

# Friendly takeover bid to the shareholders of Immobilien-gesellschaft Fad-matt AG

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MOBIMO



## Mobimo's motivation for the offer

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- **Good quality of locations:** The Immobiliengesellschaft Fadmatt AG owns 503 apartments spread over seven very good locations in the cantons of Zurich and Schaffhausen with good connections to public transport.
- **Good quality of properties:** After extensive renovation work at two locations and the complete replacement of one location in 2016 and 2017, the pure residential property portfolio is in good condition.
- **Sustainable rental income:** The portfolio currently generates a stable rental income of more than CHF 10 million p.a.
- **Low vacancy:** Following extensive renovation work, a vacancy rate of around 2% is expected by the end of 2018.

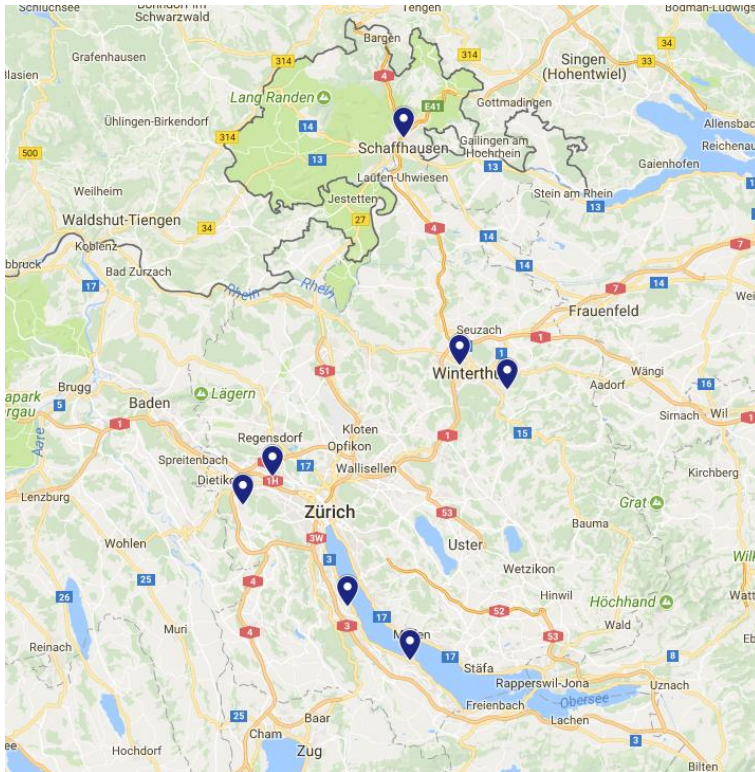
## A friendly takeover follows Mobimo's long-term strategy

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The takeover bid follows Mobimo's long-term strategy of qualitative growth:

*«Mobimo strives to gradually grow its real estate portfolio. This growth takes place primarily through the construction of investment properties for the company's own portfolio as well as through the acquisition of individual properties and portfolios. Growth may also be achieved via company takeovers. The decision to grow is taken when the elements of price, location and future prospects come together in such a way as to create value for shareholders. Mobimo invests in promising locations in Switzerland. We see these primarily as the economic areas of Zurich and Lausanne / Geneva, together with those of Basel, Lucerne / Zug, Aarau and St. Gallen. Investments are only made in sustainably good locations.»*

# Portfolio of Immobiliengesellschaft Fadmatt AG



Source: Map data © 2018 Google

**Portfolio value**  
CHF million

**289**

**Apartments**  
number

**503**

**Target rental income**  
CHF million p.a.

**>10**

**Expected vacancy**  
**rate 2018**  
in % (approx.)

**2**

## Seven locations in the cantons of Zurich and Schaffhausen

Location	Address	No. of apartments	Rentable area	Target rental income p.a.
Au-Wädenswil	Alte Landstrasse 93-99	89	6 615 m <sup>2</sup>	CHF 1,8 million
Oberengstringen	Zürcherstrasse 1a, 2b, 3, 5	25	2 069 m <sup>2</sup>	CHF 0,5 million
Thalwil	Freiestrasse 23-37	53	3 470 m <sup>2</sup>	CHF 1,0 million
Urdorf	In der Fadmatt 1-63	191	13 839 m <sup>2</sup>	CHF 3,8 million
Winterthur	Stockenerstrasse 54-84, Landvogt Waser-Strasse 95-109	44	6 015 m <sup>2</sup>	CHF 1,0 million
Winterthur	Wartstrasse 154-162, Blumenaustrasse 20/22	53	5 501 m <sup>2</sup>	CHF 1,5 million
Schaffhausen	Hochstrasse 59, 69-75	48	3 313 m <sup>2</sup>	CHF 0,6 million
<b>Total</b>		<b>503</b>	<b>40 822 m<sup>2</sup></b>	<b>CHF 10,2 million</b>



# The properties of Immobiliengesellschaft Fadmatt AG



Au-Wädenswil,  
Alte Landstrasse 93-99

**Refurbishment year**

2016

**No. of apartments**

89

**Apartment mix**

2½ - 5½ rooms



Urdorf, In der Fadmatt 1-63

**Refurbishment year**

2017/2018

**No. of apartments**

191

**Apartment mix**

1½ - 5½ rooms



Winterthur, Wartstrasse 154-162,  
Blumenaustrasse 20/22

**Renewal year**

2016

**No. of apartments**

53

**Apartment mix**

2½ - 5½ rooms

# The properties of Immobiliengesellschaft Fadmatt AG



Oberengstringen,  
Zürcherstrasse 1a, 2b, 3, 5

**No. of apartments**

25

**Apartment mix**

1½ - 6½ rooms



Thalwil,  
Freiestrasse 23-37

**No. of apartments**

53

**Apartment mix**

2½ - 4½ rooms



Winterthur,  
Stockenerstrasse 54-84, Landvogt  
Waser-Strasse 95-109

**No. of apartments**

40 + 4 Reihen EFH

**Apartment mix**

4½ - 6½ rooms



Schaffhausen,  
Hochstrasse 59, 69-75

**No. of apartments**

48

**Apartment mix**

1½ - 6½ rooms

## About Immobiliengesellschaft Fadmatt AG

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- Fadmatt was founded in 1861 with the aim of creating affordable apartments for workers in Zurich. Today, the company owns 503 apartments at seven locations in the cantons of Zurich and Schaffhausen.
- The portfolio is managed externally, and the five members of the Board of Directors are also responsible for the management of the real estate company.
- The Board of Directors of Immobiliengesellschaft Fadmatt AG and Mobimo Holding AG have reached an amicable agreement on a friendly takeover.
- Further information on the company can be found at [www.fadmatt.ch](http://www.fadmatt.ch)



## Key facts of the offer

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- Mobimo submits an offer of CHF 28,000 per Fadmatt share to the shareholders of Immobiliengesellschaft Fadmatt AG. Among other conditions, the offer will be concluded if at least 67% of the Fadmatt shares are tendered.
- At least half of the acquisition price of CHF 183 million for the 6,520 Fadmatt shares will be paid with new registered shares to be created from the authorized capital of Mobimo Holding AG.
- To calculate the exchange ratio, the Mobimo share was valued at CHF 244.04 on the basis of a volume-weighted average price of 30 trading days from 30 April to 13 June 2018, taking into account the subsequent distribution of CHF 10.00.