our strategy in the coming years. In these uncertain times, we will stick to our investment principles and follow our disciplined long term approach, which we have followed over the past 12 years. As in the past, we continue our strategy of opportunistic and selective growth. We will favour quality and cash flow yield over short-term growth. We have the privilege of being 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 ongoing changes in financial and real estate markets present new challenges, but foremost opportunities. We are well positioned to seize them! We would like to thank our shareholders, tenants and collaborators for their trust and commitment. We look forward to the coming year with you.

Crissier, Spring 2023

Christoph Syz
Board Delegate
Patrimonium Urban Opportunity Ltd



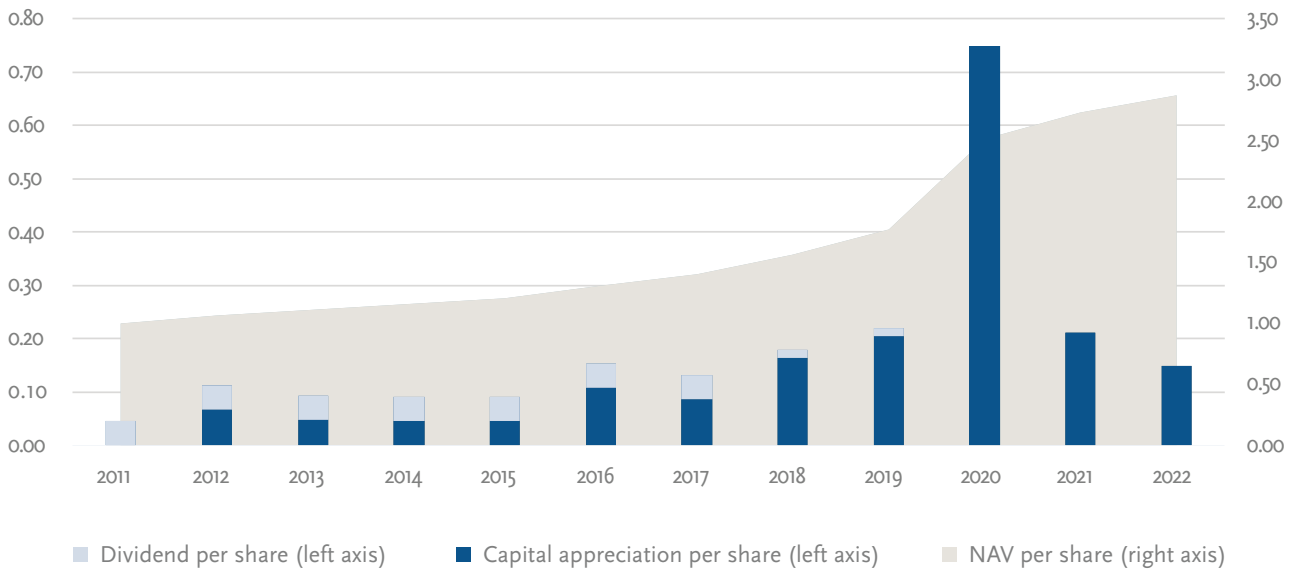
Hanspeter Berchtold, CFA
CIO Real Estate
Patrimonium Asset Management Ltd

KEY FIGURES

Portfolio Market Value **CHF 237.94 million**	**Increase Rental Income (Actual)** **25.06%**	**Gross Yield (Target)** **5.36%**
NAV Increase **5.43%**	**Debt Ratio (interest-bearing debts)** **45.54%**	**WAULT** **6.51 years**

CHF	FY 2022	FY 2021
RENTAL INCOME (TARGET)	12'753'949	12'646'910
RENTAL INCOME (ACTUAL)	10'749'353	8'595'019
RESULT FROM REVALUATION	2'539'836	7'499'336
PROPERTY EXPENSES	2'936'342	2'704'639
OTHER EXPENSES	2'125'898	1'717'100
EBIT	8'502'410	11'669'991
PROFIT FOR THE PERIOD	5'635'791	8'012'521
NAV PER SHARE	2.874	2.726

Patrimonium Urban Opportunity Ltd – NAV per share evolution since inception



The compounded total annual return since inception, including dividends, amounts to 10.01%.

Including dividends and capital appreciation, the total return to the investors is 321.92% since inception.

Photo : Yannic Bartolozzi

Chemin de la Rente 24/26, Bussigny (VD)

MANAGEMENT REPORT

Strategy

Patrimonium Urban Opportunity Ltd or the Company invests in value-add and opportunistic real estate properties located in Switzerland's main urban areas. The investment focus is set on light industrial, retail and office properties. The Company acquires existing properties and carries out development and construction projects.

Patrimonium Urban Opportunity Ltd provides access to a diversified, income-generating real estate portfolio with an attractive upside potential.

This investment opportunity is open for investors (private, professional and institutional) residing in Switzerland with a long-term investment horizon.

Activities & Results

At the end of December 2022 the portfolio consisted of 9 properties, 1 land plot and 1 construction project. During the year under review, Patrimonium Urban Opportunity Ltd became the owner of a land plot at Chemin de la Rente, Bussigny (VD), started the construction of a commercial building in Mochettaz 7, Bussigny and continued to work on the renovation and reletting of two recently acquired buildings, 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 Ltd. Finally at the end of the year, Patrimonium Urban Opportunity Ltd signed a purchase agreement for an industrial building in Reinach (BL), Kägenstr. 12-14. Patrimonium Urban Opportunity Ltd will become the legal owner of the property on the 1. January 2023. A down-payment of CHF 4'000'887.- was paid at signature. The remainder of the purchase price of CHF 10'499'887.- will be paid at closing. At the time of signing, our independent appraiser, Wüest Partner Ltd, estimated the market value of the property and confirmed the purchase price. The property was constructed in 1980 and has more than 11'000m^2 of lettable surfaces.

In the year under review, investment properties increased from CHF 222.9 million (31.12.2021) to CHF 237.9 million as of 31.12.2022. Based on market values, the allocation structure is as follows: office properties represent 56% (2021: 53%) of the portfolio, retail properties 21% (23%), and industrial properties 23% (24%). The weighted average unexpired lease term (WAULT) reached 6.51 years at the end of 2022 (2021: 7.71 years). The WAULT for the 10 main tenants decreased to 7.01 years (2021: 7.95 years). Major efforts have been undertaken to conclude long-term rental contracts with key tenants in Bussigny and Geneva. Out of all the tenants, the 10 largest tenants contribute to 67.6% (last year 65%) of total income.

As of 31. December 2022, annualized rental income amounted to CHF 10'749'353 compared to CHF 8'595'019 on 31 December 2021. Rental income increased by 25.1% compared to the previous year. The reletting efforts started in 2021 and came into effect in 2022. There has been a major time lag between the signing of the leases, the installation of the fit-out of the new tenants, and the start of the rent payments. The vacancy rate slightly decreased from 6.27% to 6.11% per 31.12.2022 during the reporting period. The assets in Geneva and Bussigny were taken over during summer 2020 with significant vacancy rates. Furthermore, the asset at Arc-en-Ciel 9 in Crissier was re-positioned. The large halls were subdivided into smaller rental units. Moreover a new property management team was appointed. As a result, numerous vacant areas for roughly 6'100 m^2 have been rented out successfully.

Operating expenses amounted to CHF 5.1 million compared to CHF 4.4 million in 2021. This increase is mainly due to higher other operating expenses. Property expenses amounted to CHF 2.9 million (2021: CHF 2.7 million) which correspond to 26.6% of operating income (2021: 30.1%). In August 2021, the main tenant of Bussigny Rente 24-26 – the Canton of Vaud – moved in and started the regular high school operations. The move-in of the Canton had the positive effect of generating additional revenues but also a higher level of operational costs of this building. Maintenance and renovation costs, which are part of the property expenses amounted to 6.0% (2021: 6.5%) of operating income. In general, most buildings of the portfolio are in a good condition and are regularly refurbished. The "other operating expenses" amounted to CHF 2.1 million (2021: CHF 1.7 million) which corresponds to 19.3% of operating income (2021: 19.1%) and are mainly the management fee paid to Patrimonium Asset Management Ltd for their asset management mandate.

Before revaluation of investment properties, the operating margin (EBIT) for 2022 increased to 54.1%, compared to 46.4% for 2021.

The net result for the period under review adds up to CHF 5.6 million (2021: CHF 8.0 million). The difference to last year is explained by a lower revaluation gain on the investment properties. The total revaluation gain on investment properties amounted to CHF 2.5 million (2021: CHF 7.5 million).

All properties were evaluated on the 31.12.2022 by the independent appraiser Wüest Partner Ltd. The potential development projects have not been evaluated. The average discount rate used in the appraiser's valuations for the investment properties was 3.29% (2021: 3.31%) in real terms for the reporting year 2022. Two properties slightly decreased in value, all the other properties increased in value.

The total value of the existing properties as of 31. December 2022 sums up to 233.9 million (2021: CHF 222.9 million), which represents an increase of CHF 11 million compared to 31 December 2021. The change in value relates to the capitalization of investments in buildings with added value for an amount of 8.5 million and a revaluation gain of 2.5 million.

The Company's goal remains to maintain a healthy mix of stable rental income and upside potential through value creation and development. On the 31st of December 2022, bank loans represented CHF 111 million (2021: CHF 105.4 million). The debt ratio stayed flat around 45.54% (2021: 45.55%). The weighted average interest rate amounted to 1.73% per 31 December 2022 (2021: 1.22%). As part of the quasi-merger transaction with PROTIR Ltd in 2020, fixed rate mortgages until November 2028 were taken over. At the end of the year 2021, an additional long term financing of CHF 28 million was signed to refinance the building in Chemin de la Rente 26, Bussigny. Through the conclusion of this additional financing facilities, at the end of

2022 the average maturity of our debt increased from 1.9 years to 3.0 years. Moreover beginning of 2022, the Company entered into three forward agreements to fix part of its interest rate exposure. Under these agreements, three tranches with a nominal value of CHF 11 million each starting in May 2023 and maturing respectively in May 2026, May 2027 and May 2028. The interest rates range between 2.23% and 2.53%. Including these forwards the duration will increase to 4.3 years. Patrimonium Urban Opportunity Ltd share capital is set at CHF 38'101'266 per 31.12.2022 (no change since last year). The net asset value of Patrimonium Urban Opportunity Ltd per 31.12.2022 is CHF 109'509'118 (2021: CHF 103'873'325). The NAV per share increase by more than 5% to CHF 2.87 (2021: CHF 2.73).

Construction, Renovation & Development

Bussigny - Chemin de la Rente 24/26

The building constructed in 2008 has been completely transformed into a high school, a nursery and a day-care center. Per end of 2022 the works have been completed.

On August 2022 a community nursery and a collective after-school care (UAPE and APEMS) opened their doors on the 5th floor of the building. The two facilities were created by the Municipality of Bussigny on a rental surface area of about 1'400m^2. More than one hundred children from zero to ten years can be taken care of. Since the inauguration, there have been 44 babies and 60 pupils each day on the premises. The facilities are already operating at almost full capacity. Due to the population growth in Bussigny, the demand is very high. The nursery & day-care center in Rente were a major project for the Municipality of Bussigny. It was launched in 2020. After nine months of construction works and roughly CHF 2.5 million invested by the Municipality, the first children were welcomed. 12 educators and caretakers hurry through the nursery, through the playrooms, the kitchen and around the sports fields to supervise the children. The nursery and day-care center is open for kids of Bussigny and Villars-Sainte-Croix. The pupils of Villars-Sainte-Croix have gained an important reduction in the length of their bus journeys thanks to the opening of the new site.

The Bussigny high school was officially inaugurated on 19.08.2021. The rented surface area of about 9'000 m^2 can accommodate approximately 850 students and 60 teachers. 30 multi-purpose classrooms, 7 science rooms, 6 special purpose rooms, a fitness room, a 200-seat restaurant with an educational production kitchen are linked to the high school's activities. In addition to the operational fitness room, the Canton of Vaud is planning to build a double sports hall on the property.

Genève - La Voie-Creuse 16

The refurbishment program of the building constructed in 1967 is almost completed per end of 2022. The last engineering works to ensure fire compliance of the building will be finished in summer 2023. Despite partial renovation work in the 2000s, the building needed a refurbishment. Renovation consisted of bringing the various rented spaces and common areas up to current standards of comfort, especially in terms of heating and air cooling in summer. Photovoltaic panels were installed on the roof. The facades were refreshed (treatment of carbonatation) and newly painted, which gives a new identity to the building.

Renovation works have been completed on the 5th floor. The Norwegian Refugee Council and other organizations like CHS-Alliance, Danish Refugee Council, ICVA-International Council of Voluntary Agencies and Save the Children International have created an innovative humanitarian co-working space, called the Humanitarian Hub Project Geneva. This co-working space offers a positive and friendly co-working environment where space, amenities and services are shared. Moreover it gives the opportunity for the different organizations to work effectively together and coordinate in the event of a major humanitarian crisis.

On the 2nd floor the conversion of the office spaces into a walk-in clinic and physiotherapy center has been completed. Archimed Nations Medical Centre operates half of the second floor. Its clinic hosts more than 10 multidisciplinary medical practices in the area of family medicine, internal medicine and specialties like orthopedics, pneumology, hematology, gynecology and fertility. Moreover, the clinic hosts an emergency unit.

Additionally, the physiotherapy and sports rehabilitation center La Colline Nations is present on the second floor. A team of physiotherapists accompanies patients through all phases of rehabilitation with specific individual programs using state-of-the-art equipment.

Bussigny - Chemin de Mochettaz 7

Patrimonium Urban Opportunity Ltd is developing a construction project on the plot no. 2102, in Bussigny, close to Lausanne. The plot is located in the industrial zone, next to the Bussigny train station.

The project designed by Archilab Gabriele M. Rossi Ltd involves the construction of an office building with 4 floors and a basement. The project has a projected rental area of 3'275 m^2 and 30 indoor parking spaces.

Early 2022, the construction permit was granted and the construction works started in summer 2022. The expected project delivery is planned for summer 2024. The total investment is estimated around CHF 11 million.

Glattbrugg, Thurgauerstr. 101/103

A building permit for 140 flats and 14'998 m^2 of commercial space became legally binding on 04.03.2021.

The entire site is currently rented to RRG Schweiz Ltd. Per end of 2022, 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 construction project cannot be started. As soon as an agreement is reached with RRG Schweiz Ltd, 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 Ltd by then, the building permit will expire and the Company will have to write off parts or all of the development costs.

A development agreement has been concluded with Halter Ltd, Zurich. Despite many years of intensive negotiations, no agreement has yet been reached with the tenant RRG Schweiz Ltd. Due to the continuing uncertainties regarding an agreement with the current tenant, a provision in the amount of CHF 250,000 was created per 31.12.2022.

Sustainability

Buildings are responsible for about 40% of the world's energy consumption and 30% of annual CO2 emissions. Sustainability and responsibility towards climate change are important issues. In line with the Paris Climate Agreement and the Swiss Energy Strategy 2050, Patrimonium gives central priority to the reduction of CO2 emissions in the real estate sector. In order to model the current state of the real estate portfolio in terms of sustainability, Patrimonium Urban Opportunity Ltd, in collaboration with Signa-Terra, is carrying out a detailed evaluation and monitoring of its properties, both in terms of energy consumption with the ImmoData® program and the emission values of its portfolio with the ImmoLabel® program.

During the financial period, Patrimonium Urban Opportunity Ltd installed more than 1,500 m² of solar panels on the roofs of its properties in Rente, Bussigny and La Voie Creuse, Geneva. These installations allow the Company to produce more than 300'000 kWh per year and to aliment its heating and cooling system in La Voie Creuse.

Patrimonium Urban Opportunity Ltd is also pursuing its energy improvement policy at Voie Creuse through the installation of an integrated reversible heat pump, thermo-panels as well as a hydraulic and air distribution network.

La Voie Creuse 16, Genève (GE)

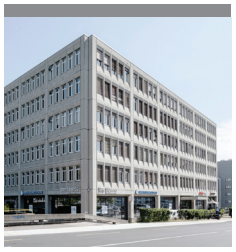
PORTFOLIO

Patrimonium Urban Opportunity Ltd owns real estate properties in very well interconnected urban areas with high potential for development. The properties are located in 3 urban areas: Geneva, Lausanne, and Zürich. These target 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 Ltd pursues a policy of opportunistic growth. The buildings are leased to various tenants on mid-term leases.

Currently, the portfolio consists of 9 properties. At the end of the year a sale-and-purchase-agreement for a property in Reinach Kägenstrasse 12-14 was signed. The transfer of ownership was on the 1.1.2023. The property is situated close to a highway exit in the thriving industrial zone of Reinach Kägen (BL). The rental surface of the building amounts to roughly 11'000 m^2. The property was used as a production site for train parts in the past. It will be repositioned within the commercial / industrial space in the upcoming months.

MEYRIN (GE)
Mategnin 5

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

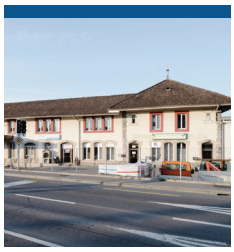


GENEVA (GE)
Voie-Creuse 16

BUSSIGNY (VD)
Chaux 3

BUSSIGNY (VD)
Chaux 5

BUSSIGNY (VD)
Rente 24/26



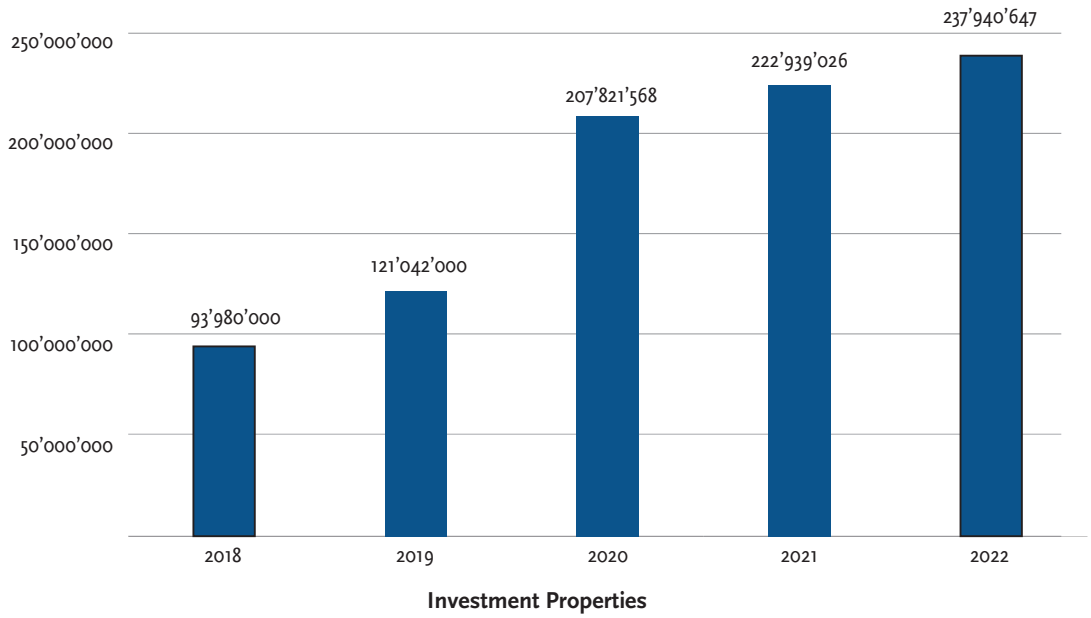
CRISSIER (VD)
Arc-en-Ciel 9

URDORF (ZH)
Bergermoosstrasse 4

GLATTBRUGG (ZH)
Thurgauerstrasse 101, 103

KEY FIGURES	31.12.2022	31.12.2021
INVESTMENT PROPERTIES VALUE (CHF)	237'940'647	222'939'026
NUMBER OF PROPERTIES	9	9
RENTAL AREA (M^2)	78'276	78'974
RENTAL INCOME (TARGET) (CHF)	12'753'949	12'649'910
RENTAL INCOME (ACTUAL) (CHF)	10'749'353	8'595'019
LOSS RATE (ANNUAL)	15.72%	32.05%
VACANCY RATE (CUT-OFF DATE 31.12.2022)	6.11%	6.27%
PLOT AREA (M^2)	134'823	134'823
RENT PER M^2 (TARGET) (CHF)	163	160
NUMBER OF PARKING SPACES	1'933	1'340
WAULT (YEARS)	6.51	7.71

Evolution of portfolio's market value in CHF

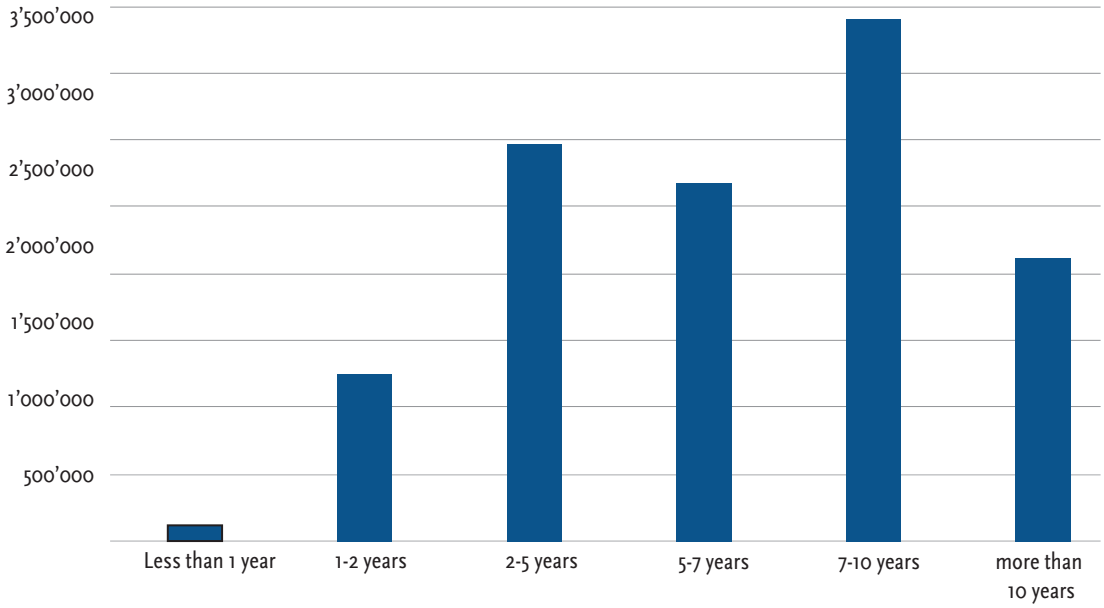


Allocation of the portfolio

Location
Based on market values

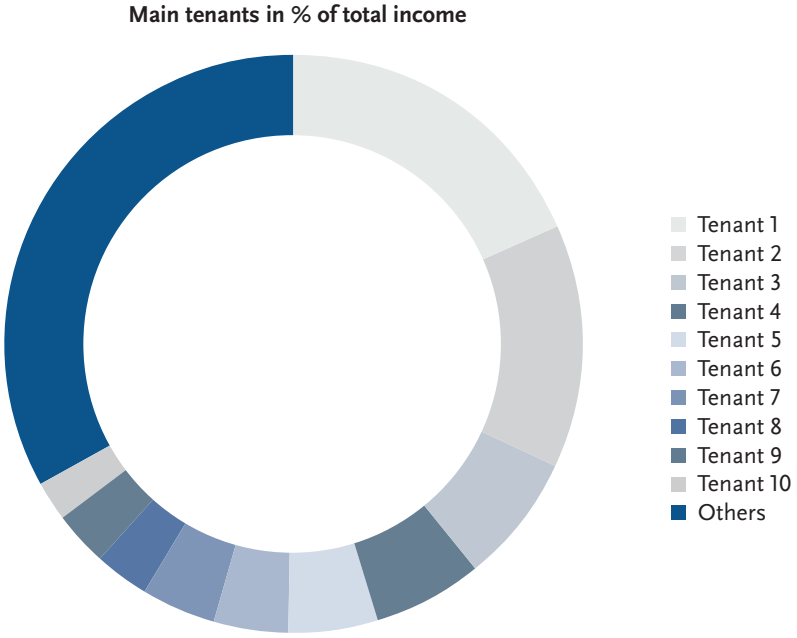
Use
Based on market values

Lease terms



The WAULT of the portfolio is 6.51 years (2021: 7.71 years).

Main tenants - 31.12.2022



TOTAL ANNUAL RENT 10 LARGEST TENANTS	**8'621'579**
TOTAL ANNUAL RENTS (TARGET)	**12'753'949**
WAULT OF 10 MAIN TENANTS	**7,01 years**

The ten largest tenants represent 67.6% of total rental income (target).

List of properties

City	Address	Canton	Form of ownership	Ownership share in %	Year of construction	Year of renovation
Glattbrugg	Thurgauerstrasse 101/103	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 24/26	Vaud	Sole ownership	100%	2008	2021

Market values of properties

City	Address	Plot area (m²)	Rental area (m²)	Nb of parking spaces	Market value (CHF)	Target rental income (CHF)
Glattbrugg	Thurgauerstrasse 101/103	11'036	8'223	140	29'840'000	1'290'872
Urdorf	Bergermoosstrasse 4	28'586	10'948	898	35'860'000	1'349'310
Meyrin	Avenue de Mategnin 3-5	6'362	4'656	141	9'216'000	499'522
P.-l-Ouates	Route de Saint-Julien 180	8'779	3'102	150	11'180'000	509'508
Crissier	Avenue de l'Arc-en-Ciel 9	24'389	16'613	187	27'020'000	1'718'592
Bussigny	Chaux 3 / Mochettaz 5	4'400	1'721	40	6'053'000	310'524
Bussigny	Route de la Chaux 5	9'663	6'520	65	20'460'000	950'000
Geneva	La Voie-Creuse 16	3'648	15'360	46	46'570'000	3'651'155
Bussigny	Chemin de la Rente 24/26	37'960	11'133	266	44'599'000	2'474'465
TOTAL		**134'823**	**78'276**	**1'933**	**230'798'000**	**12'753'949**

On the 23 November 2022 a purchase agreement was signed for the acquisition of an industrial property located at Kägenstr. 12-14 in Reinach (BL). Patrimonium Urban Opportunity Ltd will become the legal owner of the property on the 1. January 2023. The down-payment of CHF 4'000'887 has been balanced at year end.

Market values development projects

IN CHF	31.12.2022	31.12.2021
Chemin de Mochettaz 7, Bussigny	3'117'733	400'000
Avenue de l'Arc-en-Ciel 9, Crissier	24'026	24'026
Total properties under development	**3'141'759**	**424'026**

At Mochettaz 7 in Bussigny, the Company has currently a project under construction, which will terminate in summer 2024. The project is constructed on a vacant part of the parcel 2102 in Bussigny. The project has a projected rental area of 3'275 m² and a target rental income of CHF 716'330. The market value is estimated at CHF 3'117'733 at year-end.

REPORT OF THE INDEPENDENT APPRAISER

wüestpartner

Patrimonium Urban Opportunity AG

Brief Report of Property valuers as at December 31, 2022

1 Mandate

The valuations of the properties in the Patrimonium Urban Opportunity AG as of December 31, 2022 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, January 30th 2023
Wüest Partner AG

Andreas Ammann (Partner)

Philippe Bach (Manager)

Wüest Partner AG
Alte Börse
Bleicherweg 5
8001 Zürich
Schweiz
T +41 44 289 90 00
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Regulated by RICS

CORPORATE GOVERNANCE

The following information refers to the situation as of 31. December 2022. Due to the listing of the Company on the BX Swiss Ltd (Bern Stock Exchange), the structure of the Company was 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 Ltd understands corporate governance as the way in which it organizes corporate management. Corporate governance enables maintaining an efficient decision-making process while ensuring strict transparency 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 Ltd stakeholders.

Structure

Patrimonium Urban Opportunity Ltd is incorporated under the laws of Switzerland, with its registered office in Crissier. Patrimonium Urban Opportunity Ltd counts one 100% subsidiary, PROTIR Ltd, which owns a commercial building in the city of Geneva, La Voie Creuse 16. PROTIR Ltd is incorporated under the laws of Switzerland, with its registered office in Geneva. Following the approval of the shareholders at the extraordinary general meeting on the 26. October 2022, Patrimonium Urban Opportunity Ltd moved its headquarter from Urdorf (ZH) to Crissier (VD).

The Company is bound by a Management Agreement with Patrimonium Asset Management Ltd, responsible for the asset management of Patrimonium Urban Opportunity Ltd and PROTIR Ltd. In particular, Patrimonium Asset Management Ltd 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 of 31.12.2022, the Board of Directors was composed of the following 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
Daniel Heine	President	1967	Swiss	01.10.2010
Christoph Syz	Delegate	1965	Swiss	01.10.2010
Ulrich 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 2022, 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 Board Delegate. Members of the management team of Patrimonium Asset Management Ltd, the asset manager, may be invited to take part in Board of Directors meetings, with an advisory capacity.

The Company has a Compensation Committee, which is composed of the following board members:

- Mr. Arne Kirchner (President)
- Mr. Patrice Crisinel

The Compensation Committee is elected for a one-year term. In accordance with the Articles of Association, the Compensation Committee has assisted the board of directors in defining and implementing the Company's compensation policy and in preparing proposals to the shareholders' meeting regarding the compensation of the members of the board of directors and the executive board.

GENERAL 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. The general management is delegated to the Board Delegate – Christoph Syz.

BOARD DELEGATE: CHRISTOPH SYZ	
Business address	Patrimonium Urban Opportunity Ltd Chemin des Lentillières 15 1023 Crissier
Function	Board Delegate
Activity	The Board of Directors has delegated the executive general management of the Company to Mr. Christoph Syz. The Board Delegate is responsible for the coordination of the operative general management for the daily business of the Company.
Principal activities outside the issuer, if significant to the issuer	Vice-President of the Board and CEO of Patrimonium Asset Management Ltd, Baar

The Company delegates the asset 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 Ltd. The Company has concluded a management agreement with Patrimonium Asset Management Ltd for this purpose.

Reporting to the Board of Directors

The Board Delegate, 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.

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:

Shareholding structure

All significant shareholders who are known to Patrimonium Urban Opportunity Ltd, 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, as such threshold is set by the Financial Market Infrastructure Act.

Shareholders	Shareholdings (%)
Martin Otto Pestalozzi	36.38%
Viatrans Ltd, Geneva	16.62%
Patrimonium Holding Ltd, Baar	5.39%
Avni Orllati	5.25%
Ulrich Burkhard	4.23%

	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

Stock Exchange:	BX Swiss Ltd
Symbol:	PATRI
Valor:	114111796
ISIN:	CH 1141117965
Opening Price:	CHF 2.73
Year-end Price 31.12.2022:	CHF 2.83
Tax Value (Switzerland):	CHF 2.83
Dividend 2022:	None

Conditional and authorized capital

Following the approval of the shareholders at the extraordinary general meeting on the 26. October 2022 the Board of Directors is authorized, until the 25. October 2024, 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 (see "consolidated statement of changes in equity").

Compensation report

In accordance with the applicable legal and regulatory provisions (i.e., the Swiss Code of Obligations and the Ordinance against Excessive Compensation in Listed Stock Corporations) and the Articles of Association, this Compensation Report contains information on the Company's compensation system and the compensation paid to the members of the Board of Directors of the Company.

This Report covers the period from 1 January 2022 to 31 December 2022. The Company's 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.
- The Company does not grant any variable compensation for individuals participating in the Company's management.

The compensation of the members of the Board of Directors is determined by the Board of Directors, based on the proposal of the Compensation Committee, and is voted by the Annual General Meeting. The compensation policy is designed to ensure the independence of the Board of Directors in the exercise of its control function and is based on fixed cash compensation.

The Annual General Meeting votes on the maximum total amounts of compensation to be paid to the Board of Directors (in each case for the period until the next Annual General Meeting).

Fixed compensation received in the reporting period 2022 (audited):

NAME	FUNCTION	COMPENSATION	COMMENT
Daniel Heine	Board President	CHF 0	The President was granted a CHF 5'000.- yearly remuneration. However, he waived his compensation for the financial year due to his corporate function in the delegated asset manager, Patrimonium Asset Management Ltd.
Christoph Syz	Board Delegate	CHF 0	The Delegate was granted a CHF 10'000.- yearly remuneration. However, he waived his compensation for the financial year due to his corporate function in the delegated asset manager, Patrimonium Asset Management Ltd.
Ulrich Burkhard	Board Member	CHF 5'000.-	N/A
Arne Kirchner	Board Member	CHF 5'000.-	N/A
Patrice Crisinel	Board Member	CHF 5'000.-	N/A

Fixed compensation received in the reporting period 2021 (audited):

NAME	FUNCTION	COMPENSATION	COMMENT
Christoph Syz	Board President	CHF 0	The President was granted a CHF2'000.- yearly remuneration. However, he waived his compensation for the financial year due to his corporate function in the delegated asset manager, Patrimonium Asset Management Ltd.
Daniel Heine	Board Member	CHF 0	The Member was granted a CHF 2'000.- yearly remuneration. However, he waived his compensation for the financial year due to his corporate function in the delegated asset manager, Patrimonium Asset Management Ltd.
Ueli Burkhard	Board Member	CHF 2'000.-	N/A
Arne Kirchner	Board Member	CHF 2'000.-	N/A
Patrice Crisinel	Board Member	CHF 2'000.-	N/A

Loans and credit facilities (audited):

The Company has not granted any loans or credit facilities to the members of the Board of Directors or to any of their close associates.

Participation rights (audited):

The Company has not granted any participation rights to any members of the Board of Directors or to any of their close associates.

Options on participation rights (audited):

The Company has not granted any options on participation rights to the members of the Board of Directors or to any of their close associates.

Activities in other undertakings:

Daniel Heine:

- Patrimonium Holding Ltd: Member of the Board
- Patrimonium Asset Management Ltd: Member of the Board and Managing Director
- Capital Securities Group Ltd: Member of the Board
- Patrimonium Private Equity Advisors Ltd: Member of the Board
- Patrimonium Anlagestiftung: Member of the Board of Foundation
- Patrimonium Invest Ltd: Vice-President of the Board

Christoph Syz:

- Patrimonium Holding Ltd: President of the Board
- Patrimonium Asset Management Ltd: Vice-President of the Board and CEO
- Patrimonium Residential Opportunity I Ltd: Member of the Board
- Patrimonium Private Equity Advisors Ltd: President of the Board
- Patrimonium Anlagestiftung: Vice-President of the Board of Foundation
- Patrimonium Invest Ltd: President of the Board
- Prolival Ltd: Member of the Board
- Kollektivgesellschaft Huber – Syz: Associate
- PRIO Ltd: Member of the Board
- Protir Ltd: President of the Board

Ulrich Burkhard:

- Green Beam Holding Ltd: President of the Board
- Bödeli Anlagen Ltd: President of the Board and Managing Director
- Patrimonium Residential Opportunity I Ltd: President of the Board
- Eléphant Vert Ltd: President of the Board
- Baru Immobilien Ltd: President of the Board
- Marcuard Family Office Ltd: President of the Board

Arne Kirchner:

- NeoPrediX Ltd: Member of the Board
- GAJA Performance GmbH: Associate and Managing Director
- Kineo finance Ltd: Member of the Board
- Alp Financial Services Ltd: Delegate of the Board

Patrice Crisinel:

- Viaservice Ltd: Member of the Board
- Elevated Autonomy Ltd: President of the Board
- ADSIS Ltd: Member of the Board
- SISCAP Ltd: President of the Board
- VIAINVEST Ltd: Member of the Board
- Road Ventures Ltd: President of the Board
- Bestmile Ltd: Member of the Board
- Autonomy Partners Ltd: President of the Board
- BEVERLY BEL-AIR Ltd: Member of the Board

Total Compensation 2022 (audited):

For the financial year 2022, the total compensation of the members of the Company's Board of Directors was CHF 15'000.-, allocated as follows:

Daniel Heine	President	CHF 0
Christoph Syz	Delegate	CHF 0
Ulrich Burkhard	Member	CHF 5'000.-
Arne Kirchner	Member	CHF 5'000.-
Patrice Crisinel	Member	CHF 5'000.-

The compensation of the President of the Board and Board Delegate, both employees of Patrimonium Asset Management Ltd, is covered by the asset management agreement with Patrimonium Asset Management Ltd.

Total Compensation 2021 (audited)

For the financial year 2021, the total compensation of the members of the Company's Board of Directors was CHF 6'000.-, allocated as follows:

Christoph Syz	President	CHF 0
Daniel Heine	Member	CHF 0
Ulrich Burkhard	Member	CHF 2'000.-
Arne Kirchner	Member	CHF 2'000.-
Patrice Crisinel	Member	CHF 2'000.-

The compensation of the members of the Board of Directors, who are employees of Patrimonium Asset Management Ltd, is covered by the asset management agreement with Patrimonium Asset Management Ltd.

AUDITOR'S REPORT ON THE REMUNERATION REPORT

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8031 Zurich

REPORT OF THE STATUTORY AUDITOR

To the general meeting of Patrimonium Urban Opportunity AG, Crissier

Report on the Audit of the Remuneration Report (hereafter "Compensation Report")

Opinion

We have audited the Compensation Report of Patrimonium Urban Opportunity AG (the Company) for the year ended 31 December 2022. The audit was limited to the information on compensation, loans and advances pursuant to Art. 14-16 of the Ordinance against Excessive Remuneration in Listed Companies Limited by Shares (Verordnung gegen übermässige Vergütungen bei börsenkotierten Aktiengesellschaften, VegüV) in the tables marked «audited» on pages 22 to 23 of the Compensation Report.

In our opinion, the information on compensation, loans and advances in the Compensation Report (pages 22 to 23) complies with Swiss law and Art. 14-16 VegüV.

Basis for Opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the *Auditor's Responsibilities for the Audit of the Compensation Report* section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The board of directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the tables marked «audited» in the Compensation Report, the consolidated financial statements, the stand-alone financial statements and our auditor's report thereon.

Our opinion on the Compensation Report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Compensation Report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the audited financial information in the Compensation Report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board of directors' Responsibilities for the Compensation Report

The board of directors is responsible for the preparation of a Compensation Report in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the board of directors determines is necessary to enable the preparation of a Compensation Report that is free from material misstatement, whether due to fraud or error. The board of directors is also responsible for designing the compensation system and defining individual compensation packages.

Auditor's Responsibilities for the Audit of the Compensation Report

Our objectives are to obtain reasonable assurance about whether the information on compensation, loans and advances pursuant to Art. 14-16 VegüV is free from material misstatement, whether due

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to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Compensation Report.

As part of an audit in accordance with Swiss law and SA-CH, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the Compensation Report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control
- Obtain an understanding of internal control relevant to the audit 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made.

We communicate with the Board of Directors or its relevant committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors or its relevant committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

Zurich, 9 May 2023

BDO Ltd

Reto Frey

Licensed Audit Expert
Auditor in Charge

David Schraner

Licensed Audit Expert

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

CONSOLIDATED FINANCIAL STATEMENTS (SWISS GAAP FER)

CONSOLIDATED INCOME STATEMENT

IN CHF	NOTE	01.01.2022 - 31.12.2022	01.01.2021 - 31.12.2021
Rental income		10'749'353	8'595'019
Other operating income		275'461	384'430
Operating income	**3.1**	**11'024'814**	**8'979'449**
Revaluation of investment properties	**4.5**	**2'539'836**	**7'499'336**
Property expenses	3.2	-2'936'342	-2'704'639
Other operating expenses	3.3	-2'125'898	-1'717'100
Operating expenses		**-5'062'240**	**-4'421'739**
Impairment	4.5	-	-387'056
Operating income (EBIT)		**8'502'410**	**11'669'991**
Financial income		140	-
Financial result	3.4	-1'454'576	-1'288'730
Income before tax (EBT)		**7'047'974**	**10'381'261**
Income tax expenses	3.5	-1'412'183	-2'368'740
NET INCOME		**5'635'791**	**8'012'521**

Number of shares	38'101'266	38'101'266
Earning per share	0.15	0.21
Earning per share - diluted	0.15	0.21

CONSOLIDATED BALANCE SHEET

IN CHF	NOTE	31.12.2022	31.12.2021
Cash and cash equivalents	4.1	1'961'953	5'126'682
Trade receivables	4.2	838'788	578'392
Other receivables	4.3	908'002	425'975
Accrued income and prepaid expenses	4.4	2'183'502	2'364'894
Total current assets		**5'892'245**	**8'495'943**
Investment properties	4.5	237'940'646	222'939'026
Total non-current assets		**237'940'646**	**222'939'026**
TOTAL ASSETS		**243'832'891**	**231'434'970**
Current financial liabilities	4.6	1'640'000	4'640'000
Trade payables	4.7	2'020'967	2'389'654
Other current liabilities	4.8	366'373	879'708
Accrued expenses and deferred income	4.9	2'190'426	1'736'909
Total current liabilities		**6'217'766**	**9'646'271**
Non-current financial liabilities	4.6	109'398'000	100'780'000
Other non-current liabilities	4.10	400'000	445'000
Provisions	4.11	500'000	250'000
Deferred tax liabilities	4.12	17'808'009	16'440'374
Total non-current liabilites		**128'106'009**	**117'915'374**
Share capital	4.13	38'101'266	38'101'266
Capital reserves		9'219'355	9'219'355
Retained earnings		62'188'495	56'552'704
Shareholders' Equity		**109'509'116**	**103'873'325**
TOTAL LIABILITIES AND SHREHOLDERS' EQUITY		**243'832'891**	**231'434'970**

CONSOLIDATED CASH FLOW STATEMENT

IN CHF	NOTE	01.01.2022 - 31.12.2022	01.01.2021 - 31.12.2021
Net income		5'635'791	8'012'521
Impairment		-	387'056
Change from revaluation of investment properties	4.5	-2'539'836	-7'499'336
Change in trade receivables		-260'396	-272'172
Change in other receivables		-482'027	1'906'364
Change in accrued income and prepaid expenses		181'393	-1'011'262
Change in trade payables		-368'687	1'468'985
Change in other current liabilities		-513'336	472'528
Change in non-current liabilities	4.10	-45'000	445'000
Change in provisions	4.11	250'000	250'000
Change in deferred income tax liabilities		1'367'635	2'290'071
Change in accrued expenses and deferred income		453'518	-1'348'822
Other non-cash items affecting net income		-	-
CASH FLOW FROME OPERATING ACTIVITIES		**3'679'055**	**5'100'933**
Investment in properties	4.5	-12'461'784	-6'005'178
CASH FLOW FROM INVESTING ACTIVITIES		**-12'461'784**	**-6'005'178**
Cash inflows/outflows from financial current liabilities (net)	4.6	-3'000'000	-4'800'000
Cash inflows/outflows from financial non-current liabilities (net)	4.6	8'618'000	6'811'875
CASH FLOW FROM FINANCING ACTIVITIES		**5'618'000**	**2'011'875**
CHANGE IN CASH AND CASH EQUIVALENTS		**-3'164'729**	**1'107'630**
Cash and cash equivalents at the beginning of the financial year		5'126'682	4'019'052
Cash and cash equivalents at the end of the financial year		1'961'953	5'126'682
CHANGE IN CASH AND CASH EQUIVALENTS		**-3'164'729**	**1'107'630**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

IN CHF	Share capital	Capital reserves	Retained earnings	Total shareholders' equity
Balance on 01.01.2021	**38'101'266**	**9'219'355**	**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**	**56'552'703**	**103'873'325**
Net income	-	-	5'635'791	**5'635'791**
Balance on 31.12.2022	**38'101'266**	**9'219'355**	**62'188'494**	**109'509'116**

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 since 26th October 2022, located at Chemin des Lentillières 15, 1023 Crissier.

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.

The company has been listed on the stock exchange BX Swiss Ltd on 18th of June 2022.

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, and 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 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 a 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, according to the PATURBO group accounting principles, the resulting goodwill/badwill is offset at the time of acquisition against shareholders' equity (retained earnings).

Entity	Activity	Location	Functional currency	Entry date	Consolidation method	Held (%)	Interest (%)
PROTIR LTD	Ownership and management of real estate	Switzerland	CHF	2020	Full consolidation	100	100

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 recognised 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. Further, the costs relative to the initial public offering are also presented in the financial result.

2.9. Income tax expense

Current income taxes are calculated based on the taxable income 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 recognised.

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 recognised 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 the 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. In addition accrued income from the reporting period not invoiced yet at balance sheet date is included under this balance sheet position.

2.13. Financial assets

Financial assets include long-term loans and are recorded in the balance sheet at nominal value. Value adjustments are recognised 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. 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 recognised 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. 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 expected outcome of new construction projects, which corresponds to the difference between the estimated completion value of the work by an external independent appraiser and the actual project costs, is evenly distributed over the duration of the project and integrated into the fixed assets each quarter. The principle of the lower of cost or market is applied if the expected outcome is negative.

The undeveloped land are revalued at fair market value.

2.15. Impairment

The recoverable amount of non-current assets valued at cost 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 recognised 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 recognised 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. Operating income

The most significant changes in operating income are explained as follows:

Bussigny college: initial lease started in August 2021

Urdorf: end of a gratuity period of 6 months which ended in October 2021

Crissier: New lease agreement for an area of 6'100 m² from the beginning of the 2nd semester 2021

The other operating income mainly corresponds to reinvoicing of expenses to tenants.

All the revenue is generated in Switzerland.

IN CHF	2022	2021
Rental income Geneva, La Voie-Creuse 16	2'574'402	2'617'884
Rental income Bussigny, Chemin de la Rente 24/26	1'980'154	696'185
Rental income Urdorf, Bergermoosstrasse 4	1'349'310	941'877
Rental income Glattpark, Thurgauerstrasse 101/103	1'290'872	1'293'732
Rental income Crissier, Avenue de l'Arc-en-Ciel 9	1'285'061	772'463
Rental income Bussigny, Chaux 3, Mochettaz 5	1'260'524	1'260'524
Rental income Plan les Ouates, Route de Saint Julien180	509'508	512'813
Rental income Meyrin, Avenue de Mategnin 3-5	499'522	499'541
Other operating income	275'461	384'430
Operating income	**11'024'814**	**8'979'449**

3.2. Property expenses

IN CHF	2022	2021
Maintenance and renovation costs	659'536	584'054
Energy / water costs	459'996	530'402
Property tax	420'585	436'492
Administrative costs	374'545	235'438
Caretaker costs	339'691	344'791
Leasing fee (Bussigny college)	221'064	82'044
Building lease costs	156'060	161'710
Insurance costs	155'019	155'419
Valuation costs	-	42'175
Building costs	39'042	16'606
Other costs	110'806	115'509
Total direct costs	**2'936'342**	**2'704'639**

The start of operations in the Bussigny college in August 2021 generated in the reporting period a higher level of maintenance costs and, as a counterparty, a higher level of revenues.

Some reception costs, booked in 2021 for an amount of 152 KCHF, were reclassified from maintenance and renovation costs to caretaker costs.

The increase in administrative costs is explained by the booking of one-off relocation fees for the search of new tenants in Geneva (111 KCHF).

The leasing fee relates to the positive negotiation and successful conclusion of the long term lease agreement with the tenant of the Bussigny college and is spread over the length of the lease . The increase compared to the previous period is explained by a timing difference (start from August 2021).

3.3. Other operating expenses

IN CHF	2022	2021
Management fees	1'423'917	1'065'775
Provision for project risk	250'000	250'000
VAT costs	157'729	155'508
Bad debt provision	118'764	11'470
Audit and consulting fees	87'160	91'110
Legal fees	51'003	127'814
Valuation costs	33'620	-
Other operational costs	3'705	15'425
Total operational costs	**2'125'898**	**1'717'100**

The increase in management fees is linked to the change in management contract with the asset manager following the introduction to the stock exchange.

The provision for project risk is explained under the note 4.11.

The bad debt provision allowance is explained under the note 4.2.

Valuation costs are booked in other operating expenses since 2022. These ones were previously booked in property expenses.

3.4. Financial result

IN CHF	2022	2021
Other financial income	140	18'000
Total financial income	**140**	**18'000**
Mortgage interests	1'372'173	1'269'445
Loan interests	-	31'175
Bank fees and charges	18'712	6'111
Other financial expenses	63'691	-
Total financial expenses	**1'454'576**	**1'306'730**
Total financial result	**1'454'436**	**1'288'730**

The increase in mortgage interests is due to the increase in the weighted average interest rate over the period (1.73% in 2022 vs 1.22% in 2021, see note 4.6). The other financial expenses correspond to costs relative to the introduction to the stock exchange in the reporting period.

3.5. Income tax expense

IN CHF	2022	2021
Current income taxes	44'548	78'669
Deferred income taxes	1'367'635	2'290'071
Total income tax expense	**1'412'183**	**2'368'740**
Income before tax (EBT)	7'047'974	10'381'261
Average tax rate	16.89%	17.10%
Expected tax expense	1'190'403	1'775'502
Taxable losses not recognized	303'650	243'761
Other effects	-81'870	349'477
Effective income tax expense	**1'412'183**	**2'368'740**

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. Deferred tax assets are assets that represent the future tax benefits that a company can use to reduce its taxable income in the future. The Company has decided not to recognize these assets in the financial statements for the year. The total of taxable losses not recognized amounts to 6'413 KCHF (2021 : 4'074 KCHF).

4. Notes to the consolidated balance sheet

4.1. Cash and cash equivalents

IN CHF	31.12.2022	31.12.2021
Cash at banks	1'961'953	5'126'682
Total cash and cash equivalents	**1'961'953**	**5'126'682**

4.2. Trade receivables

IN CHF	31.12.2022	31.12.2021
Account receivables, gross	996'919	617'760
Bad debt allowances	-158'131	-39'368
Total trade receivables	**838'788**	**578'392**

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 Bussigny college (275 KCHF; 2021: 168 KCHF), Crissier (274 KCHF; 2021: 193 KCHF) and Geneva (419 KCHF; 2021: 175 KCHF).

The bad debt provision is relative to Geneva (99 KCHF; 2021: 28 KCHF) and Crissier (59 KCHF; 2021: 0 KCHF).

4.3. Other receivables

IN CHF	31.12.2022	31.12.2021
VAT receivables	441'801	82'146
Current account with property manager A	197'278	88'335
Current account with property manager B	147'338	38'673
Tax receivables	71'518	216'821
Other receivables	50'067	-
Totat other receivables	**908'002**	**425'975**

Other short-term receivables mainly include VAT receivable of 442 KCHF (including 308 KCHF relative to the input VAT on the down payment of the building in Reinach in December) and other receivables from property managers equal to 344 KCHF.

4.4. Accrued income and prepaid expenses

IN CHF	31.12.2022	31.12.2021
Leasing success fee	1'907'630	2'128'694
Accrued income from tenants	25'500	81'000
Prepaid expenses for heating and ancillary costs	109'595	-
Others	140'777	155'200
Total accrued income and prepaid expenses	**2'183'502**	**2'364'894**

The decrease in accrued income and prepaid expenses is mainly due to the amortization of the capitalized leasing success fee paid to a third-party company for the project Bussigny college. The leasing fee is amortized over 10 years beginning at the effective date of the concerning rental agreements (start from August 2021).Prepaid expenses for heating and ancillary costs will be recharged to tenants at the end of the breakdown of expenses which usually takes place in June every year.

4.5. Investment Properties

IN CHF	Down payment	Undeveloped land	Properties	Properties under development	Total investment properties
Balance as at 01.01.2021	**-**	**-**	**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
Revaluations of properties	-	-	7'499'336	-	7'499'336
Impairment	-	-	-	-387'056	-387'056
Balance as at 31.12.2021	**-**	**2'080'000**	**220'435'000**	**424'026**	**222'939'026**
Additions	4'000'887	18'860	6'654'040	1'787'997	12'461'784
Revaluations of properties	-	180'140	1'429'960	929'736	2'539'836
Balance as at 31.12.2022	**4'000'887**	**2'279'000**	**228'519'000**	**3'141'759**	**237'940'646**

The discount rates used in the appraiser's valuations for the investment properties ranged from 3.1% to 3.4%, in real terms, for the reporting year 2022 (2021: respectively 3.1% to 3.6%).

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	31.12.2022	31.12.2021
Bussigny Mochettaz 7	3'117'733	400'000
Crissier Arc-en-Ciel 9	24'026	24'026
Total properties under development	**3'141'759**	**424'026**

Photo : Yannic Bartolozzi

Voie-Creuse 16, Geneva (GE)

4.6. Financial liabilities

IN CHF	31.12.2022	31.12.2021
Bank loans - current	1'640'000	4'640'000
Bank loans - non-current	109'398'000	100'780'000
Total financial liabilities	**111'038'000**	**105'420'000**

	Currency	Nominal amount as at 31.12.22	Interest rate	Start date	End date	<1 year	>1 year
Bank loan 1a (Pt 1)	CHF	11'000'000	1.12%	28.12.2021	28.12.2030	-	22'100'000
Bank loan 1b (Pt 1)	CHF	11'100'000	1.18%	28.12.2021	28.12.2031	-	
Bank loan 1c (Pt 2)	CHF	5'060'000	0.80%	28.02.2022	28.02.2027	840'000	4'220'000
Bank loan 2 * / **	CHF	54'808'000	1.82%	28.12.2022	30.01.2023	-	54'808'000
Bank loan 2 * / **	CHF	1'700'000	1.50%	01.11.2022	01.02.2023	-	1'700'000
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	7'370'000	2.00%	06.12.2022	06.01.2023	800'000	6'570'000
Total Loans		**111'038'000**	**1.73%**			**1'640'000**	**109'398'000**

* The company fixed long term interest rates for an existing loan split in three tranches with a nominal value of 11 MCHF each starting in May 2023 and maturing respectively in May 2026, May 2027 and May 2028. The interest rates range between 2.23% and 2.53%.

** These bank loans (rollover mortgages) are part of a long-term credit line.

	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**

Bank loans have been granted with a weighted average interest rate of 1.73% (2021: 1.22%).

IN CHF	31.12.2022	31.12.2021
Book value of pledged investment properties	228'519'000	220'435'000
Nominal value of pledged mortgage notes	176'002'468	154'600'000
Current claim (nominal)	111'038'000	105'420'000

4.7. Trade payables

IN CHF	31.12.2022	31.12.2021
Trade payables - third parties	1'606'322	2'389'654
Trade payables - related parties	414'645	-
Total Trade payables	**2'020'967**	**2'389'654**

4.8. Other current liabilities

IN CHF	31.12.2022	31.12.2021
VAT liabilities	129'614	44'312
Rent paid in advance	101'229	10'921
Liabilities to other third parties	61'636	824'475
Guarantee retentions	73'894	-
Total Other current liabilities	**366'373**	**879'708**

The decrease in other current liabilities is mainly due to a booking in 2021 of a transaction cost liability valued at 632 KCHF to be paid on behalf of a third-party for the Bussigny college project.

4.9. Accrued expenses and deferred income

IN CHF	31.12.2022	31.12.2021
Accrued expenses	1'928'540	1'553'874
Bussigny college project	-	*435'400*
to other third parties	*990'985*	*662'649*
to related parties	*937'555*	*455'825*
Accrued tax	176'065	175'479
Accrued interests on loans	85'821	7'556
Total accrued expenses	**2'190'426**	**1'736'909**

The increase in accrued expenses is mainly due to the accrual of:

- renovation costs for Geneva (235 KCHF)
- capex costs for Bussigny college (216 KCHF)
- technical fees for the projects under development (120 KCHF)
- bank loan interests (86 KCHF)

The decrease in accrued expenses relative to Bussigny college project is linked to the completion of the project.

4.10. Other non-current liabilities

This position corresponds to a guarantee and deposit from the tenants to PATURBO for 400 KCHF (2021 : 445 KCHF)

4.11. 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 500 KCHF.

IN CHF	31.12.2022	31.12.2021
Provisions at the beginning of reporting period	**250'000**	**-**
Increase	250'000	250'000
Provisions at the end of reporting period	**500'000**	**250'000**
Of which long-term at the end of the reporting period	500'000	250'000

4.12. Deferred tax liabilities

IN CHF	31.12.2022	31.12.2021
Deferred tax liabilities on investment properties	17'808'009	16'440'374
Total deferred tax liabilities	**17'808'009**	**16'440'374**

4.13. 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.

On 26th October 2022, the shareholders modified the articles of incorporation to authorise the Board of Directors to increase the share capital (authorised and conditional capital) by a maximum of each CHF 19'050'633 until 25 October 2024.

As at the balance sheet date, PATURBO's group's reserves consisted of a non-distributable amount (legal reserves) of CHF 432'681 (2021: CHF 432'681).

4.14. Transaction with related parties

All relevant asset management tasks are contractually delegated to a specialised FINMA-approved asset manager. The asset manager perceived as remuneration for 2022 a net annual management fee amounted to 1'310 KCHF (2021: 970 KCHF).

Besides, technical fees relative to projects under development have been accrued for a total amount of 120 KCHF. A project fee of 17 KCHF was paid in 2021 for the acquisition of Bussigny college.

4.15. Commitments and contingent liabilities

Commitments

PROTIR owns a temporary 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	5'306'040	6'086'340
Total commitment	**156'060**	**624'240**	**5'306'040**	**6'086'340**

In 2021, the total commitment was the following:

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**

4.16. Events after the balance sheet date

PATURBO acquired an office and logistics building in Reinach (canton of Baselland) for a total amount of 14.5 MCHF which corresponds at the time of closing to an off-balance sheet commitment of 10.5 MCHF. The building has a rental area of around 11'000 square meters. The building will be repositioned for commercial and industrial use in the coming months. The effective entry into use started on 1st January 2023.

The consolidated financial statements have been approved by the Board of Directors on the 9th of May 2023.

AUDITOR'S REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

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STATUTORY AUDITOR'S REPORT

To the general meeting of Patrimonium Urban Opportunity AG, Crissier

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Patrimonium Urban Opportunity AG and its subsidiary (the Group), which comprise the consolidated statement of financial position as at 31 December 2022, and the consolidated statement of income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion the consolidated financial statements (pages 26 to 40) give a true and fair view of the consolidated financial position of the Group as at 31 December 2022 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Swiss GAAP FER and comply with Swiss law.

Basis for Opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We are independent of the Group in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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Key Audit Matter	How the Key Audit Matter was addressed in the audit
Valuation of investment properties	
Investment properties are important to our audit because the valuation process involves significant assumptions and estimates with regards to expected future cash flows and the discounted rate used for each property depending on its individual rewards and risks. The carrying amount of the investment properties further represent with CHF 237.9 mio the most material portion of the total assets in the consolidated financial statements of the group. The investment properties serve as long-term investment purposes and are measured at market value. The fair values of the investment properties are assessed annually by an external independent appraiser using the discounted cash flow method (DCF). Please refer for additional information to note 2.14. for the valuation principles combined with note 4.5 for the different categories within the portfolio.	Among other audit procedures we evaluated the objectivity, independence and competence of the external appraiser as well as the used valuation model. Additionally, we assessed the key assumptions used in the valuation with regards to the rental income and the discount rates. We involved our own real estate valuation specialists to support our audit procedures. We further verified the correctness of selected property specific data (among others rental income and maintenance expenses), which was used in the valuation by a comparison to historical amounts. We also considered for properties under development the correct calculation for the evenly captured difference between the expected completion value and the current amount over the period of the project as well as the appropriateness of the disclosures in the table of note 4.5.

Other Information

The board of directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements, the financial statements, the compensation report and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information,we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors for the Consolidated Financial Statements

The board of directors is responsible for the preparation of the consolidated financial statements in accordance with Swiss GAAP FER and the provisions of Swiss law, and for such internal control as the board of directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the board of directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related

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to going concern and using the going concern basis of accounting unless the board of directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of the auditor's responsibilities for the audit of the consolidated financial statements is located at EXPERTsuisse's website at: https://www.expertsuisse.ch/en/audit-report-for-ordinary-audits. This description forms part of our auditor's report.

Report on Other Legal and Regulatory Requirements

In accordance with Art. 728a para. 1 item 3 CO and PS-CH 890, we confirm that an internal control system exists, which has been designed for the preparation of the consolidated financial statements according to the instructions of the board of directors.

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

Zurich, 9 May 2023

BDO Ltd

Reto Frey

Licensed Audit Expert
Auditor in Charge

David Schraner

Licensed Audit Expert

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ANNUAL FINANCIAL STATEMENTS OF PATRIMONIUM URBAN OPPORTUNITY AG

BALANCE SHEET

ASSETS (IN CHF)	NOTE	31.12.2022	31.12.2021
Cash and cash equivalents		1'312'580	3'411'884
Accounts receivables	2.1	518'881	431'050
Other current receivables	2.2	744'015	111'869
Accrued income and prepaid expenses		2'097'776	2'156'477
Current Assets		**4'673'251**	**6'111'280**
Tangible fixed assets	2.3	112'279'013	109'588'101
Participations	2.4	15'989'978	15'989'978
Fixed Assets		**128'268'991**	**125'578'079**
TOTAL ASSETS		**132'942'242**	**131'689'359**

LIABILITIES (IN CHF)	NOTE	31.12.2022	31.12.2021
Trade payables	2.5	1'574'131	2'117'837
Short-term interest-bearing liabilities	2.6	840'000	11'491'961
Other short-term liabilities	2.7	240'297	642'821
Accrued expenses and deferred income	2.8	1'981'986	1'060'431
Short-term provisions	2.9	500'000	384'177
Short-term liabilities		**5'136'414**	**15'697'227**
Long-term interest-bearing liabilities	2.10	94'918'673	81'398'712
Long-term liabilities		400'000	400'000
		95'318'673	**81'798'712**
Share capital		38'101'266	38'101'266
Balance sheet Result			
- Loss brought forward		-3'907'846	-2'482'591
- Loss of the year		-1'706'265	-1'425'255
Shareholders' equity		**32'487'155**	**34'193'420**
TOTAL LIABILITIES		**132'942'242**	**131'689'359**

INCOME STATEMENT

IN CHF		01.01.2022 - 31.12.2022	01.01.2021 - 31.12.2021
Rental income		8'174'950	5'977'136
Other operating income		213'298	196'051
TOTAL OPERATING INCOME		**8'388'248**	**6'173'187**
Property Expenses		-1'975'233	-1'489'629
Other operating expenses		-1'674'228	-1'389'672
Depreciation of commercial properties		-4'923'219	-5'395'428
EBIT		**-184'431**	**-2'101'543**
Financial income	2.11	2'339	1'866'039
Financial expenses	2.12	-1'491'050	-1'124'752
EBT		**-1'673'142**	**-1'360'255**
Direct taxes	2.13	-33'123	-65'000
LOSS OF THE YEAR		**-1'706'265**	**-1'425'255**

APPENDIX

IN CHF		31.12.2022	31.12.2021
1	**Disclosures on the principles applied in the 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 Code of Obligations (Art. 957 to 962). The significant valuation principles applied, which are not prescribed by law, are described below.		
1.2	**Tangible fixed assets**		
	Tangible fixed assets are valued at acquisition and production cost less accumulated depreciation and any operationally necessary value adjustments.		
2	**Disclosures and explanations of items in the balance sheet and income statement**		
2.1	**Accounts receivables**		
	Trade receivables from third parties	577'731	442'520
	Bad debt provision	-58'850	-11'470
	TOTAL ACCOUNTS RECEIVABLES	**518'881**	**431'050**
2.2	**Other current receivables**		
	VAT receivables	345'661	-
	Current accounts with property management companies	344'616	90'127
	Tax receivables	36'830	21'741
	Other receivables from third parties	16'908	-
	Total Other current receivables	**744'015**	**111'869**
2.3	**Tangible fixed assets**		
	Commercial property Glattpark	14'117'697	14'705'933
	Commercial property Meyrin	4'900'114	5'104'286
	Commercial property Plan-les-Ouates	5'517'265	5'747'152
	Commercial property Urdorf	15'481'792	15'960'611
	Commercial property Crissier	18'012'194	19'162'891
	Commercial property Bussigny Chaux 3	4'482'387	4'808'029
	Commercial property Bussigny Chaux 5	17'095'418	17'765'910
	Commercial property Bussigny Rente 26	24'360'376	23'829'263
	Parcels N° 1845/3454/3233 Bussigny*	2'098'860	2'080'000
	PEC Crissier Arc-en-Ciel 9 (under construction)	24'026	24'026
	PEC Bussigny Mochettaz 7 (under construction)	2'187'997	400'000
	Down payment commercial property Reinach	4'000'887	-
	TOTAL TANGIBLE FIXED ASSETS	**112'279'013**	**109'588'101**

IN CHF		31.12.2022	31.12.2021
	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%	4.00%
	Commercial property Meyrin	4.00%	4.00%
	Commercial property Plan-les-Ouates	4.00%	4.00%
	Commercial property Urdorf	3.00%	3.00%
	Commercial property Crissier	6.00%	6.00%
	Commercial property Bussigny Chaux 3	6.00%	6.00%
	Commercial property Bussigny Chaux 5	3.00%	3.00%
	Commercial property Bussigny Rente 26	3.00%	3.00%
	Capitalized transaction costs are amortized on a straight-line basis over 5 years. In November 2022, Patrimonium Urban Opportunity Ltd paid a down payment for 4 MCHF on the acquisition of a new building in Reinach (change in ownership starting from 01.01.23).		
2.4	**Participations**		
	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%
2.5	**Trade payables**		
	Liabilities due to third parties	1'159'486	2'117'837
	Liabilities due to related parties	414'645	-
	Total Trade payables	**1'574'131**	**2'117'837**
2.6	**Short-term interest-bearing liabilities**		
	Short-term interest-bearing liabilities to subsidiary	-	7'651'961
	Mortages	840'000	3'840'000
	Total Short-term interest-bearing liabilities	**840'000**	**11'491'961**
2.7	**Other short-term liabilities**		
	VAT liabilities	77'432	-5'075
	Other short-term liabilities to third parties	61'636	636'975
	Prepaid rent	101'229	10'921
	Total Other short-term liabilities	**240'297**	**642'821**
2.8	**Accrued expenses and deferred income**		
	Accrued expenses due to third parties	778'302	721'220
	Accrued expenses due to related parties and subsidiary	1'008'619	339'211
	Accrued expenses due to Board members	19'000	-
	Tax provisions	176'065	-
	Total Accrued expenses and deferred income	**1'981'986**	**1'060'431**

IN CHF		31.12.2022	31.12.2021
2.9	**Short-term provisions**		
	Project-related provisions	500'000	250'000
	Tax provisions	-	134'177
	Total Short-term provisions	**500'000**	**384'177**
2.10	**Long-term interest-bearing liabilities**		
	Mortages	82'828'000	73'410'000
	Loans from subsidiary	12'090'673	7'988'712
	Total Long-term interest-bearing liabilities	**94'918'673**	**81'398'712**
	On 1 July 2022 a new loan agreement was concluded between Protir and its sole shareholder Paturbo, which cancels and replaces all existing loans at that date, for an amount of CHF 15'640'673. The loan bears interest at 6% per annum and matures on 30 June 2027. Repayments were made during the second half of 2022 for an amount of CHF 3'550'000.		
2.11	**Financial income**		
	Dividend	-	1'848'039
	Other financial income	2'339	18'000
	Total Financial income	**2'339**	**1'866'039**
2.12	**Financial expenses**		
	Interests to banks	791'656	687'783
	Interests to subsidiary	619'859	433'492
	Other financial expenses	79'536	3'477
	Total Financial expenses	**1'491'050**	**1'124'752**
2.13	**Direct taxes**		
	In 2022, the position includes income taxes (42 KCHF) and tax income related to prior tax periods (-9 KCHF). In the 2021, the position includes income taxes (65 KCHF).	33'123	65'000
3	**Other information**		
3.1	**Full-time positions**		
	The annual average number of full-time employees did not exceed 10 in the year under review or the previous year.		
3.2	**Collateral provided for liabilities**		
	Book value Glattpark	14'117'697	14'705'933
	Pledged amount of the property	28'000'000	20'000'000
	Book value Meyrin	4'900'114	5'104'286
	Pledged amount of the property	11'500'000	11'500'000
	Book value Plan-les-Ouates	5'517'265	5'747'152
	Pledged amount of the property	5'400'000	5'400'000
	Book value Urdorf	15'481'792	15'960'611
	Pledged amount of the property	22'000'000	20'000'000
	Book value Crissier	18'012'194	19'162'891
	Pledged amount of the property	11'500'000	11'500'000
	Book value Chaux 3	4'482'387	4'808'029
	Pledged amount of the property	2'700'000	2'700'000
	Book value Chaux 5	19'283'415	17'765'910
	Pledged amount of the property	20'500'000	9'500'000

IN CHF		31.12.2022	31.12.2021
	Book value Bussigny, Rente 26	24'360'376	23'829'263
	Pledged amount of the property	42'000'000	42'000'000
	Book value parcels N° 1845/3454/3233 Bussigny	2'098'860	2'080'000
	Pledged amount of the property	-	21'000'000
	Of which claimed (CSA/UBS/PROTIR AG)	95'758'673	76'410'000
3.3	**Other information related to a public entity**		
	Share capital	38'101'266	38'101'266
	Authorized capital (until 25 October 2024)	19'050'633	19'050'633
	Conditional capital (until 25 October 2024)	19'050'633	19'050'633
	Significant shareholders (>5% of voting rights)	**interest in %**	**interest in %**
	Martin Otto Pestalozzi, VD	36.38%	36.38%
	Viatrans Ltd, GE	16.62%	16.62%
	Chrometech Investment Ltd, Mauritius	0.00%	7.38%
	Patrimonium Holding Ltd, ZG	5.39%	2.87%
	Avni Orlatti, VD	5.25%	5.25%

Securities and option rights held by Board members and Management

	In 31.12.2022	**number of shares**	**interest in %**
	Christoph Syz and via Patrimonium Holding Ltd - Board Delegate	2'193'358	5.76%
	Related parties with close relationship to the Board Delegate	572'643	1.50%
	Ulrich Burkhard - Board member	1'613'135	4.23%
	Arne Kirchner via Virtalis International Ltd - Board member	624'868	1.64%

	In 31.12.2021	**number of shares**	**interest in %**
	Christoph Syz and via Patrimonium Holding Ltd - Board Delegate	2'938'358	7.71%
	Related parties with close relationship to the Board Delegate	562'643	1.48%
	Ulrich Burkhard - Board member	1'613'135	4.23%
	Arne Kirchner via Virtalis International Ltd - Board member	624'868	1.64%

Additional information is provided in the compensation report on page 22 to 23.

3.4 Significant events after the balance sheet date

PATURBO acquired an office and logistics new building in Reinach (canton of Baselland) for a total amount of 14.5 MCHF which corresponded at the time of closing to an off-balance sheet commitment of 10.5 MCHF. The building has a rental area of around 11'000 square meters. The building will be repositioned for commercial and industrial use in the coming months. The effective entry into use started on 1st January 2023.
No other significant events have occurred after the balance sheet date.

AUDITOR'S REPORT TO THE STANDALONE FINANCIAL STATEMENTS

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STATUTORY AUDITOR'S REPORT

To the general meeting of Patrimonium Urban Opportunity AG, Crissier

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Patrimonium Urban Opportunity AG (the Company), which comprise the statement of financial position as at 31 December 2022, and the statement of income for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion the financial statements (pages 44 to 49) comply with Swiss law and the Company's articles of incorporation.

Basis for Opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have concluded that there are no key audit matters to be communicated in our audit report.

Other Information

The board of directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements, the consolidated financial statements, the compensation report and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information,we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors for the Financial Statements

The board of directors is responsible for the preparation of the financial statements in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the board of directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board of directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going

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concern and using the going concern basis of accounting unless the board of directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of the auditor's responsibilities for the audit of the financial statements is located at EXPERTsuisse's website at: https://www.expertsuisse.ch/en/audit-report-for-ordinary-audits. This description forms part of our auditor's report.

Report on Other Legal and Regulatory Requirements

In accordance with Art. 728a para. 1 item 3 CO and PS-CH 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, 9 May 2023

BDO Ltd

Reto Frey
Licensed Audit Expert
Auditor in Charge

David Schraner
Licensed Audit Expert

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