Presentation half-year results 2024

2 August 2024

Today's presenters

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CEO

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Agenda

- Overview of the first half-year 2024
- Financial figures first half-year 2024
- Real estate portfolio and pipeline
- Sustainability
- Outlook second half-year 2024

Overview of the first-half year 2024

Lausanne,
Les Jumaux

Income from rental of properties

72.5
CHF million
-1.7% / +2.0% l-f-l

Profit on development and sale of trading properties

12.9
CHF million
+43.3%

Earnings per share
excl. revaluation

6.59
CHF
+10.9%

Solid balance sheet

48.1%
Equity ratio

43.1%
EPRA-LTV

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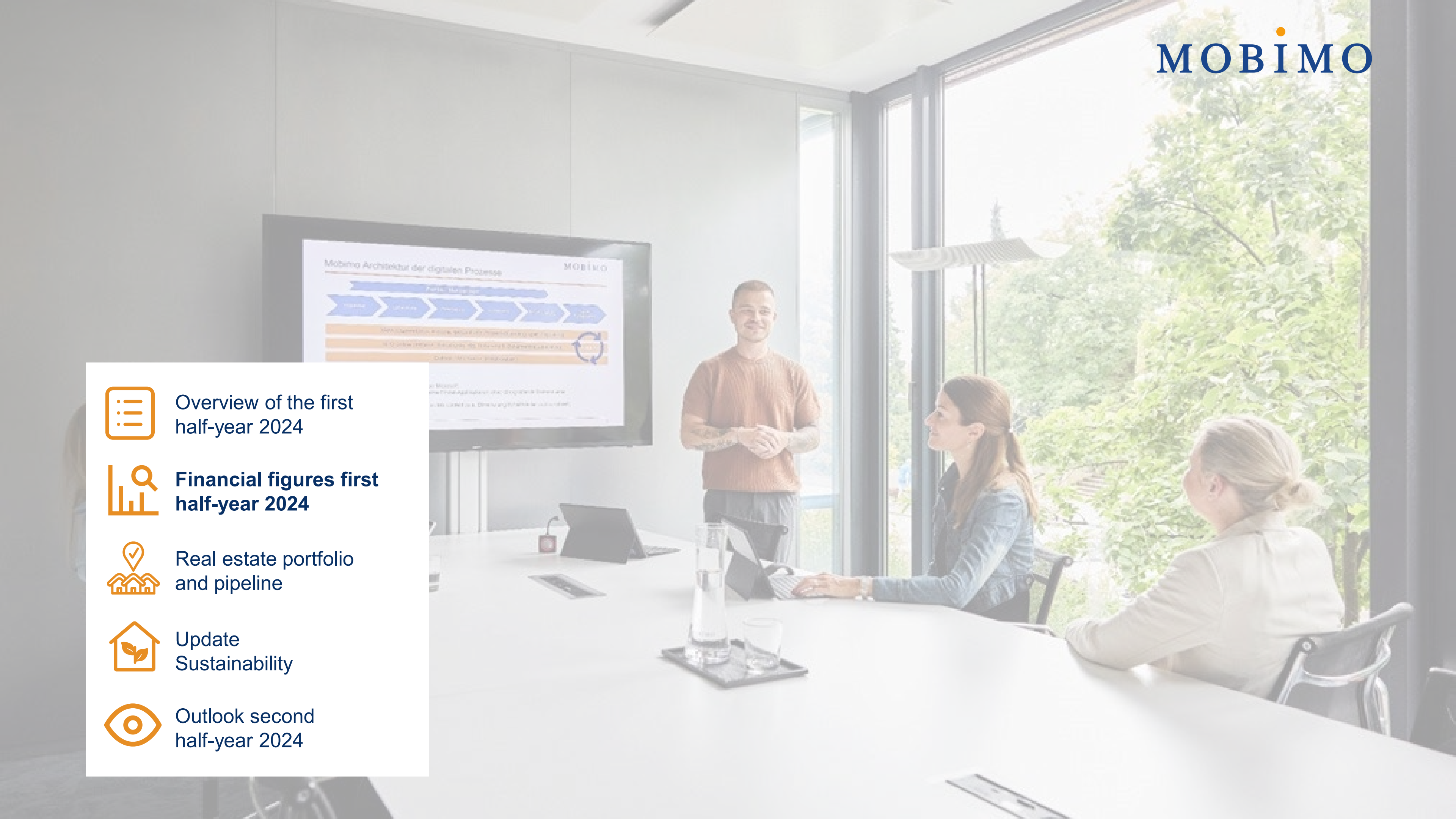

- Overview of the first half-year 2024
- **Financial figures first half-year 2024**
- Real estate portfolio and pipeline
- Update Sustainability
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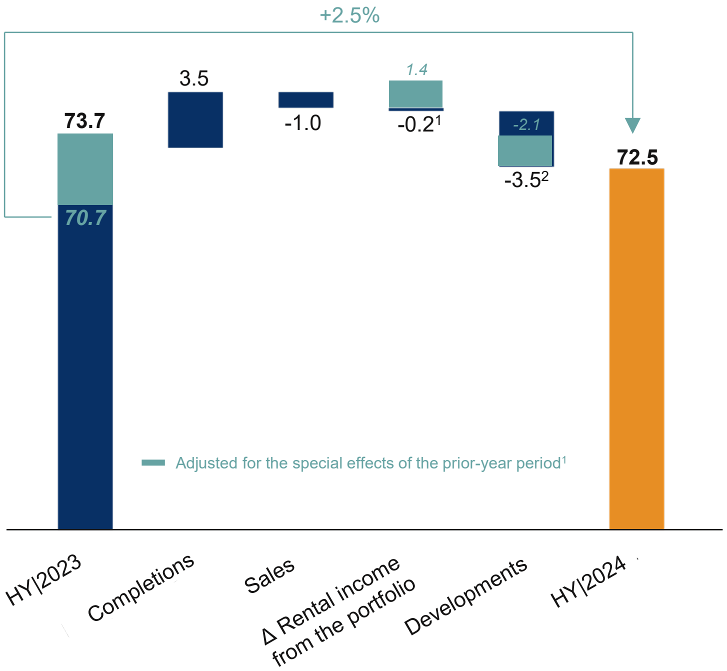
Slight increase in rental income

Development of income from rental of properties

in CHF million



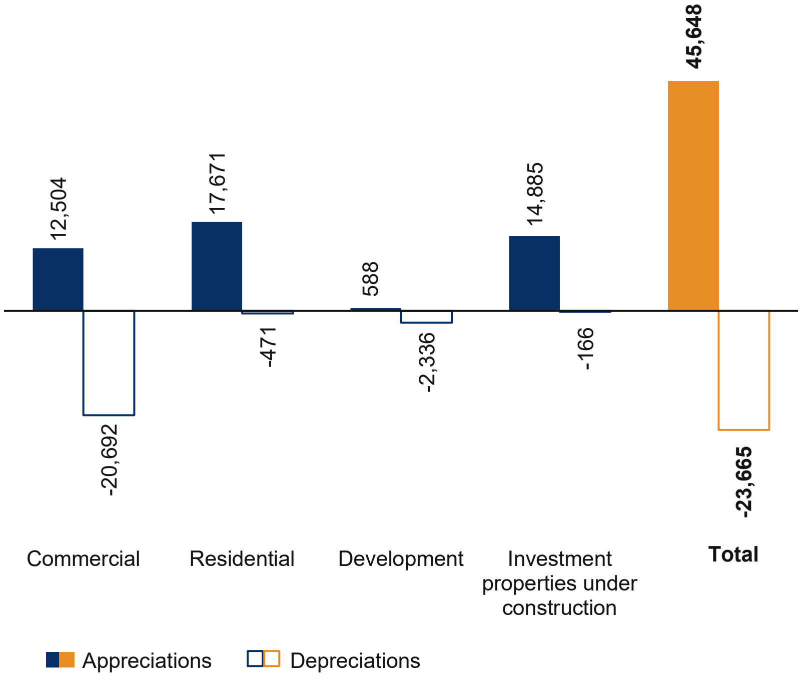
- Growth in rental income of +2.5% adjusted for special effects[1,2] in the same period of the previous year. Including the previous year's special effects, there was a slight decline of -1.7%.
- EPRA like-for-like net rental growth, adjusted for special effects[1] from the previous year, was +2.0%. Including special effects from the previous year -0.8%.
- As at 30 June 2024, the vacancy rate remained low at 4.2% (31 December 2023: 4.1%).

[1] The previous year included special effects of CHF 1.6 million from variable rent payments from commercial properties;
[2] The previous year's figure included compensation of CHF 1.4 million from a tenant for waiving the obligation to remove tenant's improvements.

Valuation result reflects positive market development

Distribution of net income from revaluation

in TCHF

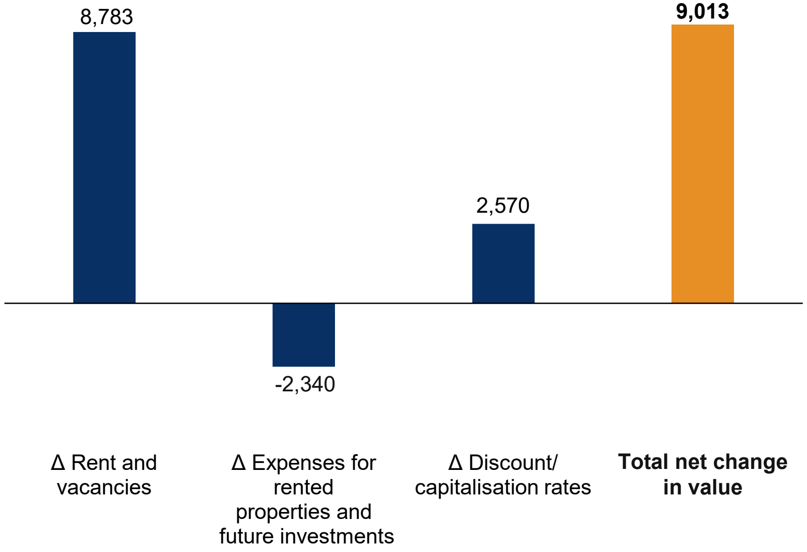


- CHF 22.0 million net appreciation (previous year net depreciation of CHF -9.3 million).
- Net appreciation of CHF 9.0 million in the existing portfolio; driven by an appreciation of CHF 17.2 million in the residential segment and a net depreciation of CHF 8.2 million in the commercial segment.
- The net revaluations of development properties and investment properties under construction totalled CHF +13.0 million, resulting in particular from the start of construction on Baubereich 3 in Aarau.

Positive impact on valuation by higher rents in residential segment

Breakdown of factors influencing the net income from revaluation of commercial and residential properties

in TCHF



- Higher rents in the residential sector had the greatest impact on valuations.
- Changes in discount rates only had an immaterial impact on the portfolio.
- Ø Discount rate[1]: 4.25% (31.12.2023: 4.26%)
- Ø Capitalisation rate[2]: 3.00% (31.12.2023: 3.01%)

[1] capital-weighted; nominal - in relation to the overall portfolio; [2] capital-weighted; real - in relation to the overall portfolio.

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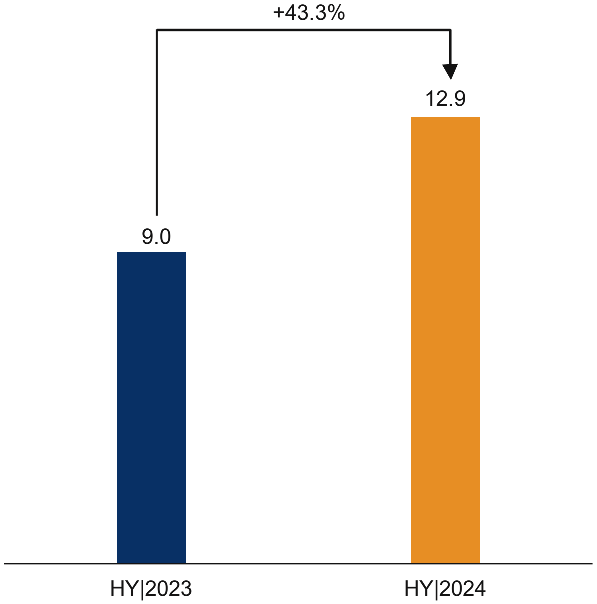
Development success driven by progress in condominium projects

Profit from development projects and sale of trading properties

in CHF million



- Success from development projects and sale of trading properties driven by notarisation of further appartements in Horgen, Allmendgütlistrasse 35/39/43 and Oberägeri, Lutisbachweg as well as the progress of the two projects.

	Apartments notarised		
	31.12.2023	30.06.2024	Δ
Horgen, Allmendgütlistrasse 35/39/43	35	36	+1
Oberägeri, Lutisbachweg	18	34	+16

	Project progress		
	31.12.2023	30.06.2024	Δ
Horgen, Allmendgütlistrasse 35/39/43	88.7%	100.0%	+11.3%p
Oberägeri, Lutisbachweg	43.3%	52.9%	+9.6%p

- No significant income from “third-party development” in the reporting period.

Key income statement figures I

CHF million	HY|2023	HY|2024	Δ y-o-y %
Net rental income	64.4	62.5	↘ -3.0
Profit on development projects and sale of trading properties	9.0	12.9	↗ +43.3
Net income from revaluation	-9.3	22.0	↗ nmf
Personnel, operating and administrative expenses[1]	-16.4	-16.5	↘ +1.0
EBIT	50.8	83.3	↗ +63.9
EBIT excluding revaluation	60.1	61.3	↗ +1.9
Financial result	-9.5	-7.5	↗ -20.8
Tax expense	-8.6	-11.4	↘ +33.2
Profit	34.3	65.6	↗ +91.5
Profit excluding revaluation	43.1	47.8	↗ +11.0

[1] Capitalised own-account services are netted against personnel. operating and administrative expenses in the figures presented here.

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Key income statement figures II

	HY|2023	HY|2024	Δ y-o-y %
Earnings per share (CHF)	4.72	9.04	↗ +91.5
Earnings per share excluding revaluation (CHF)	5.94	6.59	↗ +10.9
Funds from Operations I (FFO I) per share (CHF)	6.93	6.20	↘ -10.5
Funds from Operations II (FFO II) per share (CHF)	7.01	6.20	↘ -11.6

EPRA key performance measures	HY|2023	HY|2024	Δ y-o-y %
EPRA profit (CHF million)	40.6	38.0	↘ -6.5
EPRA profit per share (CHF)	5.60	5.24	↘ -6.4
EPRA like-for-like net rental growth	1.3%	2.0%[1]	↗ +0.7%p

[1] The figure is adjusted for special effects. Including the prior year's special effects -0.8%.

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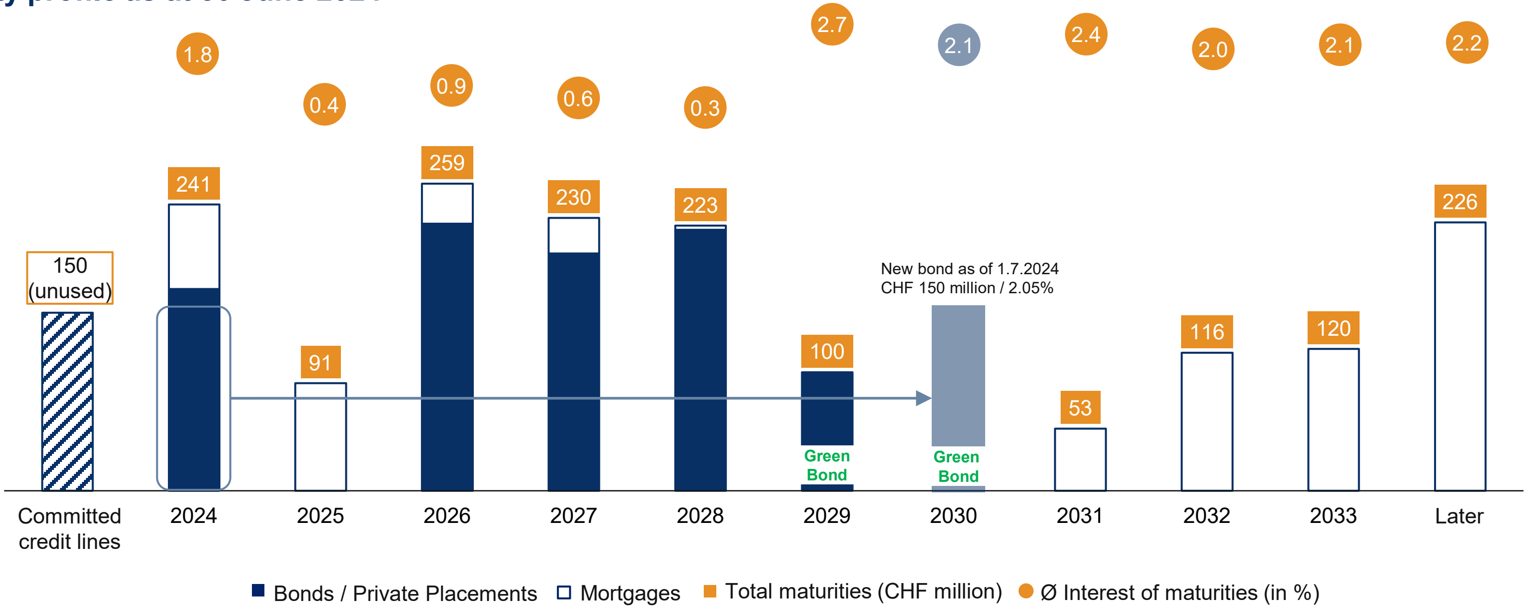
Key balance sheet figures

	31.12.2023	30.6.2024		Δ y-o-y %
Cash (CHF million)	39.4	28.6	↘	-27.3
Overall portfolio (CHF million)	3,631.3	3,677.5	↗	+1.3
Equity (CHF million)	1,867.9	1,860.8	→	-0.4
Equity ratio	48.9%	48.1%	↘	-0.8%p
Return on equity	4.9%	5.2%[1]	↗	+0.3%p
Interest-bearing liabilities (CHF million)	1,607.3	1,658.5	↘	+3.2
Ø residual maturity as at the reporting date (years) *incl. Green Bond 2024*	5.2	4.8 *5.0*	↘	-7.7
Ø interest rate period[2]	1.28%	1.36%	↘	+0.08%p
Ø interest rate at the reporting date[2] *incl. Green Bond 2024*	1.35%	1.37% *1.42%*	↘	+0.02%p
EPRA-LTV	42.3%	43.1%	↘	+0.8%p

[1] In the half-year period, return on equity is always reported as an annualised figure; [2] Taking into account the interest rate swaps.

Sound and balanced financing situation

Maturity profile as at 30 June 2024[1]



Interest coverage ratio **5.6x**
31 December 2023: 6.1x
Target: > 2.0x[2]

EPRA-LTV **43.1%**
31 December 2023: 42.3%
Target: 40-50%

Unencumbered asset coverage ratio **2.1x**
31 December 2023: 1.8x

[1] Based on carrying amount; [2] Target value according to Mobimo investment guidelines.

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Promising investment projects under construction

	Zurich Hardturmstrasse 3/3a/3b (Office Tower)	**Lausen** Hauptstrasse	**Aarau** Aeschbachweg 5 / 7 - 29	**Lausanne** Avenue d'Ouchy 70/76; Place de la Navigation 2
Usage	Commercial	Residential	Residential	Residential / Commercial
				
Project	Renovation / conversion.	New construction. 2 buildings / 65 apartments.	2 new buildings / 126 apartments.	Comprehensive refurbishment. Attic conversion.
Planned completion date	Q4 2024	Q4 2025	Q2 2026	Q2 2026
Target rent / Target gross yield	CHF 3.7 million / 4.5%	CHF 1.2 million / 3.4%	CHF 3.1 million / 3.9%	CHF 1.7 million / 3.8%
Marketing status as at 30.06.2024	Letting activities started.	Start in 2025.	Start in 2026.	Start in 2026.
	MINERGIE®	MINERGIE®	MINERGIE-ECO®	No certification; building protected.

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Sustainable value creation through developments for own portfolio

Under construction CHF 155 million (Previous year CHF 70 million)

	Usage	2024	2025	2026
Lausanne, Rue de Genève 19/21	com			
Zürich, Hardturmstrasse 3/3a/3b (Office Tower)	com			
Lausen, Hauptstrasse	res			
Aarau, Baufeld 3, Hof- und Hallenhaus	res			
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	res/com			

In planning phase[1] CHF 545 million (Previous year CHF 660 million)

	Usage	2024	2025	2026	2027	2028	2029	2030
Aarau, Baufeld 3, Rockwell-Areal, Baubereich 2	res/com							
Lausanne, Rue des Côtes-de-Montbenon 8/10/12	res/com							
Lausanne, Place de la Gare 10; Ch. de Mornex 3; Rue du Petit-Ch. 36/38	com/res							
Zurich, Thurgauerstrasse 23; Siewerdtstrasse 25	res/com							
Zurich, RAD-Areal	res/com							
Wangen-Brüttisellen, Erni-Areal	res/com							
Lausanne, Avenue d'Ouchy 4 – 6[2]	com/res							

Significant changes compared to 31 December 2023

Further details on the pipeline for own investment portfolio can be found on page 35 in the appendix.

Delays in the approval and realisation process may result in deviations from the schedule.
[1] Projects in planning include plots owned by Mobimo or with secured purchase rights; [2] Completion is planned for 2033.

Portfolio optimisation frees up capital for ongoing projects

Sale investment property

Jun 2024

Residential property

Genève, Rue de Malatrex 30

- Target rental income: CHF 0.5 million.
- Sold at carrying value.

Sale non-strategic asset

May 2024

Non-consolidated equity investment in Parking Saint-François SA in Lausanne.
Recognized as financial asset.

- Selling price: CHF 6.1 million.
- Profit: CHF 3.4 million.
- Included in financial income.

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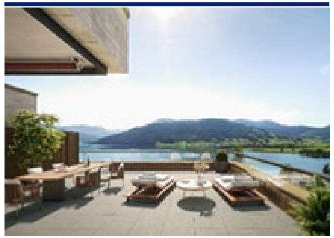
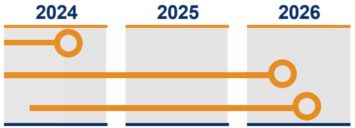
Attractive condominium projects in realisation

	Oberägeri Lutisbachweg	**Merlischachen** Chappelmatt-Strasse (Burgmatt)	**Köniz** Niederwangen, Papillonallee	**Lausanne** Avenue de Beaumont 76
				
Project	• 10 buildings with 90 apartments.	• 14 buildings with 79 apartments.	• 2 buildings with 64 apartments covered by building rights.	• Timber construction with 19 apartments.
Planned completion date	Q2 2026	Q4 2026	Q3 2026	Q3 2026
Expected sales volume (rounded)	CHF 210 million	CHF 120 million	CHF 45 million	CHF 35 million
Marketing status as at 30.06.2024	• 34 transfer of ownership. • 31 reservations.	• Start in 2024 planned.	• Start in Q3 2024.	• Start after obtaining legally binding building permit.
Probability of construction start in 2024	Construction has started	Construction has started	High	Low
	MINERGIE®	MINERGIE®	2000 Watt Areal plusenergie quartier	MINERGIE-P-ECO®

Steady profit contribution from condominium projects

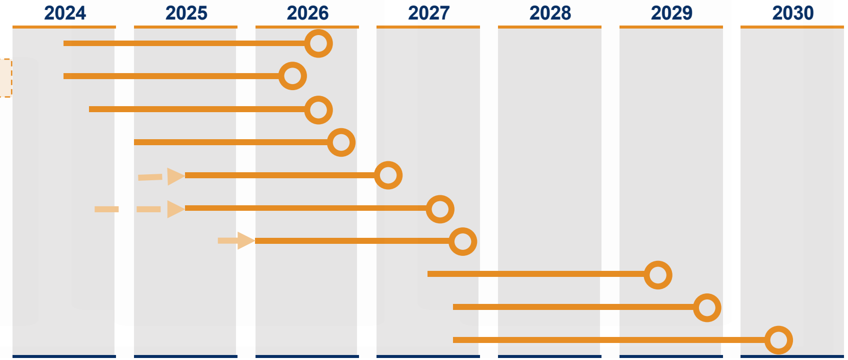
Under construction CHF 290 million (Previous year 200 million)

Horgen, Allmendgütlistrasse 35/39/43
Oberägeri, Lutisbachweg
Merlischachen, Chappelmatt-Strasse (Burgmatt)



In planning phase[1] CHF 515 million (Previous year CHF 585 million)

Köniz, Niederwangen, Papillonallee
Lausanne, Avenue Marc-Dufour 15 — Transfer to investment portfolio planned by end of 2024
Lausanne, Avenue de Beaumont 76
Lausanne, Chemin de Montétan 11; Avenue de France 66
Arlesheim, Bruggweg 60
Dietikon, Schöneggstrasse
Maur, Dorfacherstrasse
Uster, Brauereistrasse
Zurich, RAD-Areal
Wangen-Brüttisellen, Erni-Areal



Delays in the approval and realisation process may result in deviations from the schedule.
[1] Projects in planning include plots of land owned by Mobimo or with secured purchase rights.

Significant changes compared to 31 December 2023

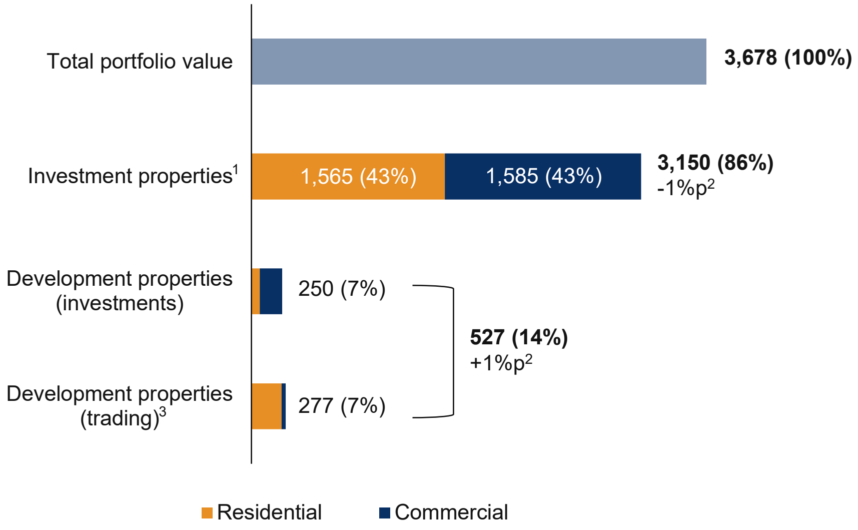
Further details on the pipeline of condominium projects can be found on page 36 in the appendix.

- **In July 2024, the acquisition of a development in Dielsdorf with 6 buildings and 41 appartements was notarised. The property is intended as a condominium project.**
- **In addition, two projects totalling approx. CHF 230 million are planned in the "Third-party development" segment in the Berne area.**

Well-balanced portfolio mix through ongoing optimisation

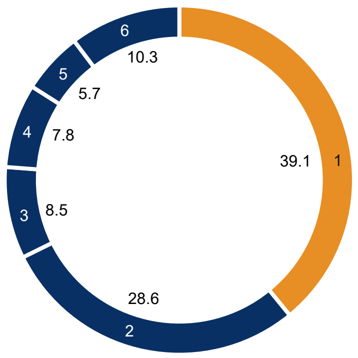
Total portfolio value

in CHF million



Target rental income for investment properties by type of use[4]

%



1 Residential
2 Office
3 Hotels/catering
4 Retail
5 Industry
6 Other use[5]

[1] Including owner-occupied properties and excluding tenant fit-outs.
[2] Change compared to 31.12.2023.
[3] Excluding right-of-use assets.
[4] Breakdown of target rental income by type of use (investment properties).
[5] Other use mainly comprises car parks and ancillary uses.

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Innovations and partnerships as part of our sustainability strategy

Reduction of emissions

- Energetic optimisation of the operation of existing properties has great potential for savings.
- Roll-out of plug & play solution in 26 selected properties for ongoing analysis of room utilisation.
- Optimised system operation derived from this.
- With AI and intelligent management of building data, operation is continuously improved without compromising user comfort.

Photovoltaic expansion

- Planning of 12 additional photovoltaic systems at 6 locations.
- Output of approx. 1,200 kWp and expected electricity production of approx. 1.2 million kWh/a.
- Commissioning in the second half of 2024.
- Partnership with independent electricity partner brings benefits for Mobimo and tenants.

Sustainable Finance

- First Green Bond Report published.
- Proceeds from Green Bond 2023 fully invested in “green projects” in accordance with the Mobimo Green Bond Framework.
- Savings estimated at around 640 tonnes of CO_2 equivalent (CO_2eq) per year through the financed projects.
- Second green bond issued as at 1 July: CHF 150 million at 2.05% p.a. for a term of 6 years.
- First considerations on the basis for further sustainable finance instruments.

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Focus on business activity

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2024

Real estate portfolio

- Realisation of the yield potential of the investment portfolio.
- Achievement of full occupancy of completed properties.
- Development of rents in line with inflation.

Development

- Development of Aarau Baufeld 3 (Baubereich 2).
- Selective acquisition of development projects.
- Fulfilment of strong demand in the residential property market.
- Fulfilment of certification targets.
- Consideration of grey energy and emissions.

Realisation

- Start of construction Aarau, Baufeld 3 (Baubereich 1).
- Completion of condominium project in Horgen, Aura, and conversion of the Mobimo Tower into the Office Tower.
- Realisation of profit from condominium projects.
- Stringent cost control.

Mobimo as a company

- Strong equity base enables optimal refinancing management.
- Focus on operational excellence.
- Continuation of the digitalisation strategy to increase the efficiency of all processes.

Good operational performance expected to continue

Area	HY 2024	Guidance 2024
Income from rental properties	**CHF 72.5 million**	Stable rental income; rent adjustments offset the absence of one-off effects.
Vacancy rate	**4.2%**	Constant; overall portfolio < 4.5%.
Income from development projects and sale of trading properties	**CHF 36.1 million**	Expected to be slightly above 2023 level; driven by condominium project Oberägeri.
Dividend	**CHF 6.59** earnings per share excl. revaluations **CHF 6.20** FFO I per share	Dividend policy remains attractive.
Sustainability		› Progress on the CO_2 reduction path. › Consideration of grey energy in the planning of construction projects. › Drive certification strategy forward.

Your contacts

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Financial calendar

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14.2.2025

Publication of
2024 annual results

31.3.2025

25th Annual General Meeting

8.8.2025

Publication of
2025 half-year results

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As a result of rounding, the sums and totals of individual positions may be larger or smaller than the sums and totals arrived at by adding the positions together, or larger or smaller than 100%.

The “Definition of Alternative Performance Measures” document, available at www.mobimo.ch > Investors > Investor services > Glossary, includes definitions of key indicators 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.

APPENDIX

Key income statement figures – 5-year overview

CHF million	HY|2020	HY|2021	HY|2022	HY|2023	HY|2024	Δ y-o-y %
Net rental income	52.0	55.9	60.0	64.4	62.5	↘ -3.0
Profit from development projects and sale of trading properties	2.7	54.4	3.8	9.0	12.9	↗ +43.3
Net income from revaluation	25.1	19.9	31.5	-9.3	22.0	nmf
Profit on disposal of investment properties	1.5	0.0	0.0	0.7	-0.1	↘ -111.6
Personnel, operating and administrative expenses[1]	-16.3	-16.2	-16.0	-16.4	-16.5	↘ +1.0
EBIT	65.8	115.4	81.4	50.8	83.3	↗ +63.9
EBIT excluding revaluation	40.8	95.5	49.8	60.1	61.3	↗ +1.9
Financial result	-14.5	-11.5	-7.8	-9.5	-7.5	↗ -20.8
Tax expense	-9.9	-20.5	-11.5	-8.6	-11.4	↘ +33.2
Profit	41.7	83.7	63.5	34.3	65.6	↗ +91.5
Profit excluding revaluation	21.5	67.3	39.1	43.1	47.8	↗ +11.0

[1] Capitalised own-account services are netted against personnel. operating and administrative expenses in the figures presented here.

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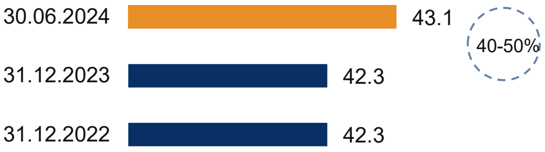
Calculation of funds from operations (FFO) per share

CHF million	HY|2023	HY|2024
Operating result (EBIT)	50.8	83.3
+ Depreciation and amortisation	1.4	1.2
+ Amortisation of lease incentives	1.1	1.2
– Effect of rental income recognition on a straight-line basis	-0.2	-0.1
+/– Net gains from revaluation of investment properties	9.3	-22.0
– Loss/Profit on disposal of investment properties	-0.7	0.1
– Profit on disposal/derecognition of property, plant and equipment	0.0	0.0
– Share of profit of associates and joint ventures	-1.5	-1.3
–/+ Change employee benefit asset/obligation	-0.3	-0.1
– Repayment of lease liabilities	0.0	0.0
– Interest paid	-9.5	-12.6
+ Dividends received	2.3	1.3
+ Interest received	0.1	0.1
– Current taxes excluding property sales	-2.5	-6.0
= FFO I	**50.3**	**45.0**
+ Loss/Profit on disposal of investment properties	0.7	-0.1
– Current taxes from property sales	-0.1	0.0
= FFO II	**50.8**	**45.0**
Average number of outstanding shares	7,256,063	7,255,646
FFO I per share in CHF	**6.93**	**6.20**
FFO II per share in CHF	**7.01**	**6.20**

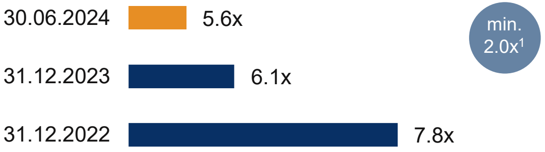
Details of interest-bearing liabilities

Development of EPRA-LTV (in %)

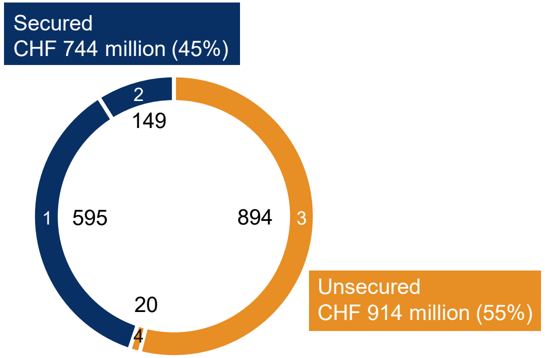


Development of net gearing (in %)

Development of interest coverage ratio



Financing mix as at 30.06.2024



1 Mortgages from banks
2 Mortgages from institutional lenders
3 Bonds
4 Private Placements

Additional key debt figures as at 30.06.2024

	31.12.2023	30.06.2024
Secured loan to value[2]	18.2%	18.9%
Unencumbered asset coverage ratio	1.8x	2.1x
Net debt[2] / adjusted EBITDA excl. revaluation[3]	12.1x	12.5x

Current credit ratings

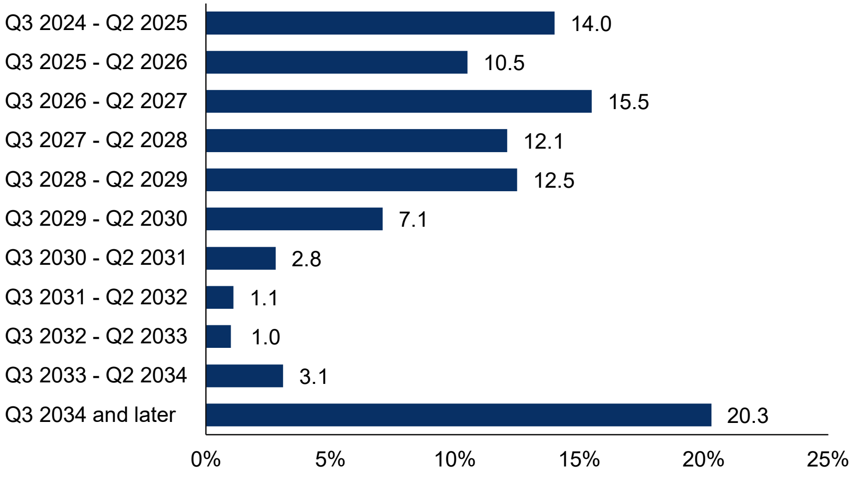
	Rating	Outlook
UBS Switzerland AG	BBB	stable
Zürcher Kantonalbank	BBB	stable
fedafin AG	Baa	stable

[1] Target value according to Mobimo investment guidelines; [2] According to EPRA methodology; [3] EBITDA excl. revaluation last 12 months.

High income stability due to maturity structure of fixed rental agreements

Maturity profile of fixed-term rental agreements[1]

%



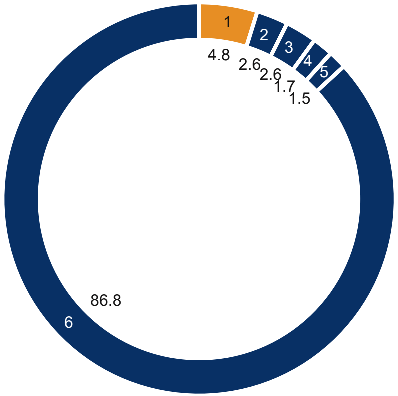
[1] Without residential leases.

	31.12.2023	30.06.2024
Ø Residual maturity of rental agreements	6.7 years	6.4 years

Shares of the five biggest tenants

%

1 SV Group
2 Senevita AG
3 Swisscom-Gruppe
4 Coop-Gruppe
5 Galderma SA
6 Other tenants



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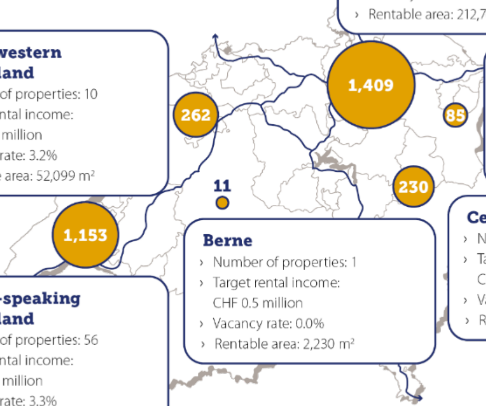
Broadly diversified portfolio throughout Switzerland

Investment portfolio

Fair value in CHF million



Zurich area
- Number of properties: 28
- Target rental income: CHF 57.3 million
- Vacancy rate: 2.4%
- Rentable area: 212,764 m²

North-western Switzerland
- Number of properties: 10
- Target rental income: CHF 12.4 million
- Vacancy rate: 3.2%
- Rentable area: 52,099 m²

Eastern Switzerland
- Number of properties: 7
- Target rental income: CHF 7.1 million
- Vacancy rate: 17.7%
- Rentable area: 34,247 m²

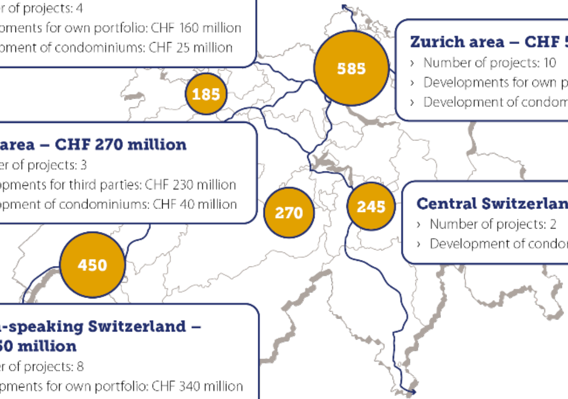
Central Switzerland
- Number of properties: 8
- Target rental income: CHF 12.8 million
- Vacancy rate: 8.5%
- Rentable area: 47,011 m²

Berne
- Number of properties: 1
- Target rental income: CHF 0.5 million
- Vacancy rate: 0.0%
- Rentable area: 2,230 m²

French-speaking Switzerland
- Number of properties: 56
- Target rental income: CHF 52.4 million
- Vacancy rate: 3.3%
- Rentable area: 188,112 m²

Development portfolio

Planned investment volume in CHF million



North-western Switzerland – CHF 185 million
- Number of projects: 4
- Developments for own portfolio: CHF 160 million
- Development of condominiums: CHF 25 million

Zurich area – CHF 585 million
- Number of projects: 10
- Developments for own portfolio: CHF 200 million
- Development of condominiums: CHF 385 million

Berne area – CHF 270 million
- Number of projects: 3
- Developments for third parties: CHF 230 million
- Development of condominiums: CHF 40 million

Central Switzerland – CHF 245 million
- Number of projects: 2
- Development of condominiums: CHF 245 million

French-speaking Switzerland – CHF 450 million
- Number of projects: 8
- Developments for own portfolio: CHF 340 million
- Development of condominiums: CHF 110 million

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Details of the development pipeline for own investment portfolio

Projects under construction

	Usage	Construction phase 2024	2025	2026	Site area in m2	Current fair value CHF million	Remaining investment CHF million	Target rental income CHF million	Target return	Project status as at 30 June 2024
Lausanne, Rue de Genève 19/21	com				3,122	37.7	1.2	2.1	6.0%	Final tenant fit-outs underway.
Zurich, Hardturmstrasse 3/3a/3b (Office Tower)	com				1,975	66.9	7.8	3.7	4.5%	Multi-tenant conversion project.
Lausen, Hauptstrasse	res				4,813	16.4	19.6	1.2	3.4%	Project progress 45 %.
Aarau, Aeschbachweg 5 / 7 – 29	res				6,719	23.0	56.6	3.1	3.9%	
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	res/com				1,710	28.8	12.8	1.7	3.8%	Conversion and extension project.

Projects in planning phase

	Usage	Construction phase 2024	2025	2026	2027	2028	2029	2030	Site area in m^2	Current fair value CHF million	Remaining investment CHF million	Target rental income CHF million	Target return	Project status as at 30 June 2024
Aarau, Baufeld 3, Rockwell-Areal, Baubereich 2	res/com								8,418	18.2	529	32	3,5 - 4,7%	Construction project.
Lausanne, Rue des Côtes-de-Montbenon 8/10/12	res/com								1,582	12.4				Construction project.
Lausanne, Place de la Gare 10; Ch. de Mornex 3; Rue du Petit-Ch. 36/38	com/res								3,341	92.8				Preliminary project.
Zürich, Thurgauerstrasse 23; Siewerdtstrasse 25	res/com								2,651	14.5				Construction project.
Zürich, RAD-Areal	res/com								3,320					Study contract.
Wangen-Brüttisellen, Erni-Areal [1]	res/com								5,567					Site design in progress.
Lausanne, Avenue d'Ouchy 4 – 6 [2]	com/res								9,287	59.4				Preliminary examination for the site plan by the canton.

[1] Carrying amount of the entire site under trading properties; [2] Completion is planned for 2033.

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Details of pipeline of condominium projects

Projects under construction

	Number of units	Construction phase 2024	2025	2026	Site area in m^2	Remaining investment CHF million	Expected sales proceeds CHF million	Project status as at 30 June 2024
Horgen, Allmendgütlistrasse 35/39/43	37				5,526	3.6	70	10 transfer of ownership, 26 notarisations, 1 reservation
Oberägeri, Lutisbachweg	90				24,167	76.9	209	34 transfer of ownership, 31 reservations, project progress 53%
Merlischachen, Chappelmatt-Strasse (Burgmatt)	79				15,283	60.2	119	

Projects in planning phase

	Number of units	Construction phase 2024	2025	2026	2027	2028	2029	2030	Site area in m^2	Current fair value CHF million	Remaining investment CHF million	Expected sales proceeds CHF million	Notes
Köniz, Niederwangen, Papillonallee	64								6,850	3.6	35	45	Im Baurecht
Lausanne, Avenue de Beaumont 76	19								2,190	10.7	285	485	
Lausanne, Chemin de Montétan 11; Avenue de France 66	28								1,406	13.0			
Arlesheim, Bruggweg 60	14								3,855	8.3			
Dietikon, Schöneggstrasse	29								4,213	13.3			
Maur, Dorfacherstrasse	21								5,033	12.1			
Uster, Brauereistrasse	52								5,335	23.3			
Zurich, RAD-Areal	63								7,745				
Wangen-Brüttisellen, Erni-Areal	139								7,752	42.6			
Lausanne, Avenue Marc-Dufour 15									1,618	29.7			Transfer to investment portfolio planned by end of 2024

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Largest investment properties in the portfolio (residential)

Portfolio snapshot – Most valuable residential properties

192

Zurich (Labitzke)
Hohlstrasse 481-485b; Albulastrasse 34-40

148

Zurich (Manegg)
Allmendstr. 92-96

105

Urdorf
In der Fadmatt 1-63; Uitikonerstr. 22, 24

93

Lausanne (Petit Mont-Riond)
Rue Voltaire 2-12

82

Zurich
Letzigraben 134-136

74

Lausanne (Ilot du Centre)
Rue Beau-Séjour 8

72

Regensdorf (Sonnenhof)
Schulstrasse 95/97/99/101/103/105

66

Zurich (Tiergarten)
Talwiesenstrasse 123

Fair value as at 30.06.2024 (CHF million)

Highlights residential portfolio[1]

- 43 residential investment properties.
- Fair value of CHF 1,565 million.
- CHF 54.2 million target rental income, implying a gross rental yield of 3.5%.
- 2,130 rental apartments.
- Low vacancy rate of 1.3%.

[1] As at 30.06.2024

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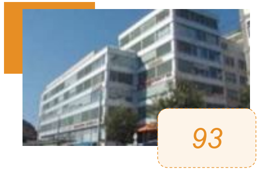
Largest investment properties in the portfolio (commercial)

Portfolio snapshot – Most valuable commercial properties

Zurich
Mobimo Tower Hotel
Turbinenstrasse 20



Lausanne
Place de la Gare 10; Chemin Mornex 3; Rue du Petit-Chêne 36/38[1]

Affoltern am Albis
Obstgartenstr. 9; Alte Obfelderstr. 27/29

Kriens
Am Mattenhof 12/14[1]

Lausanne
(Horizon)
Avenue d'Ouchy 4-6

Zurich
Friesenbergstr. 75

Horgen
(Seehallen)
Seestrasse 93

Lausanne
Rue des Côtes-de-Montbenon 20-24

Fair value as at 30.06.2024 (CHF million)

Commercial portfolio highlights[2]

- 66 commercial investment properties.
- Fair value of CHF 1,576 million.
- CHF 87.0 million target rental income, implying a gross rental yield of 5.5%.
- Total 350,260m^2 rentable area.
- Vacancy rate of 5.9%.

[1] With partly residential use; [2] As at 30.06.2024.

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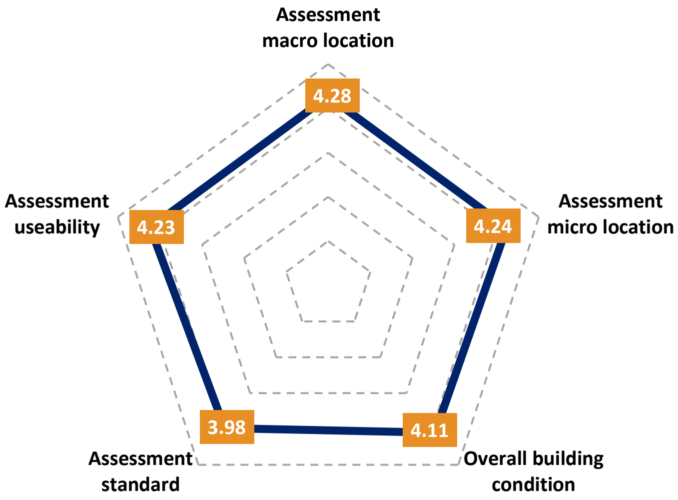
Quality matrix Mobimo residential properties according to JLL



Scale

5 = very good
4 = good
3 = neutral
2 = poor
1 = very poor

Properties weighted according to fair value as at 30.06.2024

Assessment criteria

Macro location
General quality of the location, transport links in the region, purchasing power of the population. and tax attractiveness. Location quality encompasses infrastructural advantages. With regard to transport links, the assessment considers connections to public transport, major roads and motorways. The purchasing power of the regional population and the tax attractiveness are indicators of the location's economic potential.

Micro location
The micro location refers to the immediate surroundings of the property. Among other things, this includes an assessment of the public and private transport links as well as the quality of the location for residential or commercial use. Having good connections to both public and private transport makes the location more attractive and improves the quality of life for residents and the accessibility for employees. The quality of the location for residential or commercial use includes the quality of the property's immediate surroundings. Factors such as the neighbourhood and the availability of shops, restaurants, green spaces, schools or other educational institutions play an important role in this respect.

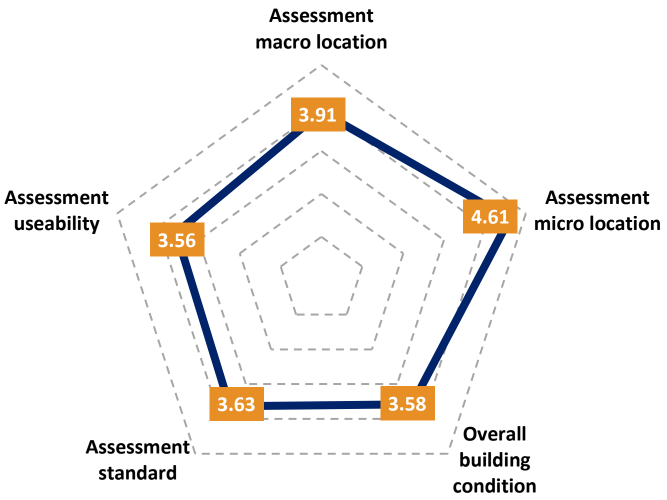
Overall building condition
The assessment of the building's overall condition takes into account the condition of various components and aspects. such as the roof, façade, windows, heat generation and distribution, sanitary facilities, electrical systems and other building technology. This assessment mainly serves to identify potential maintenance requirements, but also to document any modernisations already carried out. It is reviewed during regular inspections.

Standard
The assessment of the standard relates to the fit-out standard of the residential or commercial spaces. as well as the current rental prices (contract rents). The fit-out standard includes the quality of the materials used, the kitchen and bathroom fittings, the flooring, the lighting and other structural elements. The contract rents are analysed to determine where rental prices stand in relation to the market and whether there is any scope to increase them.

Useability
Usability is assessed on the basis of the rentability of the spaces and the current rental prices (contract rents). The rentability of the spaces depends on factors such as location, size, fit-out and space flexibility, which all influence the attractiveness to potential tenants.

Source: Jones Lang LaSalle AG (JLL)

Quality matrix Mobimo commercial properties according to JLL



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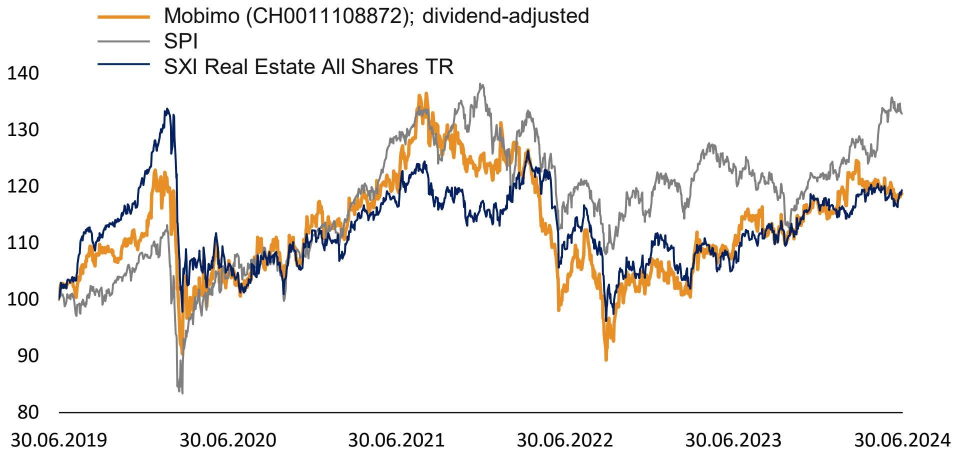
Mobimo on the capital market

5-year share performance (indexed) compared with SPI and SXI



Quelle: SIX Swiss Exchange

Current equity analysts' ratings

	Rating	Price target CHF
Baader Helvea	Add	280
Bank Vontobel AG	Hold	270
Research Partners AG	Hold	275
UBS Switzerland AG	Neutral	275
Van Lanschot Kempen	Sell	240
Zürcher Kantonalbank	Overweight	

- The dividend-adjusted share price has increased by 18.8% over a five-year period. The Swiss Performance Index (SPI) and SXI Real Estate All Shares Index rose by 32.9% and 19.4% respectively over the same period.
- Average annual performance (total return) of 5.1% since the initial public offering in June 2005.
- As at 30 June 2024, Mobimo's share price of CHF 254.50 was around 9.5% below the diluted EPRA-NTA per share of CHF 281.30.
- Liquidity remains strong:
  - An average of 8,527 shares were traded each day during the first half-year 2024 (first half-year 2023: 8,237 shares).
  - Revenue of around CHF 271.5 million in the first half-year 2024. (first half-year 2023: CHF 243.2 million).

Broadly diversified shareholder base

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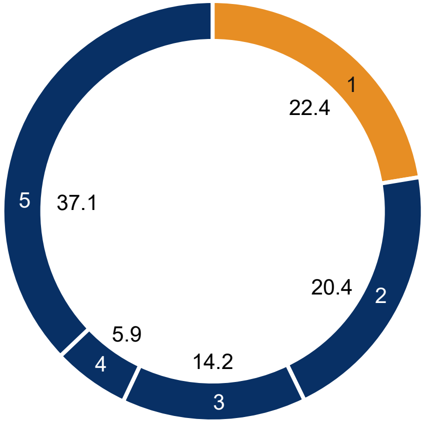
Composition of shareholders
%



1 Foundations, funds
2 Pension funds, insurers, banks
3 Individuals
4 Other companies
5 Shares pending registration

Shares pending registration at closure of the share register before the 2024 Annual General Meeting: 18.5%

- Free float as at 30 June 2024: 100% (as defined by SIX Swiss Exchange)
- As at 30 June 2024, the following shareholders held 3% or more of the share capital:
  - UBS Fund Management (Switzerland) AG 12.9%.
  - BlackRock. Inc. 5.0%.
  - Dimensional Holdings Inc. 3.0%.

Source: Disclosures in accordance with SIX Exchange Regulation (Significant Shareholders) and Mobimo share register.

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