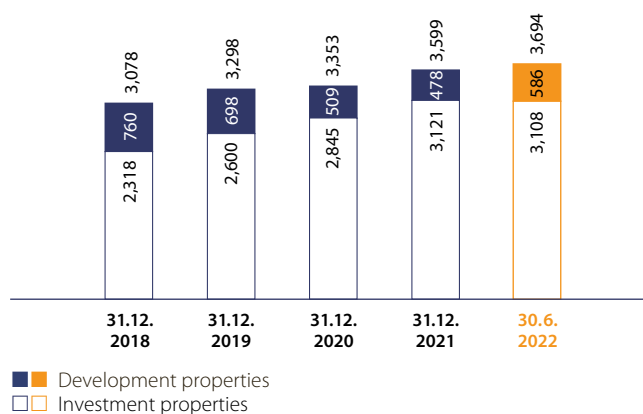


Selected key figures for the first half of 2022

Mobimo increases its net rental income by 7.4% in the first half of 2022. The successful capital increase is supporting the realisation of the development projects, which will again significantly strengthen the rental income base in the future.

Total value of real estate portfolio
CHF million



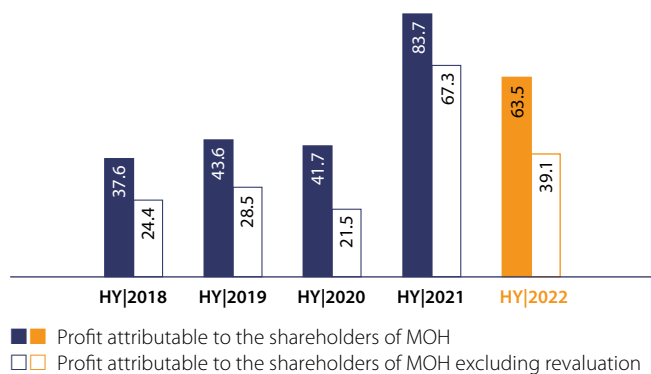
Profit

CHF million
HY|2021: 83.7

63.5

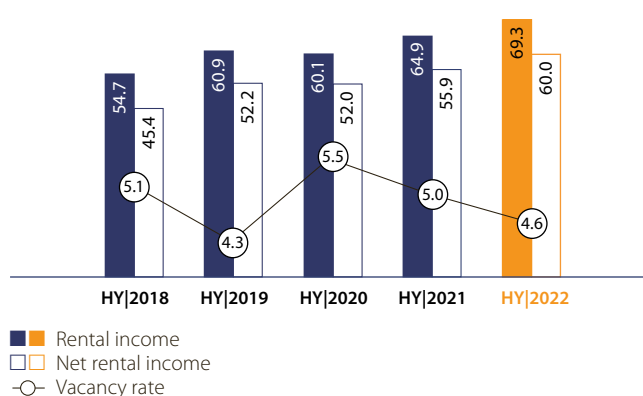
Profit attributable to the shareholders of MOH including and excluding revaluation

CHF million



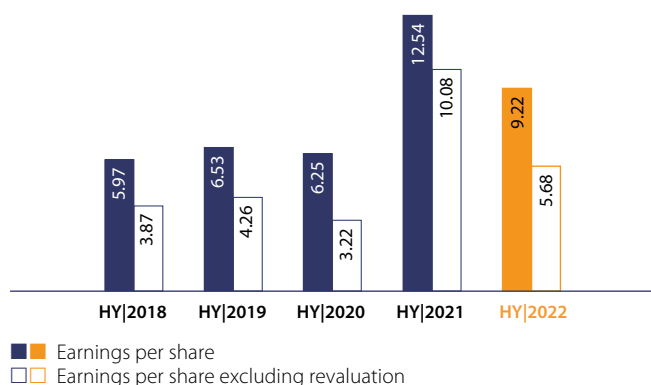
Rental and net rental income and vacancy rate

CHF million/%



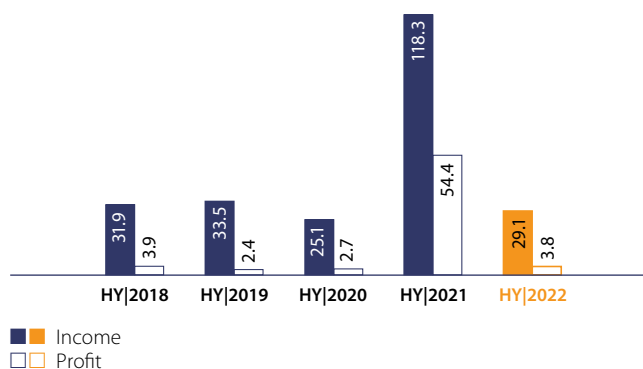
Earnings per share including and excluding revaluation

CHF



Income and profit on development projects and sale of trading properties

CHF million



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.

Result	Unit	HY 2022	HY 2021	Change in %
Net rental income	CHF million	60.0	55.9	7.4
Profit on development projects and sale of trading properties	CHF million	3.8	54.4	-92.9
Net income from revaluation	CHF million	31.5	19.9	58.4
Operating result (EBIT)	CHF million	81.4	115.4	-29.5
Operating result (EBIT) excluding revaluation	CHF million	49.8	95.5	-47.8
Profit	CHF million	63.5	83.7	-24.1
Profit excluding revaluation	CHF million	39.1	67.3	-41.8
Balance sheet	Unit	30.6.2022	31.12.2021	Change in %
Assets	CHF million	3,833.5	3,770.5	1.7
Equity	CHF million	1,832.2	1,654.0	10.8
Equity ratio	%	47.8	43.9	8.9
Return on equity ¹	%	7.6	9.1	-16.5
Return on equity excluding revaluation ¹	%	4.7	6.3	-25.4
Interest-bearing liabilities	CHF million	1,676.4	1,785.3	-6.1
Ø Rate of interest on financial liabilities (for the period)	%	0.94	1.30	-27.7
Ø Residual maturity of financial liabilities	years	4.7	4.7	0.0
Net gearing	%	89.9	106.4	-15.6
Portfolio	Unit	30.6.2022	31.12.2021	Change in %
Overall portfolio ²	CHF million	3,694.0	3,599.1	2.6
Investment properties ²	CHF million	3,108.3	3,120.8	-0.4
Development properties ³	CHF million	585.7	478.3	22.5
Gross yield from investment properties	%	4.4	4.5	-2.2
Net yield from investment properties	%	3.4	3.4	0.0
Investment property vacancy rate	%	4.6	4.8	-4.2
Ø Discount rate for revaluation (nominal)	%	3.6	3.6	0.0
Ø Capitalisation rate (real)	%	3.1	3.1	0.0
EPRA	Unit	HY 2022	HY 2021	Change in %
EPRA profit	CHF million	40.4	30.5	32.5
EPRA NAV per share	CHF	293.86	297.07	-1.1
EPRA rental increase like for like	%	0.1	0.6	-83.3
EPRA vacancy rate	%	4.6	5.0	-8.0
Headcount	Unit	30.6.2022	31.12.2021	Change in %
Headcount (full-time basis)	Number	159.2	162.0	-1.7
Of which headcount Mobimo FM Service AG (full-time basis)	Number	38.2	37.8	1.1
Environment	Unit	2022	2021	Change in %
Energy intensity ⁴	kWh/m ²	n/a	119	nmf
Emissions intensity ⁴	kg CO ₂ eq/m ²	n/a	15	nmf
Share	Unit	HY 2022	HY 2021	Change in %
Shares outstanding ⁵	Number	7,260,377	6,597,879	10.0
Nominal value per share	CHF	3.40	13.40	-74.6
NAV per share (diluted)	CHF	252.35	251.24	0.4
Earnings per share	CHF	9.22	12.54	-26.5
Earnings per share excluding revaluation	CHF	5.68	10.08	-43.7
Distribution per share ⁶	CHF	10.00	10.00	0.0
Share price as at 30.6.	CHF	232.00	304.00	-23.7

¹ In the half-year report, the return on equity and the return on equity excluding revaluation are both annualised.

² Including owner-occupied properties, excluding owner-occupied tenant improvements and excluding right-of-use assets.

³ Excluding right-of-use assets.

⁴ The environmental key figures are collected and reported half a year later than the financial key figures. Accordingly, the corresponding key figures are not yet available for the 2022 financial year.

⁵ No. of shares issued 7,261,701 less treasury shares 1,324 = no. of outstanding shares 7,260,377.

⁶ Dividend for the 2021 financial year of CHF 10.00 per share in accordance with the resolution of the Annual General Meeting on 12 April 2022.