

# 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)**

Method used to determine the market values of the properties. The market value represents the sum of the expected net income (net cash flows) discounted to the valuation date over the detailed observation period of ten years and the discounted residual value (exit value) based on a capitalized perpetual annuity.

## **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 (profit) before share of profit of equity accounted investees, financial income, financial expense and tax expense.

## **EBITDA**

Earnings before depreciation on property, plant and equipment (including impairment losses), amortisation of intangible assets (including impairment losses), share of profit of equity accounted investees, financial income, financial expense and tax expense.

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

EPRA-LTV without deduction of cash and cash equivalents.

## **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**

EBITDA as reported less net income from revaluation, divided by thirdparty interest expense, defined as interest expense on financial liabilities plus expense for early termination fees, adjusted for capitalization of borrowing costs and amortisation of financial liabilities.

## **Loan to value (EPRA-LTV)**

The calculation is based on the EPRA guidelines. The detailed calculation can be found in the Annual Report.

## **Market capitalisation**

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

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

The value of total equity (attributable to the shareholders of the company) according to the Consolidated Financial Statements.

## **Net gearing**

Net financial liabilities (sum of current and non-current financial liabilities less cash and current financial assets), divided by total equity.

## **Net yield from investment properties**

Net yield from investment properties is calculated (at the property level) by dividing the actual rental income less costs related to the rental of the properties (including internal costs) by the market value of the investment properties (according to SIA (Swiss Society of Engineers and Architects) standard D 0213). The measure only takes into consideration commercial and residential properties excluding building rights, newly acquired properties and properties with ongoing construction work.

## **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 (at reporting date)**

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

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

Total interest expense incurred in the reporting period, divided by total weighted 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 (as at the reporting date) due to vacancy, divided by target rental income (as at the reporting date).

Status as of August 2023