

Patrimonium Urban Opportunity LTD



General information

Patrimonium Urban Opportunity LTD 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.

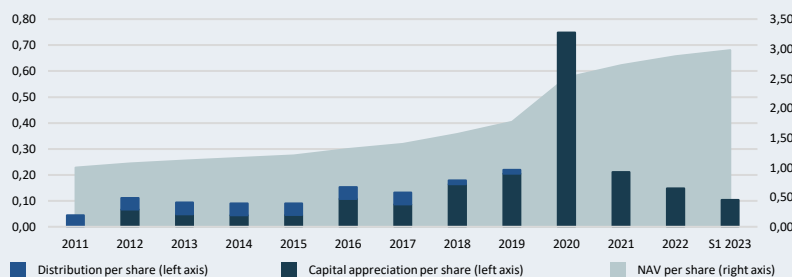
Key features

- 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 9.87% since inception

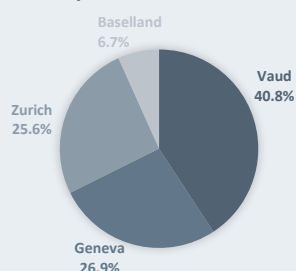
Operations – Update

- Rental income increased by over 14% compared to the end of 2022
- Net Asset Value (NAV) stands at CHF 2.97, reflecting an increase of 7.2% over the past 12 months
- Revaluation gain exceeding CHF 3 million, from recent acquisitions and ongoing projects
- Net profit for the first half of 2023 more than doubles to over 3,9 million compared with last year

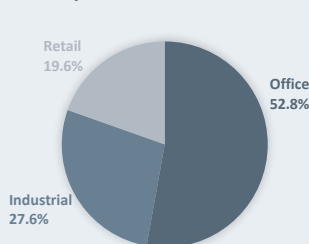
Track Record - NAV



Properties by location



Properties by use



The compounded total annual return since inception (2010 – S1 2023) amounts to 9.87%.

About Patrimonium Urban Opportunity LTD

Patrimonium Urban Opportunity LTD (PATURBO, the "Company") operates in Switzerland. 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 commercial name of the company was changed on the 10th of August 2021 from Patrimonium Commercial Opportunity I LTD to Patrimonium Urban Opportunity LTD).

Key Data	30.06.2023
Name	Patrimonium Urban Opportunity LTD
Incorporation	27.09.2010
Currency	CHF
Financial year	01.01. – 31.12.
NAV publication	www.patrimoniumurbanopportunity.ch
Stock market	BX Swiss AG
ISIN number	CH1141117965
Ticker	PATRI
Shares outstanding	38'101'266
NAV per share	CHF 2.97
Asset management	Patrimonium Asset Management AG
Valuation expert	Wüest Partner AG
Auditor	BDO AG
Paying Agent	Berner Kantonalbank
Share registry	Sisware AG
Portfolio	30.06.2023
Total invest. properties	CHF 256'538'736
Net Asset Value	CHF 113'441'744
Debt ratio	46.97%
WAULT	6.69 years
Vacancy rate as of cut of date	7.54%
Plot area	142'609 m ²
Rental area	89'679 m ²
Parking spaces	2'009
Ø Rent per m ²	CHF 147
Expected annual TER GAV	More than 1%

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Disclaimer

Patrimonium Urban Opportunity LTD is a Swiss real estate company listed at BX Swiss LTD ("PATRI", ISIN: CH1141117965). The asset management of the Company is delegated to Patrimonium Asset Management LTD's real estate asset management team, a Swiss fund management company supervised by FINMA with 4.5 billion assets under management and more than 70 employees.

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