

Selected key figures 2022

Mobimo was successful in the 2022 financial year. The profit excluding revaluation was increased. Rental income and net rental income also trended higher. Development, with its three activities of developments for third parties, developments of condominiums and developments for the company's own portfolio, made a substantial contribution to earnings.

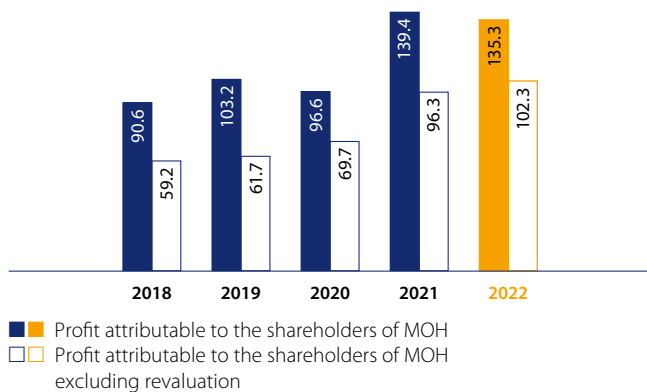
Profit

CHF million
2021: 139.4

135.3

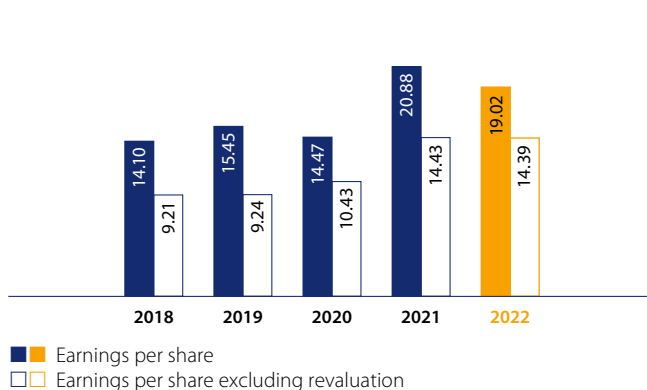
Profit attributable to the shareholders of MOH including and excluding revaluation

CHF million



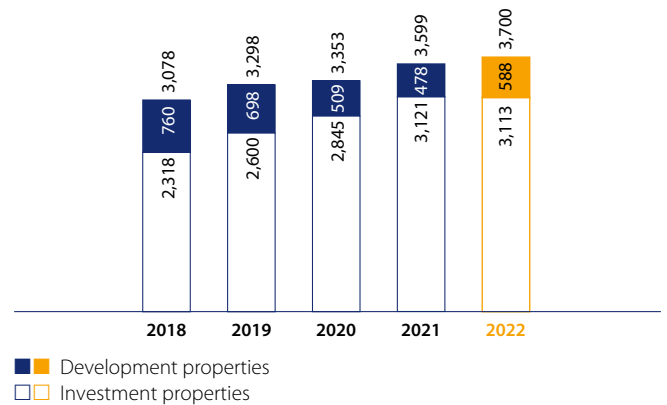
Earnings per share including and excluding revaluation

CHF



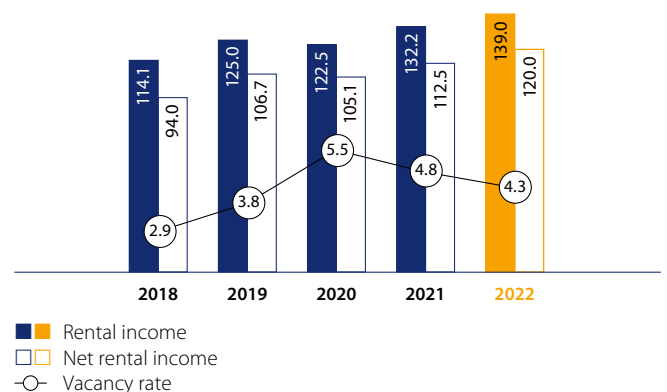
Total value of real estate portfolio

CHF million



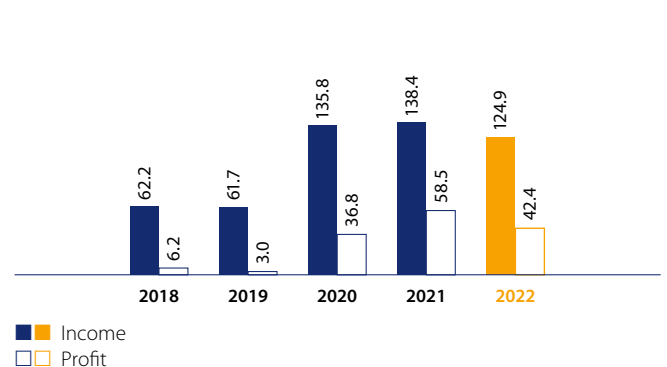
Rental and net rental income and vacancy rate

CHF million/%



Income and profit on development projects and sale of trading properties

CHF million



MOBIMO

Energy intensity
kWh/m²
2021: 119.0

114.6

**Total women in workforce
(excluding Board of Directors)**
%
2021: 52

49

Emissions intensity
kg CO₂eq/m²
2021: 15.2

14.6

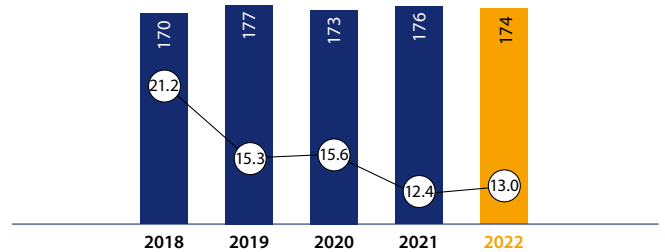
Women in Board of Directors
%
2021: 50

43

**Share of renewable energy
sources (electricity, heat and cooling)**
%
2021: 54

55

Employees and turnover
Headcount/%



**Sustainability-certified market/carrying
value of the investment portfolio**
CHF million
2021: 927

949

**BoD ranking by
Finanz und Wirtschaft/Inrate**
Rank 2021: 34

27

👁 Further information on our sustainability performance from page 16 onwards in the Annual Report 2022

Ratings

GRESB
Green Star, 81 points



CDP
Score C



EPRA sBPR
Gold Award



MSCI
AAA



Inrate
B+



Sustainalytics
low risk, 17.5 points



ISS
D+



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 performance measures that are not defined under IFRS, EPRA, SIA (Swiss Society of Engineers and Architects) standard D 0213, Corporate Governance Best Practice Recommendations or other standards.

MOBIMO

Result	Unit	2022	2021	Change in %
Net rental income	CHF million	120.0	112.5	6.6
Profit on development projects and sale of trading properties	CHF million	42.4	58.5	-27.4
Net income from revaluation	CHF million	44.3	53.3	-16.9
Profit on disposal of investment properties	CHF million	4.0	0.0	nmf
Operating result (EBIT)	CHF million	181.5	194.7	-6.8
Operating result (EBIT) excluding revaluation	CHF million	137.2	141.3	-3.0
Profit	CHF million	135.3	139.4	-2.9
Profit excluding revaluation	CHF million	102.3	96.3	6.3
Balance sheet	Unit	31.12.2022	31.12.2021	Change in %
Assets	CHF million	3,855.5	3,770.5	2.3
Equity	CHF million	1,904.8	1,654.0	15.2
Equity ratio	%	49.4	43.9	12.6
Return on equity	%	7.9	9.1	-13.2
Return on equity excluding revaluation	%	6.0	6.3	-4.8
Interest-bearing liabilities	CHF million	1,609.8	1,785.3	-9.8
Ø Rate of interest on financial liabilities (for the period)	%	1.00	1.30	-23.1
Ø Residual maturity of financial liabilities	years	5.3	4.7	12.8
Net gearing	%	83.2	106.4	-21.8
Portfolio	Unit	31.12.2022	31.12.2021	Change in %
Overall portfolio ¹	CHF million	3,700.2	3,599.1	2.8
Investment properties ¹	CHF million	3,112.6	3,120.8	-0.3
Development properties ²	CHF million	587.6	478.3	22.8
Gross yield from investment properties	%	4.4	4.5	-2.2
Net yield from investment properties	%	3.5	3.4	2.9
Investment property vacancy rate	%	4.3	4.8	-10.4
Ø Discount rate for revaluation (nominal) ³	%	4.0	3.6	10.6
Ø Capitalisation rate (real) ³	%	3.0	3.1	-3.9
EPRA	Unit	2022	2021	Change in %
EPRA profit	CHF million	71.9	63.9	12.5
EPRA NAV per share	CHF	304.8	297.7	2.4
EPRA rental increase like for like	%	0.9	1.6	-43.8
EPRA vacancy rate	%	4.3	4.8	-10.4
Headcount	Unit	31.12.2022	31.12.2021	Change in %
Headcount (full-time basis)	Number	160.0	162.0	-1.2
Of which headcount Mobimo FM Service AG (full-time basis)	Number	39.2	37.8	3.7
Environment	Unit	2022	2021	Change in %
Energy intensity	kWh/m ²	114.6	119.0	-3.7
Emissions intensity	kg CO ₂ eq/m ²	14.6	15.2	-3.9
Share	Unit	2022	2021	Change in %
Shares outstanding ⁴	Number	7,252,377	6,596,379	9.9
Nominal value per share	CHF	3.40	3.40	0.0
NAV per share (diluted)	CHF	262.64	250.74	4.7
Earnings per share	CHF	19.02	20.88	-8.9
Earnings per share excluding revaluation	CHF	14.39	14.43	-0.3
Distribution per share ⁵	CHF	10.00	10.00	0.0
Share price as at 31.12.	CHF	236.00	305.50	-22.7

¹ Including owner-occupied properties and including investment properties for sale, excluding owner-occupied tenant improvements and excluding right-of-use assets.

² Excluding right-of-use assets.

³ In the year under review, adjustments were made to the valuation parameters as a result of the changed market conditions. Comparability with the prior-year period is therefore limited. For further information see Note 5, valuation details.

⁴ No. of shares issued 7,261,701 less treasury shares 9,324 = no. of outstanding shares 7,252,377.

⁵ Distribution of CHF 10.00 per share for the 2022 financial year from retained earnings and capital contribution reserve (in total CHF 72.6 million) as proposed to the General Meeting on 11 April 2023.

Details on the long-term trends in Mobimo's key figures can be found on page 156 in the Annual Report 2022 (Five-year overview).