

June 2026

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 mid to long-term investment horizon.

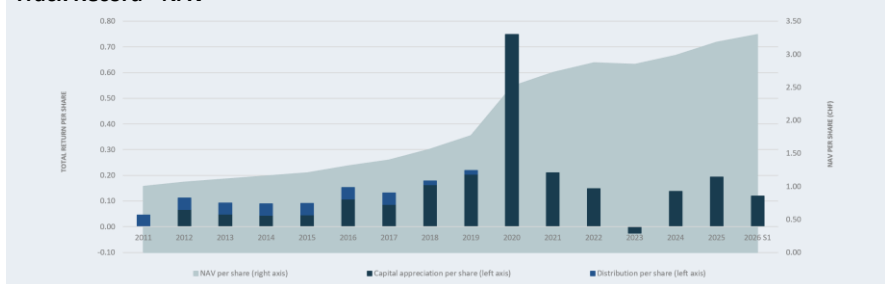
Key features

- Upside potential through attractive development pipeline
- Downside protection through diversified, income-generating real estate portfolio
- Additional returns through value-add and opportunistic investment strategy

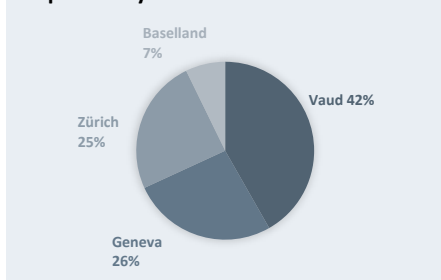
Operations – Update

- Net operating income rose by 8.2% to CHF 5.5 million vs. previous year (30.06.2025: CHF 5.1 million), supported by property expenses decreased to CHF 1.3 million during the review period (30.06.25: CHF 1.9 million).
- Operating result before revaluation rose by 10.9% to CHF 4.4 million (30.06.2025: CHF 3.9 million).
- NAV increased by 3.8% to CHF 125.8 million (31.12.2025: CHF 121.2 million) over the last 6 months, with NAV per share rising to CHF 3.30.

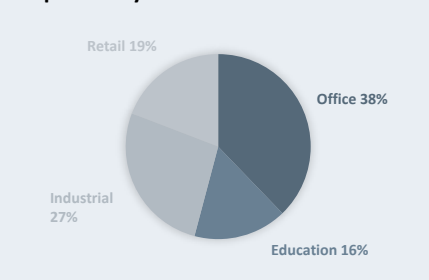
Track Record - NAV



Properties by location



Properties by use



The compounded total annual return since inception (2010 – 51 2026) amounts to 8.56%.

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.

Key Data

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 Ltd
ISIN number	CH 1141117965
Ticker	PATRI
Shares outstanding	38'101'266
NAV per share (rounded)	CHF 3.30
Asset management	Patrimonium Asset Management Ltd
Valuation expert	Wüest Partner Ltd
Auditor	Ernst & Young Ltd
Custodian bank	Berner Kantonalbank
Share registry	Sisware Ltd
Portfolio	
Total invest. properties	CHF 290'507'626
Net asset value	CHF 125'755'503
Debt ratio	47.25%
WAULT	4.13 years
Vacancy rate as of cut of date	9.8%
Plot area	142'609 m ²
Rental area	93'779 m ²
Parking spaces	2'146
Ø Rent per m ²	CHF 160
Annual TER GAV	0.93%

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Patrimonium Asset Management Ltd.

Patrimonium Asset Management Ltd. ("Patrimonium") is a fund management company authorised by the Swiss Financial Market Supervisory Authority (FINMA), specialised in private markets. Patrimonium offers investment opportunities in real estate, private credit, private equity and infrastructure to qualified and professional investors. Patrimonium manages CHF 5.5 bn in assets (06.2026) with 70 professionals with offices in Lausanne, Zurich and Zug. More information: www.patrimonium.ch.

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