

# Definition of Alternative Performance Measures

**This document includes definitions of performance measures that are not defined under IFRS, EPRA, SIA (Swiss Society of Engineers and Architects) standard D 2013, Corporate Governance Best Practice Recommendations or other standards. Mobimo's Annual Report is available at [www.mobimo.ch](http://www.mobimo.ch) > Investors > Reporting.**

## **Discounted cash flow method (DCF)**

The method used for calculating the fair value of real estate. The fair value of a property is calculated from the present values of net cash flows expected in the future (valuation period of 100 years). The net cash flows are discounted to the reporting date using a discount rate.

## **Distribution per share**

Annual distribution to shareholders in the form of a dividend, a repayment of capital contribution reserves or a nominal value reduction.

## **Distribution yield**

Distribution per share divided by the year-end share price.

## **Dividend yield**

The annual dividend income of a share as a percentage of the current share price.

## **Earnings per share**

Earnings per share are calculated by dividing the Group result attributable to the shareholders of Mobimo Holding AG by the weighted average of the number of shares outstanding during the reporting period.

## **EBIT**

Earnings before interest and tax.

## **EBITDA**

Earnings before interest, tax, depreciation and amortisation.

## **Gross loan to value (LTV) ratio**

Total financial liabilities relative to total portfolio value.

## **Gross yield from investment properties**

Target rental income divided by the market value of the investment properties.

## **Interest-bearing liabilities**

Total current and non-current financial liabilities.

## **Interest coverage ratio**

The interest coverage ratio is calculated from earnings before interest, tax, depreciation and amortisation (EBITDA) excl. revaluation, divided by interest expense.

## **Market capitalisation**

Share price on the reporting date multiplied by the number of shares issued.

## **Net asset value (NAV)**

The value of equity according to the consolidated annual financial statements.

## **Net gearing**

Net financial liabilities (total current and non-current financial liabilities less cash and cash equivalents and current time deposits) in relation to equity.

## **Net loan to value (LTV) ratio**

Total financial liabilities less cash and short-term financial assets relative to total portfolio value.

## **Net yield from investment properties**

Actual rental income less costs related to the rental of the properties (including internal costs), divided by the market value of the investment properties (according to SIA (Swiss Society of Engineers and Architects) standard D 0213).

## **Nominal value per share**

The nominal value or par value per share is the paid-up share capital per share.

## **Number of shares outstanding**

The number of shares issued minus the number of treasury shares.

**Payout ratio**

The payout ratio refers to the ratio of dividend payments (in accordance with the proposal to the General Meeting) to the profit earned by the company.

**Profit excluding revaluation**

Profit (attributable to the shareholders of Mobimo Holding AG) excluding revaluation (and attributable deferred tax).

**Return on equity**

Profit (attributable to the shareholders of Mobimo Holding AG) in relation to average equity (attributable to the shareholders of Mobimo Holding AG; equity at 1 January plus capital increase/reduction).

**Return on equity not including revaluation**

Profit (attributable to the shareholders of Mobimo Holding AG) not including revaluation (and attributable deferred tax) relative to average equity (attributable to the shareholders of Mobimo Holding AG; equity at 1 January plus capital increase/reduction).

**Ø Rate of interest on financial liabilities (for the period)**

Total financial liabilities weighted by interest rate, divided by total financial liabilities.

**Ø Residual maturity of financial liabilities**

Total financial liabilities weighted by maturity, divided by the product of financial liabilities multiplied by a factor of 365.

**Target rental income**

Expected rental income at full occupancy before vacancies and rent reductions.

**Vacancy rate**

This rate is calculated as the sum of all rent lost due to vacancy, divided by target rental income.

Status as of July 2020