



Media Release

Ad-hoc announcement according to Art. 16.4 LR BX Swiss AG

Crissier, 12.05.2023

Patrimonium Urban Opportunity AG (BX: PATRI) presents excellent results despite challenging environment

Patrimonium Urban Opportunity AG (or the “Company”) presents its first annual report as a publicly listed company. In a challenging real estate environment made of rising interest rates and inflation, the BX Swiss-listed company increased rental income by more than 25% and net asset value per share by 5.43% to CHF 2.874 as of 31.12.2022. The Company invests for the long term and will continue to prioritize the creation of additional value in its existing portfolio.

During 2022, Patrimonium Urban Opportunity AG managed to further solidify its portfolio. The asset management team continued its letting effort by signing new leases and acquiring new commercial tenants for their surfaces. Portfolio rental income increased significantly by more than 25% to CHF 10.75 million. Vacancy rate decreased to 6.11%. With a revaluation gain of CHF 2.54 million, the Company posted a net profit of CHF 5.64 million for 2022.

In 2022, the market value of the properties of the portfolio increased from CHF 222.9 million to CHF 237.9 million. This increase reflects the revaluation gain, as well as the ongoing investment and main renovation projects for the properties in Bussigny, Mochettaz 7 and Rente 26, and Geneva, Voie Creuse 16. As a result, the Net Asset Value of the Company increased from CHF 2.726 to CHF 2.874 as of 31.12.2022.

The Company's construction project at Mochettaz 7 in Bussigny started in the course of the summer for a delivery expected in summer 2024. Large parts of the new building will be made of wood, a natural CO²-accumulator, and reduce the building's carbon footprint. The construction works of this state-of-the-art office building progress as planned and a majority of the 3'200m² of rental surfaces are already rented out.

At beginning of the year the Company became the legal owner of an additional land plot in Bussigny, en Rente. The parcel has a total area of more than 25'000 m², with a constructable potential of more than 20'000 m² of surfaces.

Finally, at the end of 2022, the Company signed a sale and purchase agreement for an industrial property in Reinach (BL), becoming its legal owner in 2023.

As of 31 December 2022, Patrimonium Urban Opportunity AG's portfolio consisted of 9 properties, 1 land plot and 1 construction project. The assets are located in the agglomerations of Geneva, Lausanne, and Zürich. The dynamism of these target regions offers ideal conditions to the further long term development of the portfolio.

"The active and interdisciplinary management approach has proved its worth and will remain a central element of the Company's strategy in the coming years. We have the privilege to invest for the long term and will continue to add value in our acquired properties with pertinent strategies" says Hanspeter Berchtold, Chief Investment Officer Real Estate at Patrimonium Asset Management AG, the delegated Asset Manager.

Patrimonium Urban Opportunity AG is listed at BX Swiss AG since July 18, 2022 (**Ticker: PATRI**).

For more information and to download the full Annual Report 2022, please visit:

www.patrimoniumurbanopportunity.ch

Media relations

François Hutter

Head of Marketing

Patrimonium Asset Management AG

Phone: +41 58 787 00 08

E-mail: media@patrimonium.ch

About Patrimonium Urban Opportunity AG

Patrimonium Urban Opportunity AG is a Swiss real estate company listed at BX Swiss AG ("PATRI", ISIN: CH1141117965).

The Company pursues an active and selective acquisition and development strategy focused on targeted real estate opportunities in attractive macro- and micro-locations in urban 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 in Crissier.

The asset management is delegated to Patrimonium Asset Management AG and its experienced real estate asset management team. Patrimonium Asset Management AG is a Swiss fund management

company supervised by FINMA with more than CHF 4.2 bn (31.12.2022) in assets under management and 70 employees.

Disclaimer

The information and opinions expressed in this publication were produced by Patrimonium Urban Opportunity AG 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 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 AG, 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 AG, Crissier 2023