

HERE TO STAY


Agnieszka Pieta holds a passion for contemporary Swiss art.



WELCOME TO THE CLUB D'ART

The Club d'Art Contemporain owned by Agnieszka Pieta in the newly opened building on Les Garages adds a new dimension to the varied artistic attractions in the Flon district. The key message of the Club is that everyone is welcome.

When the weather allows it, Agnieszka Pieta leaves the doors to the Club d'Art Contemporain open. "I want no one to be scared of coming into the Club. Everyone should feel welcome and be able to enjoy contemporary art," explains the owner, who attended art school in France. "I therefore consciously refrained from naming my place a gallery, as a club sounds much more inviting and welcoming." Agnieszka Pieta is the tenant in the garage building that was opened in September 2017 as a modular sales and exhibition space in the Flon district. Here, she exhibits pieces of art produced by contemporary artists living in Switzerland. In addition to this, she organises workshops, seminars and film evenings. Agnieszka Pieta's main focus is interaction. In her events, she encourages the nine artists who are currently exhibiting their work to mix and engage with those interested in art. She also puts on events for children, with a small handprint on the wall of the Club's basement already attesting to this. Agnieszka Pieta has lived in Switzerland for more than ten years and has always found the Flon district to be extremely appealing: "Art has always played a special role in Flon; just think of the renowned Alice Pauli Gallery which has called the district its home for many years." She, too, has played a part in maintaining the Flon district's flair for art thanks to the exhibitions she has put on over the past two years. "All of the tenants are new to these buildings. We're all still settling in and finding our feet. Soon, though, you won't be able to imagine the district without the garage buildings," she said.

Adding new
flair to the district – 
Les Garages.



CORPORATE GOVERNANCE AND COMPENSATION REPORT



BiBoViNo

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BEAUJOLAIS
BOURGOGNE
CÔTES DU RHÔNE
CÔTES DE PROVENCE
COSTÈRES DE NÎMES
CORBIÈRES
BERGERAC
PAYS D'OC
BORDEAUX
LOIRE

BARBER SHOP

SANS RENDEZ-VOUS
COIFFURE
COURBE ET/OU STRIAGE
BARBE
CORPS-CHAUFFÉ
SHAMPOING
COIFFURE ÉCLAIRÉ
SOIN DE VISAGE
SOURCES: HOMME AU FIL

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relief

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CORPORATE GOVERNANCE REPORT

For Mobimo, good corporate governance is a key element of business management. The company sees good corporate governance as being the responsible management and control of the company with a focus on sustainable value creation.

The Corporate Governance report contains the information required under the SIX Swiss Exchange Directive Corporate Governance (DCG) and is largely based on the structure of the Annex to this directive. Cross-references are made to other sections of the Annual Report in order to avoid repetitions.

Group structure and shareholders

Group structure

Company	Mobimo Holding AG
Registered office	Lucerne
Place of listing	SIX Swiss Exchange
Market capitalisation as at 31.12.17	CHF 1,626 million
Swiss security no.	1110887
ISIN code	CH0011108872

Mobimo Holding AG is the parent company of the Mobimo Group and is listed on the SIX Swiss Exchange. An overview of all Group companies and shareholdings can be found in Note 34 to the consolidated annual financial statements on page 106.

The Board of Directors of Mobimo Holding AG has delegated the management of day-to-day business activities to the Executive Board. The Executive Board comprises the CEO, the CFO, the Heads of the Real Estate and Development business areas and the Head of Mobimo Suisse romande.

As per 31.12.2017 the two operational areas can be broken down as follows:

Real Estate: The Real Estate business area encompasses the tasks and services that come under portfolio management, site management, management and facility management as well as the marketing of the existing investment properties.

Development: The business area's activities include developing and realising construction projects on sites and building plots for third-party investors, for the company's own portfolio and as condominium projects for sale, monitoring construction activity during the construction phase and supporting buyers with condominium projects as well as selling condominiums.

As of 1 January 2018, Realisation (previously Project Management) will be headed by Vinzenz Manser as an independent area in the Executive Board. Thus, the main role in this area in terms of organisation will be ensuring that construction projects are realised within budget and on schedule, the quality assurance process is performed and the handover of units to tenants and buyers is carried out smoothly.

For the segment reporting with its clear market and investor focus, Development and Realisation will continue to be consolidated in the Development segment. Dividing project income into separate components for Development and Realisation would often be less informative and is also not intended for internal purposes. Segment reporting including further Notes on the segments can be found in Note 3 to the consolidated annual financial statements on page 65 of this annual report.

Significant shareholders

An overview of significant shareholders and other shareholder details can be found in the Mobimo on the capital market section on page 6 of this Annual Report.

The disclosure reports drawn up in the reporting year within the meaning of Article 120 of the Swiss Federal Act on Stock Exchanges and Securities Trading (SESTA) and the provisions of the Ordinance on Financial Market Infrastructures and Market Conduct in Securities and Derivatives Trading (FMIO) can be found on the SIX Exchange Regulation website (www.six-exchange-regulation.com) under Publications > Significant shareholders.

Cross-shareholdings

There are no cross-shareholdings.

Capital structure

Capital

Capital as at 31 December 2017	Total (TCHF)	Number of registered shares	Nominal value per share (CHF)
Share capital	180,327	6,218,170	29.00
Authorised capital	max. 34,800	1,200,000	29.00
Conditional capital	max. 941	32,446	29.00

Authorised and conditional capital

Authorised and conditional capital are defined in Articles 3a and 3b of the Articles of Association. The exact wording of the provisions of

the Articles of Association of Mobimo Holding AG regarding approved and conditional capital can be found under Investors > Corporate Governance > Articles of Association on www.mobimo.ch.

Authorised capital

The Board of Directors is authorised until 2 April 2018 to increase the company's share capital by issuing a maximum of 1,200,000 fully paid-up registered shares. Increases may take place all in one go or in stages. The issue price, type of contributions, conditions governing the exercise of subscription rights, allocation of the excluded subscription rights and timing of the dividend entitlement are determined by the Board of Directors. The Board of Directors decides on unexercised subscription rights in the best interests of the company. Once acquired, the new registered shares are subject to restrictions on transfer. Shareholders' subscription rights may be excluded by the Board of Directors for the purpose of an acquisition (e.g. in the case of a share placement) or the financing of the acquisition of land by the company or a subsidiary or for the purpose of taking over or financing the takeover of companies, parts of companies or participations by the company or a subsidiary. Acquisitions or takeovers are permitted only in keeping with the purpose stipulated by the company.

Conditional capital

The share capital may be increased through the issue of up to 32,446 fully paid-up registered shares, subject to the exclusion of subscription rights. Use thereof is restricted as follows:

- up to 32,446 fully paid-up registered shares can be issued through the exercise of subscription rights in connection with subscription rights for employees created after 5 May 2010.

The acquisition of registered shares through the exercise of option rights and the subsequent transfer of these registered shares are subject to the following statutory restrictions on transfer.

As at the reporting date, there were no options to create registered shares from conditional capital.

Shares and participation certificates

Share capital stood at CHF 180,326,930 as at 31 December 2017 and comprised 6,218,170 fully paid-up registered shares with a nominal value of CHF 29.00. With the exception of the treasury shares held by Mobimo, every share entered with voting rights in the company's share register has one vote and every share (regardless of whether it is entered in the share register) is entitled to dividends. There are no preference shares or voting shares. Mobimo Holding AG has not issued any participation certificates.

Dividend-right certificates

Mobimo Holding AG has not issued any dividend-right certificates.

Restrictions on transferability and registration of nominees

Article 6 of the Articles of Association defines the restrictions on transferability. The exact wording of Article 6 of the Articles of Association can be found under Investors > Corporate Governance > Articles of Association at www.mobimo.ch.

The Board of Directors may deny authorisation to transfer shares for the following reasons:

- Insofar as recognising a transferee as a shareholder may, according to the information available to it, hinder the company from providing proof of Swiss control as stipulated by federal laws; specifically, in accordance with the Swiss Federal Act on the Acquisition of Immovable Property in Switzerland by Foreign Non-Residents (ANRA) of 16 December 1983, including the amendments of 30 April 1997, and the Federal Council decision on measures against improper use of federal double taxation agreements of 14 December 1962;
- If, despite requests from the company, the transferee fails to expressly declare that they have acquired and intend to hold the shares in their own name and for their own account;
- If, following the acquisition of the shares, the number of shares held by the transferee exceeds 5% of the total number of shares recorded in the Commercial Register. Legal entities and partnerships vested with legal capacity which are grouped together in terms of capital or voting rights, by joint management or in a similar way, as well as natural persons or legal entities and partnerships which act together in a coordinated manner with a view to circumventing the restrictions on registration, shall be deemed as one transferee for the purposes of these conditions;
- As soon as and insofar as the acquisition of shares takes the total number of shares held by persons abroad as defined by the Swiss Federal Act on the Acquisition of Immovable Property in Switzerland by Foreign Non-Residents (ANRA) to over one-third of the shares recorded in the Commercial Register. This restriction shall apply subject to Article 653c paragraph 3 of the Swiss Code of Obligations, including in the case of registered shares acquired through the exercise of subscription, option or conversion rights.

In order to ensure compliance with the thresholds indicated, prior to being entered in the share register new shareholders are scrutinised as regards their status as Swiss citizens pursuant to ANRA. If they cannot be verified as Swiss citizens, then provided all other conditions are met they are entered in the category of restricted persons without voting rights, as long as the threshold of one-third of all shareholders is not exceeded and provided there is no other risk, such as tighter practices on the part of the licensing authority, that the entry of the non-Swiss shareholder will result in the company no longer being able to furnish evidence of Swiss control.

As at 31 December 2017, 12.8% of the shares were held by shareholders (of which 9.62 percentage points have voting rights and 3.18 percentage points do not) who are classified in the share register as non-Swiss or restricted persons (entered but without voting rights) according to the above definition.

The Articles of Association do not contain any provisions pertaining to the registration of nominees. The Board of Directors has laid down the following nominee registration principles in the regulations governing the administration of the share register and the recognition and registration of shareholders of Mobimo AG:

- without disclosure of the name, head office/address and shareholding of those shareholders for whose account the nominee holds the shares, the nominee shall be entered in the share register as a shareholder with voting rights up to a maximum recognition threshold of 2% of the registered shares entered in the Commercial Register;
- without disclosure of the name, head office/address and shareholding, no more than 0.25% of the share capital which is entered in the Commercial Register may be registered by the relevant nominee in the share register as shares with voting rights for one and the same purchaser;
- the nominee must conclude an agreement with the company which precisely defines the applicable rights and obligations. Nominee registrations may not in total exceed 10% of the shares entered in the Commercial Register. Once this 10% threshold is

reached, the company may not register any further nominees. As at the reporting date, nominee registrations accounted for 3.99% of registered shares (3.99% with voting rights). The restrictions mentioned above also apply (5% clause and maximum proportion of non-Swiss shares without voting right restrictions).

No registrations were rejected during the year under review. The Articles of Association do not contain any provisions pertaining to the revocation of statutory privileges (and none have been granted) or the revocation of restrictions on transferability. As a result, the provisions of the Swiss Code of Obligations apply.

Convertible bonds and options

As at 31 December 2017, Mobimo had no outstanding convertible bonds or options.

Changes in capital

Change	Total (TCHF)	Number of registered shares	Nominal value per share (CHF)
Share capital as at 31.12.2008	204,230	4,345,323	47.00
Share capital as at 31.12.2009	192,035	5,053,552	38.00
Share capital as at 31.12.2010	148,804	5,131,170	29.00
Share capital as at 31.12.2011	178,933	6,170,098	29.00
Share capital as at 31.12.2012	180,058	6,208,913	29.00
Share capital as at 31.12.2013	180,220	6,214,478	29.00
Share capital as at 31.12.2014	180,282	6,216,606	29.00
Share capital as at 31.12.2015	180,327	6,218,170	29.00
Share capital as at 31.12.2016	180,327	6,218,170	29.00
Share capital as at 31.12.2017	180,327	6,218,170	29.00
Authorised capital as at 31.12.2008	16,920	360,000	47.00
Authorised capital as at 31.12.2009	18,687	491,771	38.00
Authorised capital as at 31.12.2010	34,800	1,200,000	29.00
Authorised capital as at 31.12.2011	33,978	1,171,650	29.00
Authorised capital as at 31.12.2012	33,093	1,141,150	29.00
Authorised capital as at 31.12.2013	33,093	1,141,150	29.00
Authorised capital as at 31.12.2014	33,093	1,141,150	29.00
Authorised capital as at 31.12.2015	33,093	1,141,150	29.00
Authorised capital as at 31.12.2016	34,800	1,200,000	29.00
Authorised capital as at 31.12.2017	34,800	1,200,000	29.00
Conditional capital as at 31.12.2008	6,498	138,252	47.00
Conditional capital as at 31.12.2009	5,254	138,252	38.00
Conditional capital as at 31.12.2010	36,558	1,260,634	29.00
Conditional capital as at 31.12.2011	36,252	1,250,056	29.00
Conditional capital as at 31.12.2012	34,304	1,182,891	29.00
Conditional capital as at 31.12.2013	34,142	1,177,326	29.00
Conditional capital as at 31.12.2014	34,081	1,175,198	29.00
Conditional capital as at 31.12.2015	34,035	1,173,634	29.00
Conditional capital as at 31.12.2016	941	32,446	29.00
Conditional capital as at 31.12.2017	941	32,446	29.00

In 2017, a distribution of CHF 10.00 per share was paid out from capital contribution reserves. Further information on changes in capital can be found in Note 15 to the consolidated annual financial statements (see page 85 of this Annual Report).

Board of Directors

Members of the Board of Directors

The Board of Directors of Mobimo Holding AG consists of seven members as at the reporting date. All members are non-executive members of the Board of Directors pursuant to the Swiss Code of

Best Practice for Corporate Governance. None of the members of the Board of Directors have any significant business relationships with Mobimo Holding AG or with a Mobimo Group company.

Georges Theiler (CH)

Chairman

Certified Operating Engineer ETH, Entrepreneur

Born in: 1949



Georges Theiler has been a member of the Board of Directors since 2000 and Chairman of the Board of Directors of Mobimo Holding AG since September 2013.

Professional background

Since 1997 Owner of GT-Consulting (specialised in consulting and directorship mandates), Lucerne
1978 – 1997 Chairman of the Executive Board and member of the Board of Directors of construction company and general contractor Theiler und Kalbermatter T + K Bau AG (building construction, tunnel construction, general contracting, real estate development and real estate management), Lucerne

Education

1976 Certified Operating Engineer, Swiss Federal Institute of Technology

Other activities and interests

- Chairman of the Board of Directors of Auto AG Holding, Rothenburg
- Member of the Board of Directors of Riva AG, Buochs
- Member of the Board of Directors of Wascosa Holding AG, Lucerne
- 1995 – 2011 Member of the National Council
- 2011 – 2015 Member of the Swiss Council of States

Peter Schaub, (CH)

Vice Chairman

Attorney at law

Born in: 1960



Peter Schaub has been a member of the Board of Directors of Mobimo Holding AG since 2008 and Vice Chairman since 2015.

Professional background

Since 1994 Partner in tax and law firm Weber Schaub & Partner, Zurich
1990 – 1993 Tax commissioner, Canton of Zurich
1987 – 1988 Legal advisor in law firm Schellenberg Wittmer, Zurich

Education

1990 Licence to practise law in the Canton of Zurich
1987 Law degree (lic. iur.), University of Zurich

Other activities and interests

- Chairman of the Board of Directors of CPH Chemie + Papier Holding AG, Perlen
- Vice Chairman of the Board of Directors of UBV Holding AG, Uetikon am See
- Vice Chairman of the Board of Directors of Uetikon Industrieholding AG, Uetikon am See
- Member of the Foundation Board of the staff pension fund of UBV Uetikon Betriebs- und Verwaltungs AG (UBV-Personalfürsorgefonds)
- Member of the Board of Directors of Scobag Privatbank AG, Basel
- Chairman of the Foundation Board of the Swiss Foundation for the Deafblind (Schweizerische Stiftung für Taubblinde), Langnau am Albis
- Chairman of the Board of Directors of Zindel Immo Holding AG, Chur
- Member of the Board of Directors of Rüegg Cheminée Holding AG, Hinwil

Peter Barandun (CH)

Executive MBA HSG

Born in: 1964



Peter Barandun was elected to the Board of Directors of Mobimo Holding AG on 26 March 2015.

Professional background

Since 2002 CEO and Chairman of the Board of Directors, Electrolux AG, Zurich
1996 – 2002 Head of the divisions of Electrolux and Zanussi, Electrolux AG, Zurich
1990 – 1995 Head of Sales, Bauknecht AG, Lenzburg
1985 – 1990 Deputy Head of Sales, Grossenbacher, St. Gallen

Education

2008 Executive MBA, University of St. Gallen (HSG)

Other activities and interests

- Chairman of the Board of Directors of Peter Barandun AG, Einsiedeln
- Member of the Board of Directors and Vice Chairman of the Nomination and Compensation Committee of Arbonia AG, Arbon
- Vice Chairman of Swiss-Ski, Muri bei Bern
- Vice Chairman of the Swiss Association for Household and Business Appliances (FEA), Zurich

Daniel Crausaz (CH)

Engineer EPFL, MBA

Born in: 1957



Daniel Crausaz was a member of the Board of Directors of LO Holding Lausanne-Ouchy SA from 1999 to 2014 and has been a member of the Board of Directors of Mobimo Holding AG since 17 December 2009.

Professional background

Since 2003 Independent consultant and since 2016 owner of daniel crausaz conseils Sàrl
1997 – 2003 Managing Director, Banque Cantonale Vaudoise (BCV), Lausanne
1990 – 1997 BCV, Lausanne
1985 – 1989 Engineer, Bonnard & Gardel Ingénieurs Conseils Lausanne SA, Lausanne
1983 – 1985 Engineer, Felix Constructions SA, Bussigny

Education

1990 MBA, Faculty of Business and Economics at the University of Lausanne (HEC)
1982 Engineer, Swiss Federal Institute of Technology Lausanne (EPFL)

Other activities and interests

- Chairman of the Board of Directors of CIEL Electricité S.A., Lausanne
- Member of the Board of Directors of Zimal SA, Sion
- Member of the Board of Directors of BIFF Bureau d'Ingénieur Fenêtres et Façades SA, Lausanne
- Member of the Board of Directors of Vertiqal AG, Zug
- Member of the Board of Directors of BG Bonnard & Gardel Holding SA, Lausanne
- Deputy Director of Agrifert SA, Lausanne

Brian Fischer (CH)

Attorney at law, Swiss-certified tax expert
Born in: 1971



Brian Fischer has been a member of the Board of Directors of Mobimo Holding AG in an independent capacity since 2008.

Professional background

Since 2001 Head of External Asset Managers,
Bank Vontobel AG, Zurich
1997 – 2000 Tax and legal advisor,
PricewaterhouseCoopers AG, Zurich

Education

2000 Swiss-certified tax expert, Zurich
1996 Licence to practise law in the Canton of Berne

Other activities and interests

- No other activities
- No other interests

Bernard Guillelmon (CH/F)

Engineer EPFL, Masters in Energy, MBA
Born in: 1966



Bernard Guillelmon was a member of the Board of Directors of LO Holding Lausanne-Ouchy SA from 2005 to 2009 and has been a member of the Board of Directors of Mobimo Holding AG since 17 December 2009.

Professional background

Since 2008 CEO, BLS AG, Berne
2001 – 2008 Key positions (Energy, Infrastructure, Business
Management) at SBB, Berne
1999 – 2000 Independent consultant, Les Giettes
1990 – 1998 Engineer, Department Head, BKW AG, Berne

Education

1999 MBA, INSEAD, Fontainebleau
1992 Masters in Energy, Lausanne
1990 Engineer, Swiss Federal Institute of Technology
Lausanne (EPFL)

Other activities and interests

- Member of the Executive Board and Committee of the Swiss Association of Public Transport (Verband öffentlicher Verkehr, VöV), Berne
- Chairman of the Board of Directors of BLS Cargo AG, Berne
- Vice Chairman of the Board of Directors of JJM Holding, Lausanne
- Member of the Board of Directors of Ralpin AG, Olten
- Member of the Supervisory Board of Ermewa Holding, Paris

Wilhelm Hansen (CH)

lic. rer. pol., management consultant

Born in: 1953



Wilhelm Hansen has been a member of the Board of Directors of Mobimo Holding AG since 2008.

Professional background

Since 2002	Independent management consultant for organisational and strategy development and corporate governance, Basel
1995 – 2002	Co-owner of private bank Baumann & Cie., Basel
1982 – 1994	Head of Securities and Group Life Insurance, Baloise Versicherungen, Basel
1977 – 1982	Investment advisor, SBG, Basel

Education

1977	Political Sciences degree (lic. rer. pol.), University of St. Gallen (HSG)/University of Basel
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Other activities and interests

- Vice Chairman of the Board of Directors of Scobag Privatbank AG, Basel
- Member of the Board of Directors of Psychiatrie Baselland, Liestal
- Member of the Board of Directors of SUGRO Holding AG, Reinach
- Member of the Investment Committee of the Transparenta multi-employer plan, Aesch

Members departing in the year under review

No members departed in the 2017 financial year.

Honorary Chairmen

Alfred Meili is the Honorary Chairman of Mobimo Holding AG. He was the driving force behind the creation of the Mobimo Group and was Chairman of the Board of Directors until 2008.

Laurent Rivier is the Honorary Chairman of LO Holding Lausanne-Ouchy SA, having previously served as Chairman of the Board of Directors from 2000 to 2009.

Alfred Meili and Laurent Rivier were appointed Honorary Chairmen in recognition of their services to their respective companies. This office confers neither the right to sit on the Board of Directors, nor any other rights and obligations of a member of the Board of Directors, nor any entitlement to directors compensation or other compensation.

Other activities and interests

Mobimo Holding AG has concluded special agreements with all members of the Board of Directors and Executive Board in order to avoid conflicts of interest. In these agreements, the members of the Board of Directors and Executive Board undertake:

- not to take up any office with other real estate companies without the approval of the Board of Directors of Mobimo Holding AG,
- to keep the company informed about any offers to acquire land and property and grant the company a priority claim, provided such offers are not confidential,
- not to accept any additional compensation such as arrangement commissions,
- not to acquire any shares of real estate, except for shares traded on the stock exchange and acquisitions of real estate through share purchases.

Besides those listed above, the members of the Board of Directors of Mobimo Holding AG do not occupy any further positions in the management and supervisory bodies of major Swiss and foreign entities or in institutions and foundations under public or private law, and also do not carry out any further long-term management or advisory functions for key Swiss or foreign interest groups. Furthermore, they do not perform any official functions or hold any political offices.

Number of authorised activities in accordance with Article 12 paragraph 1 item 1 OaEC

The members of the Board of Directors may exercise the following additional activities in senior executive or administrative bodies of legal entities that are required to be entered in the Commercial Register or a corresponding foreign register and are neither controlled by the company nor in control of the company:

- up to three mandates for companies (in Switzerland or abroad) that meet the conditions for a public limited company in accordance with Article 727 paragraph 1 item 1 of the Swiss Code of Obligations, and
- up to 15 mandates for companies that are not considered as public limited companies in accordance with Article 727 paragraph 1 item 1 of the Swiss Code of Obligations.

There are no restrictions on mandates for legal entities that are not required to be entered in the Commercial Register or a corresponding foreign register, or on honorary directorships at organisations recognised for tax purposes as not-for-profit.

Election and term of office

The Board of Directors of Mobimo Holding AG consists of at least three members and is elected for a period of one year at the General Meeting. The Board of Directors currently has seven members. The term of office of the members ends at the end of the next Annual General Meeting. The members of the Board of Directors may be immediately re-elected upon expiry of their term of office.

The General Meeting elects the Chairman of the Board of Directors. Re-election is permitted. The term of office of the Chairman ends at the end of the next Annual General Meeting. If the office of Chairman becomes vacant, the Board of Directors appoints a Chairman for the remaining term of office.

The Articles of Association do not contain any rules that differ from the statutory legal provisions with regard to the appointment of the independent shareholder representative.

Internal organisation

In 2017, the General Meeting confirmed Georges Theiler as the Chairman of the Board of Directors. The Board of Directors appointed Peter Schaub as Vice Chairman of the Board of Directors.

The Board of Directors is quorate if the majority of its members are present and passes resolutions by a majority of the votes cast.

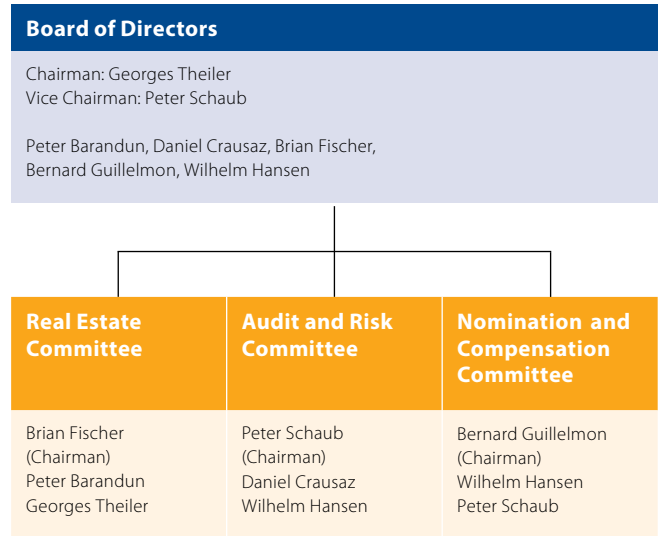
In general, three meetings of the Board of Directors are held in the first quarter of each year, two in the third quarter and three in the fourth quarter. The ordinary meetings are usually half-day. Besides a two-day strategy conference and a project inspection day, a total of ten meetings were held in 2017. The Board of Directors was present in full at every meeting.

The CEO, CFO and other members of the Executive Board occasionally take part in the meetings of the Board of Directors, although the Board of Directors always meets first without these persons present. The Chairman decides whether employees or other external advisors are to be included in the meeting in order to deal with specific issues.

The Board of Directors has three committees: the Real Estate Committee (IC), the Audit and Risk Committee (AC) and the Nomination and Compensation Committee (NCC). The purpose, tasks, duties and competences of the committees are summarised below.

Real Estate Committee

The Real Estate Committee ensures that the strategic investment and divestment targets it sets each year are implemented successfully. It is also the body with primary responsibility for the sustainability strategy. The competences of the Board of Directors, Real Estate Committee and Executive Board with respect to purchases and sales are summarised under the definition of approval authority regulations on page 40. The



Real Estate Committee aims to provide the Board of Directors with real estate expertise that is as comprehensive as possible by:

- conducting ongoing market observations,
- developing the network for real estate investors, etc.,
- cooperating closely with management,
- providing regular information to the Board of Directors.

The Real Estate Committee fulfils three functions, namely:

- deciding on property purchases and divestments for property transactions between CHF 10 million and CHF 30 million,
- submitting requests to the Board of Directors for property transactions which have a volume of over CHF 30 million and therefore lie within its competence,
- supervising investment and development business as well as the external property appraisals to be carried out periodically.

The Real Estate Committee normally meets every two months. The Chairman of the Real Estate Committee may convene additional meetings at any time. A total of seven meetings were held in 2017. The meetings lasted an average of three hours. Minutes must be taken at every meeting and subsequently distributed to all members of the Board of Directors.

Audit and Risk Committee

The Audit and Risk Committee fulfils a supervisory function. It may request any measures it deems necessary in order to perform its duties and has direct access to all documentation, employees and the auditors. The main duty of this Committee is to support the Board of Directors by means of preparatory work, audits and clarification. The four areas in which the Audit and Risk Committee is active are as follows:

- budgeting, preparation of financial statements, external audit and external appraisal,
- risk management and internal control system (ICS), including adherence to legislation, directives and internal guidelines (compliance),
- financing,
- taxes.

The Board of Directors addresses its risk management responsibilities via the Audit and Risk Committee. Management prepares an annual risk inventory for the Audit and Risk Committee, setting out significant risks by risk category. For each risk, the risk owner, impact and measures implemented are analysed and then evaluated on the basis of likelihood, financial impact and damage to reputation and image. Where necessary, further measures are defined for the ongoing management of the assessed risks.

The Audit and Risk Committee meets on a quarterly basis and before the publication of the semi-annual and annual results. The Chairman of the Audit and Risk Committee may convene additional meetings at any time. A total of six meetings were held in 2017. The meetings lasted an average of three hours. If necessary, the Audit and Risk Committee may invite members of the Executive Board, other employees, external advisors or auditors to its meetings, or request that they meet with members of or advisors to the Audit and Risk Committee. Minutes are taken at every meeting and subsequently distributed to all members of the Board of Directors.

Nomination and Compensation Committee

The Nomination and Compensation Committee is a preparatory committee for the Board of Directors and has no decision-making powers. It has the following duties and responsibilities with regard to compensation:

- drawing up and reviewing the compensation policy, monitoring the implementation of the compensation policy and submitting proposals and recommendations on the compensation policy to the Board of Directors,
- drawing up and reviewing specific compensation models, monitoring the implementation of compensation models and submitting proposals and recommendations on specific compensation models to the Board of Directors,
- preparing all relevant decisions of the Board of Directors with regard to the compensation of the members of the Board of Directors and Executive Board and submitting proposals to the Board of Directors regarding the type and amount of the annual compensation of the members of the Board of Directors and Executive Board, including preparing the proposal for the maximum total amount to be submitted to the General Meeting for approval,
- reviewing the company's annual salary budget and the principles governing the payment of variable compensation to employees outside of the Executive Board,
- submitting proposals to the Board of Directors for approval of the awarding of mandates by the company or its subsidiaries to members of the Board of Directors or the Executive Board and to related legal entities and natural persons.

Furthermore, the Board of Directors has transferred responsibility for succession planning, performance appraisals, training and further development, and dealing with general questions on staff policy to the Nomination and Compensation Committee in its capacity as an advisory and preparatory committee to members of the Board of Directors and the Executive Board in the area of Human Resources.

The Nomination and Compensation Committee comprises at least three members, who are elected individually by the Annual General Meeting. Only members of the Board of Directors may be elected to the committee. The Chairman of the Nomination and Compensation Committee is proposed by the Board of Directors. The term of office of members of the Nomination and Compensation Committee ends at the end of the next Annual General Meeting. Re-election is permitted. If the Nomination and Compensation Committee is no longer complete or falls below the minimum number of three members, the Board of Directors appoints the necessary members for the remaining term of office.

The Nomination and Compensation Committee may also request the assistance of independent third parties in performing its tasks and compensate them accordingly.

The Nomination and Compensation Committee meets at least twice per year in connection with the tasks, duties and responsibilities for which it is responsible in accordance with the OaEC and the Articles of Association. These meetings usually take place in the first and last quarter of the year. The Chairman of the Nomination and Compensation Committee may convene additional meetings at any time. A total of six meetings were held in 2017. The meetings lasted an average of three hours. Minutes are taken at every meeting and subsequently distributed to all members of the Board of Directors.

Approval authority regulations

The Board of Directors is responsible for managing the company and supervising the Executive Board. It represents the company externally and makes decisions on all matters that do not fall under the remit of another body within the company by law or pursuant to the Articles of Association or other regulations. In addition to its non-transferable duties in accordance with Article 716a of the Swiss Code of Obligations, the Board of Directors also has the following duties and competences:

- defining the Group policy and business policy of the Group companies (such as defining the guidelines governing the strategic focus of the Group and of the Group companies/portfolio approach),
- making decisions regarding company or Group company investments and disposals over CHF 10 million,
- defining and reviewing the sustainability strategy,
- defining and monitoring the financial and investment budgets of the Group companies,
- making fundamental decisions with regard to electing and dismissing members of the Board of Directors, Group company auditors and valuation experts,
- passing resolutions on founding, acquiring and disposing of Group and affiliated companies,
- initiating business relations between the Mobimo Group and important third parties,
- overseeing the measures that need to be undertaken with regard to stock exchange listings,
- defining the corporate identity,

- defining the accounting principles, including the consolidation of all financial statements,
- approving participation and option plans.

In accordance with the delegation norm of Article 20 of the Articles of Association (cf. www.mobimo.ch under Investors > Corporate Governance > Articles of Association) and to the extent permitted by law and the Articles of Association, the Board of Directors has transferred the operational management of the Mobimo Group to the Executive Board under the direction of the CEO. The Executive Board implements the Group and business policies in line with the guidelines set by the Board of Directors.

The management has the following main tasks and competencies:

- Management of the company within the framework of corporate policy, medium-term planning and annual budgets,
- Execution of the resolutions of the Board of Directors,
- Preparation of the annual budget,
- Management of the Group companies at the level of the Board of Directors and/or the Executive Board, in compliance with the respective responsibilities and local organizational regulations,
- Tasks and public relations work associated with the public listing.

The competencies of the Board of Directors, Real Estate Committee and the Executive Committee for the purchase and sale of properties at Mobimo Holding AG are regulated as follows: The Board of Directors has delegated the operational decisions on property transactions up to an investment volume of CHF 10 million to the Executive Board. The Board of Directors of Mobimo Holding AG exercises the right to make decisions on real estate transactions with a total value of over CHF 30 million, while the Real Estate Committee is responsible for decisions on real estate transactions between CHF 10 million and CHF 30 million.

Information and control instruments with regard to the Executive Board

The Chairman of the Board of Directors holds regular coordination and information meetings with the CEO. The CEO also usually takes part in the committee meetings. The CFO also usually takes part in the Audit and Risk Committee meetings.

The entire Board of Directors receives a monthly report on current business performance and a quarterly report from the Executive Board informing them about the following areas: financial situation/budget achievement, risk situation, progress and planned activities of the operating and administrative areas, and personnel situation. The information relates to developments and events since the last management report, together with expected developments and planned activities. The Executive Board attends the meetings of the Board of Directors and reports on items on the agenda and/or is available for questions and information.

A formal internal audit is not appropriate due to the size of the company. Internal control and risk management are performed by Finance. The implementation of regulatory and accounting changes is worked out at an early stage in cooperation with the statutory auditors.

Executive Board

Members of the Executive Board

Dr. Christoph Caviezel (CH)

CEO

Dr. iur., attorney at law

Born in: 1957



Christoph Caviezel has been CEO of the Mobimo Group since 1 October 2008 and directly manages the Corporate Center and Purchase and Divestment division.

Chairman of Boards of Directors within the Mobimo Group

Mobimo AG, Mobimo Management AG, O4Real SA, Immobilien Invest Holding AG, Petit Mont-Riond SA, LO Holding Lausanne-Ouchy SA, LO Immeubles SA, Flonplex SA, Parking du Centre SA, Promisa SA, CC Management SA, Mobimo Zürich Nord AG

Professional background

2001 – 2008	CEO, Intershop Holding AG, Zurich (member of the Board of Directors from 2003)
1995 – 2001	Intershop Holding AG, Zurich (member of the Executive Board from 1999)
1986 – 1995	Head of Real Estate, SBB, Lucerne
1980 – 1986	Attorney at law

Education

1988	Doctor of law (Dr. iur.), University of Fribourg
1983	Admitted to the bar in the Canton of Grisons
1980	Law degree (lic. iur.), University of Fribourg

Other activities and interests

- Member of the Investment Committee of the Investment Foundation for Overseas Real Estate (Anlagestiftung für Immobilienanlagen im Ausland, AFIAA), Zurich
- Sits on the Bank Council of Graubündner Kantonalbank, Chur

Manuel Itten (CH)

CFO

Business Administration FH

Born in: 1965



Manuel Itten joined Mobimo in 2004, working as Head of Controlling until February 2009 and CFO since March 2009.

Chairman of Boards of Directors within the Mobimo Group

BSS&M Real Estate AG, FM Service & Dienstleistungs AG

Member of Boards of Directors within the Mobimo Group

Mobimo AG, Mobimo Management AG, LO Holding Lausanne-Ouchy SA, LO Immeubles SA, O4Real SA, Parking du Centre SA, Flonplex SA, Promisa SA, CC Management SA, Mobimo Zürich Nord AG

Professional background

2004 – 2009 Head of Controlling, Mobimo, Küsnacht
2000 – 2004 Head of Controlling, Livit AG, Zurich
1999 – 2000 Auditor and consultant, Zurich
1988 – 1996 Various management positions in sales promotion (marketing)

Education

1999 Business Administration degree (Business Economist HWV), FH Winterthur
1988 Completion of basic commercial and design studies

Andreas Hämmerli (CH)

Head of Development until 31 December 2017

Certified Architect HTL

Born in: 1957



Andreas Hämmerli headed the Development division of Mobimo from October 2008 to December 2017 and was thus responsible for all aspects of real estate development, construction and sales.

Professional background

2003 – 2008 Managing Director, D4 Business Center Lucerne, Suva Asset Management (from 2007 member of the Executive Board of Suva Immobilien)
2000 – 2002 Head of Real Estate Consulting Switzerland (development, real estate trading/real estate trusts and first-time letting), Livit AG, Zurich (as member of the Executive Board)
1997 – 1999 Head of Real Estate Trading, Göhner Merkur AG, Zurich
1982 – 1997 Various roles in the architecture sector (development, project management, marketing, head of an architecture firm)

Education

1982 Certified architect HTL, Burgdorf

Marc Pointet (CH)

Head of Mobimo Suisse romande

Certified architect ETH, Executive MBA HSG
Born in: 1974



Marc Pointet joined Mobimo in November 2006 and has been Head of Mobimo Suisse romande since March 2013. He has been a member of the Executive Board since April 2015.

Professional background

2006 – 2013 Head of Project Management team, Mobimo, Küssnacht
2004 – 2006 Branch Head, Karl Steiner AG, St. Moritz
2003 – 2004 Assistant to the CEO, Karl Steiner AG, Zurich
2002 – 2003 Project team member, Credit Suisse, Zurich

Education

2012 Executive MBA, University of St. Gallen (HSG)
2001 Architecture degree (Cert. Architect), ETH Zurich

Thomas Stauber (CH)

Head of Real Estate, Deputy CEO

Certified civil engineer ETH/SIA, NDS BWI
Born in: 1964



Thomas Stauber joined Mobimo in November 2011 and set up the Development for Third Parties business area. He has headed the Real Estate division since July 2014.

Member of Boards of Directors within the Mobimo Group

BSS&M Real Estate AG, FM Service & Dienstleistungs AG

Professional background

2011 – 2014 Head of Development for Third Parties, Mobimo, Küssnacht
2004 – 2011 Head of Acquisitions and Project Development, Allreal Generalunternehmung AG, Zurich (as a member of the Executive Board)
2002 – 2004 Managing Director, Bauengineering AG, Zurich
2000 – 2002 Head of Project Development, tk3 AG, Basel (as a member of the Executive Board)
1995 – 2000 Head of Technical Planning and Realisation of the Sony Center on Potsdamer Platz, Sony Berlin GmbH, Berlin
1989 – 1994 Project Managing Civil Engineer

Education

1994 Postgraduate studies in industrial management and manufacturing, ETH Zurich
1989 Cert. Civil Engineer, ETH Zurich

Marco Tondel (CH)

Head of Development effective 1 January 2018

Certified Architect ETH, Executive MBA ZHAW

Born in: 1974



Marco Tondel joined Mobimo in January 2012, working as Head of Development for Third Parties from 2014. In this function, he was responsible for the acquisition, development and sale of investment properties for third-party investors. He has been a member of the Executive Board since 1 January 2018 and heads up all of Mobimo's development activities.

Professional background

2014 – 2017	Head of Development for Third Parties, Mobimo, Küsnacht
2012 – 2014	Project Manager, Development for Third Parties, Mobimo, Küsnacht
2005 – 2011	Vice Director for Project Development for the Allreal portfolio and for third parties
2002 – 2005	Project Manager, Project Development and Design, BSS Architekten, Schwyz/Zurich
2000 – 2002	Project Manager, Design and Implementation, Architekturbüro Alioth Langlotz Stalder Buol, Zurich

Education

2008	Degree in Real Estate Investment Banking, European Business School, Wiesbaden
2005	Executive MBA, Zurich University of Applied Sciences, Winterthur
2000	Architecture degree (Cert. Architect), ETH Zurich

Vinzenz Manser (CH)

Head of Realisation effective 1 January 2018

Certified Architect HTL; MAS in Real Estate HWZ

Born in: 1967



Vinzenz Manser joined Mobimo in March 2002 and has been Head of Realisation since 2008. He is responsible for the realisation of construction projects, quality assurance and the handover of units to tenants and buyers. Vinzenz Manser has been a member of the Executive Board of Mobimo since 1 January 2018.

Professional background

2002 – 2008	Project Manager, Mobimo, Küsnacht
1999 – 2002	Overall Project Head, Mobag AG, Zurich
1994 – 1999	Construction manager, project lead, overall project head for various major construction projects, Caretta und Weidmann AG, Zurich
1993 – 1994	Planning manager and construction manager, Conarenco AG, Zurich
1990 – 1992	Construction manager and construction cost controller, Emch und Berger Zürich AG, Zurich

Education

2008	Master of Advanced Studies in Real Estate Management HWZ, Zurich
1997	Certified Architect HTL, Zurich
1990	Training as an underground engineering draughtsman, St. Gallen
1987	Training as a bricklayer, St. Gallen

Executive Board

CEO	CFO	Head of Real Estate	Head of Mobimo Suisse romande	Head of Development	Head of Realisation (new as of 1.1.2018)
Dr. Christoph Caviezel	Manuel Itten	Thomas Stauber	Marc Pointet	Andreas Hämmerli (until 31.12.2017) Marco Tondel (effective 1.1.2018)	Vinzenz Manser

Other activities and interests

The members of the Executive Board perform no long-term management or advisory functions for key Swiss or foreign interest groups, nor do they perform any official functions or hold any political offices.

In accordance with Article 12 paragraph 1 item 1 OaEC, the members of the Executive Board may exercise the following additional activities in senior executive or administrative bodies of legal entities that are required to be entered in the Commercial Register or a corresponding foreign register and are neither controlled by the company nor in control of the company:

- up to one mandate for companies (in Switzerland or abroad) that meet the conditions for a public limited company in accordance with Article 727 paragraph 1 item 1 of the Swiss Code of Obligations; and
- up to five mandates for companies that are not considered public limited companies in accordance with Article 727 paragraph 1 item 1 of the Swiss Code of Obligations.

There are no restrictions on mandates for legal entities that are not required to be entered in the Commercial Register or a corresponding foreign register, or on honorary directorships at organisations recognised for tax purposes as not-for-profit. The prior approval of the Board of Directors is required for such mandates and appointments.

Management agreements

No management agreements have been concluded with third parties. There are service agreements between the Group companies and Mobimo Management AG and between the Group companies and FM Service & Dienstleistungen AG.

Remuneration and profit-sharing

All information on the compensation of Mobimo's Board of Directors and Executive Board is provided in the separate compensation report from page 48 of this Annual Report.

Shareholders' rights of participation

In connection with the shareholders' rights of participation, the relevant statutory provisions of Mobimo Holding AG are referred to below. The company's current Articles of Association are available at www.mobimo.ch under Investors > Corporate Governance > Articles of Association.

Restrictions on voting rights and proxies

Only those persons entered in the share register are entitled to exercise their voting rights at General Meetings.

The Board of Directors may refuse to approve the transfer of registered shares, insofar as recognising a transferee as a shareholder may, according to the information available to it, hinder the company from providing proof of Swiss control as stipulated under federal law (in particular the Swiss Federal Act on the Acquisition of Immovable Property in Switzerland by Foreign Non-Residents, ANRA). The Board of Directors did not reject any entries in the share register in the year under review, insofar as shareholders provided the information required for entry (see above).

In accordance with Article 12 of the Articles of Association, any shareholder may be represented at the General Meeting by their legal representative, by a third party who has been granted written authorisation (and who does not need to be a shareholder), or by the independent proxy. The Board of Directors specifies the process and conditions for issuing authorisations and instructions to the independent proxy. Shareholders may issue general instructions both for proposals relating to agenda items set out in the invitation to the General Meeting and for undisclosed or new proposals. In particular, general instructions to vote in favour of the Board of Directors on proposals that are set out in the invitation or have not yet been disclosed are considered to be valid instructions on the exercise of voting rights. Shareholders have the option to receive their documents for the General Meeting or issue proxies and instructions to the independent proxy representative electronically via the Sherpany online shareholder platform.

The independent proxy is elected by the General Meeting. Natural persons and legal entities or partnerships are eligible for election. The term of office of the independent proxy ends at the end of the next Annual General Meeting. Reelection is permitted. If Mobimo does not have an independent proxy or the independent proxy is withdrawn due to a lack of independence or for any other reasons, an independent proxy is appointed by the Board of Directors for the current General Meeting or the next. Authorisations and instructions that have already been issued will remain valid for the new independent proxy, unless other authorisations and instructions have been explicitly issued by shareholders.

Quorum prescribed by the Articles of Association

There is no quorum prescribed by the Articles of Association that goes beyond the statutory provisions on passing resolutions (Articles 703 and 704 of the Swiss Code of Obligations).

Convocation of General Meetings

The convocation of General Meetings, the form of convocation and the right of shareholders to convene a General Meeting are governed by Articles 9 and 10 of the Articles of Association.

The Annual General Meeting is convened by the Board of Directors or, if necessary, by the external auditor and is held once a year within six months of the end of the financial year. The Board of Directors may convene Extraordinary General Meetings at any time. Extraordinary General Meetings are to be convened by the Board of Directors on the basis of a resolution of the General Meeting, at the request of the auditor or if one or more shareholders who together represent at least 5% of the share capital request one in writing and submit the items for the agenda. Shareholders who represent shares with a nominal value totalling CHF 1 million may request that an item be placed on the agenda.

The liquidators also have the right to convene a General Meeting. The invitation to the General Meeting is issued at least 20 days prior to the date of the meeting via publication of a single notice in the Swiss Official Gazette of Commerce. Personal invitations are also sent to the shareholders entered in the share register giving the same notice. The invitation must set out all the items on the agenda together with the proposals of the Board of Directors and any shareholders who have requested that a General Meeting be convened. The annual report and auditor's report must be made available for inspection by shareholders at the company's registered office no later than 20 days prior to the Annual General Meeting. The availability of these reports and the right of shareholders to request that copies be sent to them must be indicated in the notice of convocation of the Annual General Meeting.

Agenda

The statutory provisions set out in Article 699a of the Swiss Code of Obligations apply to the right of shareholders to propose agenda items referred to in Article 9 of the Articles of Association.

Entries in the share register

Under Article 6 of the Articles of Association, anyone entered in the share register is recognised as a shareholder or usufructuary. Entry is conditional on the provision of evidence that the transfer meets formal requirements and is subject to the approval of the Board of Directors. The Board of Directors has transferred this approval authority to the Audit and Risk Committee. The Audit and Risk Committee has subsequently delegated all decisions that have no impact on stock exchange reporting thresholds or concern members of the Board of Directors or Executive Board to the CFO. No entries shall be made in the share register during a period ranging from a maximum of 20 days before the General Meeting up to the day after the General Meeting. Prior to the Annual General Meeting held in Lucerne on 27 March 2018, the share register will be closed for entries from 19 March 2018 onwards.

Compensation report

The Board of Directors has decided to provide the shareholders with a compensation report each year and hold an annual consultative vote on it irrespective of whether or not there have been significant changes compared with the previous year. The compensation report can be found on pages 48 to 52 of this Annual Report.

Contributions to social and political organisations

Following a consultative vote, the 2017 General Meeting approved the contributions made to social and political organisations in 2016 and authorised a budget of up to CHF 50,000 for contributions to social and political organisations in 2017. The budget was respected.

Change of control and defensive measures

Obligation to make an offer

In view of the Swiss Federal Act on the Acquisition of Immovable Property in Switzerland by Foreign Non-Residents (ANRA), the company has chosen not to make use of the opportunity to include an opting-out or opting-up clause in its Articles of Association. The legal provisions under Article 135 SESTA governing the obligation to make a purchase offer therefore apply. Anyone who acquires shares directly, indirectly or by mutual agreement with third parties, with the result that their total holding, including the securities they already own, exceeds the threshold of 33% of the voting rights of a listed company, whether exercisable or not, must make an offer to acquire all listed shares of said company.

Change of control clauses

There are no change of control clauses.

Auditor

Duration of mandate and term of office of lead auditor

Since Mobimo Holding AG was established in December 1999, the company's statutory auditor has been KPMG AG, Lucerne. The statutory auditor is appointed annually by the Annual General Meeting. Kurt Stocker has been lead auditor since 2013. His maximum term of office is seven years. The frequency of rotation corresponds to the legal regulation.

Audit fee and additional fees

The fees charged by KPMG AG for auditing the 2017 financial year were CHF 0.4 million (prior year: CHF 0.4 million). This figure includes the fees for auditing the consolidated financial statements, the statutory individual financial statements of all subsidiaries and the compensation report, and for reviewing the semi-annual result.

In the year under review, KPMG AG invoiced an additional fee of CHF 0.1 million (prior year: 0.1 million) for tax consulting services.

The fee paid to the independent property valuer Jones Lang LaSalle AG for the 2017 financial year amounted to CHF 0.5 million (prior year: CHF 0.4 million to Wüest Partner; CHF 0.1 million to Jones Lang LaSalle AG).

Information instruments of the external auditors

The Audit and Risk Committee usually holds two meetings with the auditors every year, at the time of the semi-annual results and the annual results. The Chairman of the Board of Directors, the Chairman of the Audit and Risk Committee and the auditors meet once a year. The Audit and Risk Committee receives the results of the audit in a comprehensive report and an accompanying presentation on the main findings.

Information policy

Mobimo Holding AG provides its shareholders and the capital market with information that is forthright, up to date and as transparent as possible.

The publication used by the company to make official announcements is the Swiss Official Gazette of Commerce (SOGC).

Financial reporting takes the form of semi-annual and annual reports. The consolidated annual financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), and the consolidated interim financial statements in accordance with International Accounting Standard 34 (IAS 34) on interim financial reporting. They comply with both Swiss law and the provisions of the listing rules and additional rules for the listing of real estate companies issued by SIX Swiss Exchange.

The company is also subject to the obligation in respect of ad hoc publicity pursuant to Article 53 of the listing rules. Ad hoc news is available at www.mobimo.ch under Investors > Ad hoc news, and the form to sign up for the newsletter and ad hoc news can be found at www.mobimo.ch under Investors > Investor Services.

Further information about the company can be found on its website at www.mobimo.ch.

Contact

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