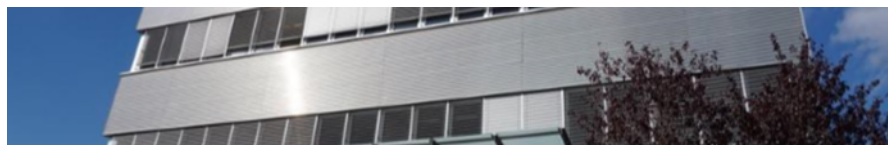


May 2023

# Patrimonium Urban Opportunity AG



## General information

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

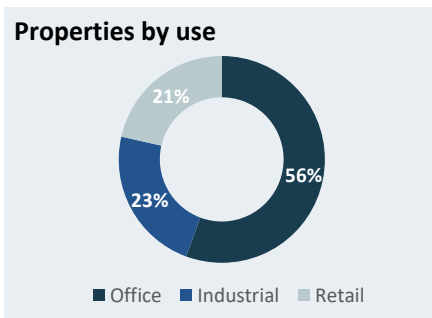
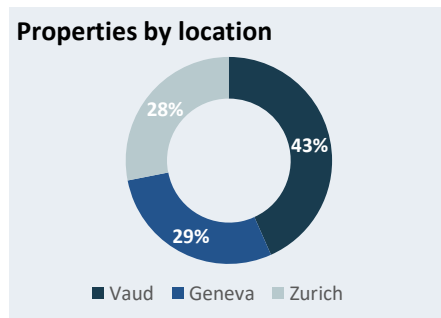
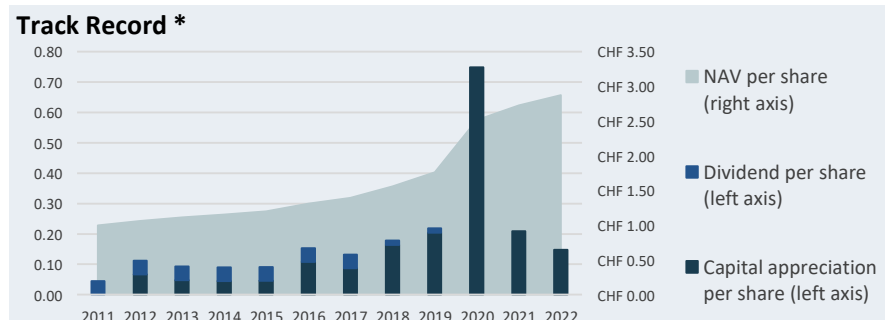
This investment opportunity is open for investors (private, professional and institutional) residing in Switzerland with a long-term investment horizon.

## Key features

- Upside potential through attractive development pipeline
- Downside protection through diversified, income-generating real estate portfolio
- Additional returns through value-add and opportunistic investment strategy
- Stable and proven track record with an average total return of 10.01%

## Operations – Update

- Rental income increased by over 25% compared to 2021
- Vacancy rate was reduced to 6.11% at the end of 31.12.2022
- Early 2022, the Company acquired a 25'696 m<sup>2</sup> landplot in Bussigny with significant development potential in the coming years



\* Based on Net Asset Value. Past performance is not an indicator, nor a guarantee for future performance.

## About Patrimonium Urban Opportunity AG

Patrimonium Urban Opportunity AG (PATURBO, the "Company") and its subsidiary PROTIR AG operate in Switzerland. The purpose of the group is to purchase, sell, lease, and manage real estate in Switzerland. The Company is a limited company incorporated and domiciled in Switzerland. The registered office is located at Chemin des Lentillières 15, 1023 Crissier. The commercial name of the company was changed on the 10th of August 2021 (Patrimonium Commercial Opportunity I AG was renamed Patrimonium Urban Opportunity AG). PROTIR AG is a limited company incorporated and domiciled in Switzerland. PROTIR is held 100% by PATURBO. The registered office is located at Voie-Creuse 16, 1202 Geneva.

Key Data	31.12.2022
Name	Patrimonium Urban Opportunity AG
Incorporation	27.09.2010
Currency	CHF
Financial year	01.01. – 31.12.
NAV publication	<a href="http://www.patrimoniumurbanopportunity.ch">www.patrimoniumurbanopportunity.ch</a>
Stock market	BX Swiss AG
ISIN number	CH1141117965
Ticker	PATRI
Shares outstanding	38'101'266
NAV per share	CHF 2.87
Asset management	Patrimonium Asset Management AG
Valuation expert	Wüest Partner AG
Auditor	BDO AG
Custodian bank	Berner Kantonalbank
Share registry	Sisware AG
<b>Portfolio</b>	<b>31.12.2022</b>
Total invest. properties	CHF 237'940'647
Net Asset Value	CHF 109'509'118
Debt ratio	45.54%
WAULT	6.51 years
Vacancy rate	6.11%
Plot area	134'823 m <sup>2</sup>
Rental area	78'276 m <sup>2</sup>
Parking spaces	1'933
Ø Rent per m <sup>2</sup>	CHF 163
Expected TER GAV	1.06%

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## Disclaimer

Patrimonium Urban Opportunity AG is a Swiss real estate company listed at BX Swiss AG ("PATRI", ISIN: CH1141117965). The company pursues an active and highly selective acquisition and development strategy focused on targeted real estate opportunities in attractive macro- and micro-locations in urbanizing areas. The portfolio includes investment properties in Switzerland's main economic hubs – Vaud, Geneva and Zürich. The purpose of the Company is to purchase, sell, lease, and manage real estate in Switzerland. The Company is a limited company incorporated and domiciled in Switzerland. The registered office is located at Chemin des Lentillières 15, 1023 Crissier.

The asset management is delegated to Patrimonium Asset Management AG's real estate asset management team, a Swiss fund management company supervised by FINMA with 4.0 billion assets under management and more than 70 employees.

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