

Property details

Details of trading properties

Location, address	Economic area ¹	Description ²	Carrying amount in TCHF ³	Built	Realisation period	Project status ³	Sales volumes in TCHF	Sales status (certified purchase agreement) ³	Acquired	Site area in m ²	Register of polluted sites
Arlenheim, Bruggweg 60	NW	open	8,213	1904	open	in planning	open	open	May 2019	3,855	no
Dietikon, Schöneeggstrasse	ZH	open	12,472		open	in planning	open	open	Jan 2022	4,213	no
Herrenschwanden, Mettlenwaldweg 19	BE	open	6,544		open	in planning	open	open	Nov 2018	10,273	yes (insignificant)
Köniz, Hallmatt, Unders Juuch	BE	open	8,000		open	in planning	open	open	Dec 2018	21,407	no
Köniz, Niederwangen, Papillonallee ⁴	BE	64 con	2,376		open	in planning	open	open	Sep 2022	7,740	no
Langenthal, Kühlhausstrasse 8	BE	open	2,520		open	in planning	open	open	Sep 2015	13,080	yes (insignificant)
Maur, Dorfacherstrasse	ZH	open	11,432	1959	open	in planning	open	open	Dec 2019/June 2020	5,033	no
Merlischachen, Chappelmmatt-Strasse (Burgmatt)	C	79 con	17,461		open	in planning	open	open	2014/2015	15,283	no
Oberägeri, Lutisbachweg	C	90 con	49,187	1904/1917	open	in planning	open	open	Oct 2019	24,167	no
Uster, Brauereistrasse	ZH	open	23,283		open	in planning	open	open	Jan 2021	5,335	no
10 land entities and development projects			141,488							110,386	
Horgen, Allmendgütlistrasse 35/39/43	ZH	37 con	6,850		2022/2024	under construction	70,085	26/37	Feb 2018/Aug 2020	5,526	no
1 property under construction			6,850				70,085			5,526	
Allaman, Chemin des Grangettes 2 ⁵	F	open	24,420	1991	open	in planning	open	open	Sep 2015	23,213	no
Dübendorf, Birchlenstrasse 20 – 26 ⁵	ZH	52 res	17,792	1951	open	in planning	open	open	Jan 2019	4,846	no
Lausanne, Avenue de Beaumont 76 ⁵	F	19 con	10,554	1938	open	in planning	open	open	Feb 2021	2,190	no
Lausanne, Avenue Marc-Dufour 15 ⁵	F	open	28,680	1962	open	in planning	open	open	Mar 2022	1,618	no
Lausanne, Chemin de Montétan 11; Avenue de France 66 ⁵	F	open	12,192	1902/1930	open	in planning	open	open	Mar 2021	1,406	no
Wangen-Brüttisellen, Stationsstrasse 31/33; Zürichstrasse 65/65a ⁵	ZH	open	41,883	1953/2011	open	in planning	open	open	Dec 2021	11,895	yes (insignificant)
6 completed real estate and development properties			135,521							45,168	
17 trading properties^{4,6}			283,859				70,085			161,080	

¹ BE: Berne; C: Central Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.

Economic area-related overviews are presented on pages 8 to 9.

² Con: condominiums; res: residential units.

³ Data as at 31.12.2022.

⁴ Excluding right-of-use asset.

⁵ Development properties.

⁶ Allaman, Chemin des Grangettes 2 and Köniz, Hallmatt, Unders Juuch are classified as commercial properties (trading) as the main usage is expected to be commercial. The other trading properties are classified as residential properties (trading). For further information, see overview of the portfolio on page 8. The planned usage of the trading properties can change during the planning phase and exemplifies the current expectation.

Project descriptions

Dübendorf, Birchlenstrasse 20 – 26

Project description	The construction of 52 residential units in Dübendorf is in the pipeline. The current plan is to sell the entire project to a third-party investor.
Project status/ estimated completion date	Legally valid building permission was granted in 2021. The general contractor tender process is due to run until first quarter of 2023. Construction is expected to take two years.
Marketing	The marketing documentation will be prepared once the sales strategy has been decided upon.

Horgen, Allmendgütlistrasse 35/39/43

Project description	In Horgen, 37 condominium units spread across three buildings, with a shared underground garage, are being realised in a quiet location. Most of the units have lake views. The development is being realised in accordance with the Minergie-ECO standard and includes a photovoltaic system.
Project status/ estimated completion date	Construction began in May 2022, with completion scheduled for mid-2024.
Marketing	As at the reporting date, 26 of the 37 condominium units had been notarised.

Köniz, Niederwangen, Papillonallee

Project description	In Köniz, Niederwangen, 64 condominium units are covered by building rights and are thus planned for the mid-price segment. The project consists of two buildings together with an underground garage. It will be realised in accordance with the requirements for a 2,000-Watt site and has been designed as a Plus-Energy quarter.
Project status/ estimated completion date	The building permission is legally valid. The general contractor tender process will start in January 2023. Construction is due to begin in second quarter of 2023, with completion scheduled for end-2025.
Marketing	Marketing will commence once general contractor has been selected.

Lausanne, Avenue de Beaumont 76

Project description	19 condominium units are being built in a quiet residential district near the Lausanne Cantonal Hospital. The project is a timber construction development and will meet the Minergie-P-ECO standard.
Project status/ estimated completion date	The building application has been submitted. The general contractor tender offers are expected in January 2023. Construction is due to begin in the second half of 2023, with completion scheduled for mid-2025.
Marketing	Marketing will commence once general contractor has been selected.

Merlischachen, Chappelmat-Strasse (Burgmatt)

Project description	79 condominium units are due to be constructed in Merlischachen.
Project status/ estimated completion date	An objection has been raised against the building permission granted for the revised construction project. The objection process is still ongoing. Mobimo forecasts completion in 2026.
Marketing	Marketing will commence once legally valid building permission has been obtained.

Oberägeri, Lutisbachweg

Project description	90 condominium units spread over ten buildings are planned in Oberägeri at a premium hillside location with views of the Ägerisee lake.
Project status/ estimated completion date	The building permission is legally valid. The general contractor tender process will start in January 2023. Construction is due to begin in second half of 2023, with completion scheduled for the beginning of 2026.
Marketing	Marketing will commence in spring 2023.

The remaining trading properties not listed here are currently still at an early stage in the project, which is why they are not described in more detail here.

Details of commercial properties

Location, address	Economic area ¹	Property description ²	Fair value in TCHF	Built	Year renovated	Gross yield in % ³	Target rental income in TCHF ⁴	Vacancy rate in % ⁵	Total rentable area in m ²	Office space in % ⁶	Sales space in % ⁶	Commercial space in % ⁶	Residential space in % ⁶	Other in % ⁶	Vacant area in % ⁶	Ownership ⁷	Acquired	Site area in m ²	Register of polluted sites
Lausanne, Rue des Côtes-de-Montbenon 20 – 24	F	com	46,440	2013		5.0	2,328	0.0	8,017	18.9	0.0	0.0	0.0	81.1	0.0	SO	Nov 2009	3,498	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 26	F	BR	1,790	n/a		4.4	79	0.0	867	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	1,092	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 28/30	F	com	7,380	1948		7.3	539	9.8	5,195	55.6	0.0	6.1	0.0	38.3	9.7	SO	Nov 2009	1,840	yes (insignificant)
Lausanne, Rue du Port-Franc 9	F	com	7,790	1927	2009	4.5	349	0.0	1,756	41.2	21.4	0.0	0.0	37.4	0.0	SO	Nov 2009	609	yes (insignificant)
Lausanne, Rue du Port-Franc 11	F	com	13,780	2008		5.5	754	0.0	2,173	38.0	7.6	0.0	0.0	54.4	0.0	SO	Nov 2009	1,033	yes (insignificant)
Lausanne, Rue du Port-Franc 16 (Flonplex)	F	BR	4,710	n/a		4.5	210	0.0	1,953	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	2,750	yes (insignificant)
Lausanne, Rue du Port-Franc 17	F	com	18,030	2002		5.6	1,010	0.0	2,559	48.1	9.5	0.0	20.9	21.5	0.0	SO	Nov 2009	1,096	yes (insignificant)
Lausanne, Rue du Port-Franc 20; Rue de Genève 33	F	com	43,110	2007		5.9	2,544	11.7	9,896	52.2	13.9	0.0	0.0	33.9	16.6	SO	Nov 2009	4,150	yes (insignificant)
Lausanne, Rue du Port-Franc 22; Rue de la Vigie 1	F	com	22,460	2007		4.5	1,020	0.0	3,399	87.0	12.1	0.0	0.0	0.9	0.0	SO	Nov 2009	1,441	yes (insignificant)
Lausanne, Voie du Chariot 3	F	com	17,460	2008		4.9	861	0.0	2,310	72.3	17.1	0.0	0.0	10.6	0.0	SO	Nov 2009	993	yes (insignificant)
Lausanne, Voie du Chariot 4/6	F	com	41,240	2008	2020	4.9	2,036	0.0	5,884	86.8	7.0	0.0	0.0	6.2	0.0	SO	Nov 2009	2,417	yes (insignificant)
Lausanne, Voie du Chariot 5/7	F	com	37,830	2008		4.6	1,755	0.0	5,049	53.8	16.2	0.0	15.3	14.7	0.0	SO	Nov 2009	2,190	yes (insignificant)
Neuchâtel, Rue du Seyon 12	F	com	8,880	1970	2010	4.4	391	0.0	2,092	80.2	0.0	0.0	0.0	19.8	0.0	SO	Dec 2021	307	no
St. Gallen, Oberer Graben 16	E	com	7,330	1965	2004	6.6	487	8.1	2,339	61.5	14.5	0.0	0.0	24.0	8.7	SO	Jan 2021	861	no
St. Gallen, Schochengasse 6	E	com	14,100	1974	2000	8.0	1,121	12.3	4,458	95.4	0.0	0.0	0.0	4.6	15.8	SO	Feb 2004	1,315	no
St. Gallen, Wassergasse 42/44	E	com	16,140	1967	2000	6.1	981	19.1	4,089	80.2	0.0	0.0	9.0	10.8	12.2	con (867/1000)	Feb 2004	1,713	no
Wangen-Brüttisellen, Zürichstrasse 70	ZH	BR	2,360	n/a		4.0	95	0.0	1,462	0.0	0.0	0.0	0.0	100.0	0.0	SO	Dec 2021	1,462	no
Wangen-Brüttisellen, Zürichstrasse 72	ZH	com	12,140	2008		5.2	629	32.1	2,695	22.2	0.0	46.7	0.0	31.1	31.1	SO	Dec 2021	2,837	no
Winterthur, Industriestrasse 26	ZH	com	18,990	1994	2002	7.8	1,481	7.1	11,262	53.3	0.9	22.4	0.0	23.4	6.1	SO	Oct 1999	3,583	no
Zug, Poststrasse 30	C	com	12,490	1970	2014	5.3	657	0.0	2,252	0.0	0.0	80.5	0.0	19.5	0.0	SO	Jan 2021	912	no
Zurich, Badenerstrasse 694	ZH	com	19,780	1973	2002/2006	5.6	1,102	2.1	4,925	72.1	0.0	4.0	0.0	23.9	7.0	SO	Jan 2021	1,084	no
Zurich, Friedaustasse 17	ZH	com	16,160	1968	2013	4.3	693	5.8	2,570	57.2	0.0	12.1	10.2	20.5	12.6	SO	Oct 1998	869	no
Zurich, Friesenbergstrasse 75	ZH	com	78,850	1976	1999/2020	5.3	4,145	11.5	16,588	70.7	0.0	13.6	0.0	15.7	12.1	SO	Feb 2014	6,823	no
Zurich, Hardturmstrasse 3/3a/3b (Mobimo-Hochhaus)	ZH	com	68,490	1974	2001/2008	4.7	3,233	0.0	8,226	94.4	0.0	0.0	0.0	5.6	0.0	SO	Nov 1999	1,975	no
Zurich, Rautstrasse 12	ZH	com	22,790	1972	2011	5.6	1,281	0.4	6,005	76.9	9.5	4.7	1.3	7.6	1.0	SO	Nov 1999	1,894	yes (petrol station)
Zurich, Seestrasse 356	ZH	com	25,030	1897	1994	4.6	1,159	31.3	4,116	88.9	0.0	3.3	0.0	7.8	30.4	SO	Mar 2020	1,684	no
Zurich, Thurgauerstrasse 23; Siewerdstrasse 25	ZH	com	14,550	1963/1968/1985	1998	6.4	930	5.6	3,902	59.1	6.8	6.9	0.0	27.2	4.3	SO	Mar 2002	2,651	no
Zurich, Turbinenstrasse 20 (Mobimo Tower Hotel)	ZH	h	107,450	2011		5.3	5,664	0.0	21,254	0.0	0.0	0.0	0.0	100.0	0.0	con (546/1000)	May 2008	5,808	no
66 commercial investment properties			1,716,700			5.3	90,267	5.6	363,854	43.0	10.5	9.4	6.4	30.7	7.0			207,131	
Aarau, Industriestrasse 28; Torfeldstrasse Parkhaus	NW	com	25,230	1905/1916/1929/ 1943/1954/1974		3.1	782	18.1	24,267	0.0	0.0	89.9	0.0	10.1	83.9	SO	Jun 2001/ Oct 2006	14,893	yes (insignificant)
Lausanne, Avenue d'Ouchy 4 – 6	F	com	60,960	1962		4.6	2,797	1.4	21,518	63.0	10.4	0.4	0.0	26.2	0.5	SO	May 2010	n/a ⁸	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 14	F	com	1,240	1963		3.1	39	0.0	841	0.0	86.2	0.0	0.0	13.8	0.0	SO	Nov 2009	662	yes (insignificant)
3 development properties			87,430			4.1	3,618	5.0	46,626	29.1	6.4	47.0	0.0	17.5	43.9			15,555	

¹ C: Central Switzerland; E: Eastern Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.
Economic area-related overviews are presented on pages 8 to 9.

² BR: building right; com: commercial property; h: hotel.

³ Target rental income as at 31.12.2022 as a % of market value.

⁴ Including building right interest.

⁵ Vacancy rate as at 31.12.2022 as a % of target rental income.

⁶ Data as at 31.12.2022 as a % of the total rentable area.

⁷ SO: sole ownership; con: condominiums.

⁸ Development on the site at Lausanne, Avenue d'Ouchy 4 – 6 (Horizon) that is included in the investment portfolio.

Details of investment properties under construction

Location, address	Economic area ¹	Description of property ²	Fair value in TCHF	Built	Realisation period	Total rentable area in m ²	Ownership ³	Acquired	Site area in m ²	Register of polluted sites
Lausanne, Rue de Genève 19/21	F	com	29,290	1893/1902	2021/2023	7,186	SO	Nov 2009	3,122	yes (insignificant)
Lausen, Hauptstrasse	NW	res	11,250		2023/2025	4,076	SO	Dec 2022	4,813	no
St. Gallen, Wassergasse 50/52	E	com	8,220	1998	2022/2023	3,431	SO	Feb 2004	1,372	no
Zurich, Allmendstrasse 90/92/94/96/98/100/102/104 (Manegg)	ZH	res/com	123,750		2020/2023	11,936	SO	Mar 2015	6,276	no
Zurich, Im Tiergarten 7	ZH	res	43,800	1992	2021/2023	5,957	SO	Feb 2014	4,708	no
5 properties under construction			216,310			32,586			20,291	

Details of owner-occupied properties

Location, address	Economic area ¹	Description of property ²	Carrying amount in TCHF ³	Built	Year renovated	Total rentable area in m ²	Ownership ³	Acquired	Site area in m ²	Register of polluted sites
Küsnacht, Seestrasse 59 ⁴	ZH	com	7,421	2006		2,046	SO	Sep 2002	2,125	no
Lausanne, Rue de Genève 7	F	com ⁵	2,121	1932	1992/2011	632	SO	Nov 2009	3,343	yes (insignificant)
2 properties⁶			9,541			2,678			5,468	

¹ E: Eastern Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.
Economic area-related overviews are presented on pages 8 to 9.

² com: commercial property; res: residential property.

³ SO: sole ownership.

⁴ Excluding right-of-use asset and tenant improvements in a rented property in Küsnacht reported under owner-occupied properties (see Note 22).

⁵ Share in own use.

⁶ The target rental income for the owner-occupied properties is TCHF 1,059 for the economic area Zurich and TCHF 198 for the economic area French-speaking Switzerland.

Project descriptions

Lausanne, Rue de Genève 19/21

Project description	In Lausanne's Le Flon district, the two buildings at Rue de Genève 19 and 21 (also known as "Les Jumeaux") are being renovated for commercial and leisure use.
Project status/ estimated completion date	Construction began in September 2021, with completion scheduled for mid-2023.
Marketing	Mobimo has started looking for tenants. As at the reporting date, more than 30% of the space has been let and negotiations are being held with interested parties on a further 40%.

Lausen, Hauptstrasse

Project description	A development with a total of six new buildings and a conversion will be realised at the Scholer site next to Lausen train station. The site is a multi-generational development and includes a retirement and care home. Two residential buildings with 65 apartments and a shared underground garage will be realised on the plot owned by Mobimo. The apartments are designed for age-appropriate living and meet bronze LEA and Minergie standards.
Project status/ estimated completion date	The building permission is legally valid. Construction will begin in spring 2023, with completion scheduled for summer 2025.
Marketing	Mobimo plans to start looking for tenants in 2025.

St. Gallen, Wassergasse 50/52

Project description	The property will be converted from office use to a serviced apartment building with 94 1-room apartments. Eight shared kitchens complete the co-living offering. Self-storage areas are planned for the basement.
Project status/ estimated completion date	The building permission is legally valid and construction has started. Completion is scheduled for autumn 2023.
Marketing	Rental agreements have been concluded with the co-living and self-storage operators.

Zurich, Allmendstrasse 90/92/94/96/98/100/102/104 (Manegg)

Project description	Mobimo is creating a residential development for the company's own investment portfolio in the urban development area of Obere Allmend Manegg. The development is being realised in accordance with the SIA Energy Efficiency Path 2040 and includes a photovoltaic system. 157 rental apartments and 848 m ² of ground-floor commercial space are being created in two buildings with a usable area of 11,936 m ² total (residential component 93%, commercial component 7%) on a site covering an area of 6,276 m ² .
Project status/ estimated completion date	Completion will be in the first quarter of 2023.
Marketing	Marketing for residential space is successfully underway. Rental agreements have been concluded for all commercial spaces on the ground floor.

Zürich, Im Tiergarten 7

Project description	In Zurich, Im Tiergarten 7, a commercial property is being converted into a residential property. 59 apartments are being realised. The work is being carried out by a general contractor.
Project status/ estimated completion date	The structural work has been completed. Construction is due to finish in mid-2023.
Marketing	Mobimo plans to start looking for tenants at the beginning of 2023.

The remaining development properties not listed here are currently still at an early stage in the project, which is why they are not described in more detail here.