

June 2025

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.

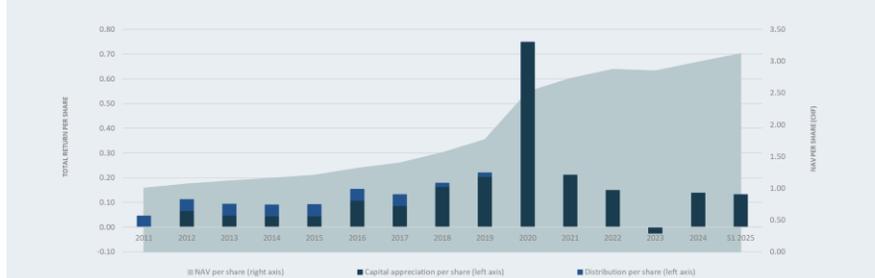
Key features

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

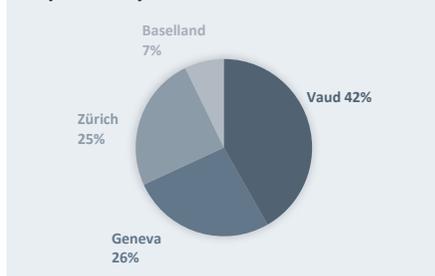
Operations – Update

- Operating income rose by 7.2% to CHF 7.0 million (30.06.2024: CHF 6.5 million), supported by letting efforts, the delivery of a new property located at Bussigny Mochettaz 7, and the indexation of lease contracts.
- Operating result before revaluation rose by 15.3% to CHF 3.9 million.
- Revaluation gain of CHF 3.0 million, CHF 1.1 million financial expenses, and CHF 0.8 million differed taxes, resulted in a net profit of CHF 5.0 million for the half-year 2025.

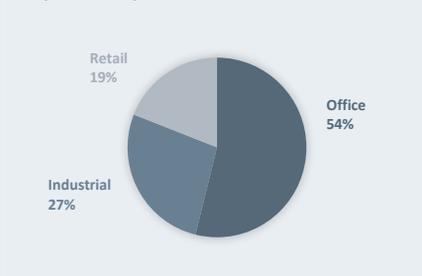
Track Record - NAV



Properties by location



Properties by use



The compounded total annual return since inception (2010 – 51.2025) amounts to 8.79%.

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 3.12
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 269'751'440
Net asset value	CHF 118'787'511
Debt ratio	46.44%
WAULT	6.53 years
Vacancy rate as of cut of date	8.9%
Plot area	142'609 m ²
Rental area	93'774 m ²
Parking spaces	2'146
Ø Rent per m²	CHF 162
Annual TER GAV	0.95%

Contact

Hanspeter Berchtold, CFA

CIO Real Estate

hanspeter.berchtold@patrimonium.ch

Christophe Morize

Managing Director Investor Relations

christophe.morize@patrimonium.ch

Patrimonium Asset Management AG

Patrimonium Asset Management AG ("Patrimonium") is a fund management company authorized by the Swiss Financial Market Supervisory Authority (FINMA), specialized in private markets. Patrimonium offers investment opportunities in real estate, private credit, private equity and infrastructure to qualified and professional investors. Patrimonium manages assets of CHF 5 bn with 70 professionals out of Lausanne, Zurich and Zug. More information: www.patrimonium.ch.

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 CHF 5 billion assets under management and more than 70 employees.

The information and opinions expressed in this publication were produced by Patrimonium Urban Opportunity Ltd as of the date of writing and are subject to change without notice. This publication is intended for information purposes only and does not constitute an offer or an invitation by, or on behalf of, the Company to make any investments. Opinions and comments of the authors reflect their current views, but not necessarily of other Patrimonium entities or any other third party. Nothing in this publication constitutes investment, legal, accounting or tax advice, or a representation that any investment or strategy is suitable or appropriate for individual circumstances, or otherwise constitutes a personal recommendation for any specific investor. Past performance is not a reliable indicator of future results. Performance forecasts are not guaranteed and are not a reliable indicator of future performance.

Although the information and data herein are obtained from sources believed to be reliable, no representation is made that the information is accurate or complete. Patrimonium Urban Opportunity Ltd, its subsidiaries and affiliated companies do not accept liability for any loss arising from the use of this publication.

This publication must not be distributed outside Switzerland.

Copyright © Patrimonium Urban Opportunity Ltd, Crissier, 2025