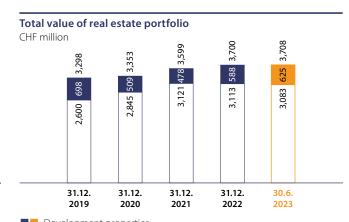


# Selected key figures for the first half of 2023

Mobimo strengthens net rental income by a further 7.3% in the first half of 2023. On completion of the properties in Manegg, Tiergarten, and shortly Les Jumeaux, additional rental income will be recognised in the current year.



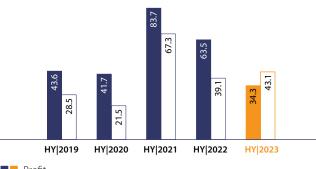
Profit excluding revaluation

CHF million HY|2022: 39.1

Development properties □□ Investment properties

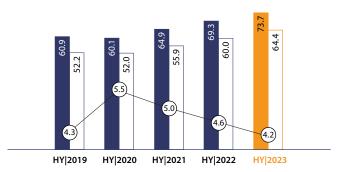
## Profit including and excluding revaluation

CHF million



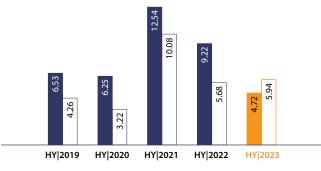
□□ Profit excluding revaluation

#### Rental and net rental income and vacancy rate CHF million/%



Rental income □□ Net rental income -O- Vacancy rate

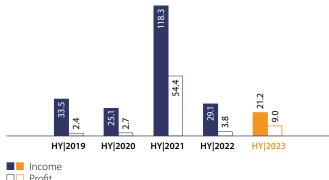
# Earnings per share including and excluding revaluation



Earnings per share ☐☐ Earnings per share excluding revaluation

### Income and profit from development projects and sale of trading properties

CHF million



□□ Profit

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

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.



Net mental income	Result	Unit	HY 2023	HY 2022	Change in %
Net income from revaluation	Net rental income	CHF million	64.4	60.0	7.3
Operating result (BRT) excluding revaluation CHF million 50.8 81.4 3-37.5   Operating result (BRT) excluding revaluation CHF million 40.1 40.8 20.7   Profit CHF million 43.1 3.91 10.2   Rather sheet Unit 30.6023 3112,202 Change in My   Assets CHF million 3.951.2 3.855.5 2.5   Eduty CHF million 3.961.2 3.855.2 2.5   Eduty CHF million 3.961.2 4.94 4.4   Assets CHF million 3.961.2 4.94 4.4   Return on equity excluding revaluation? 9 4.7 4.94 4.4   Return on equity excluding revaluation? 6 1.7 7.9 -5.32   Return on equity excluding revaluation? 6 1.6 6 2.33   Interest bearing liabilities (for the period) 9 4.6 6.0 2.33   Interest bearing liabilities (for the period) 9 8.7 3.2 5.0   Return on	Profit on development projects and sale of trading properties	CHF million	9.0	3.8	134.9
Operating result (EBIT) excluding revaluation CHF million 60.1 49.8 20.7   Profit CHF million 43.3 36.5 46.1   Profit excluding revaluation CHF million 34.3 30.5 46.1   Balance sheet Unit 30.6.203 31.12.202 Change in Weight   Assets CHF million 3.95.5 2.5 2.5   Equity CHF million 1.863.0 1.90.8 2-2.2   Equity mild 4% 4.72 4.94 -4.0   Return on equity 4% 3.7 7.9 5.52   Return on equity excluding revaluation? 5% 4.6 6.0 -73.3   Interest on financial liabilities (for the period) 5% 1.1 1.60.98 8.3   Return on equity excluding revaluation? 5% 8.7 1.00 2.10   Return on equity excluding fevaluation? 5% 4.8 2.1 1.00 2.10   Return on equity excluding fevaluation? 5% 8.7 8.1 2.0 2.0	Net income from revaluation	CHF million	-9.3	31.5	-129.6
Profit CHF million 34.3 63.5 -46.1   Profit excluding revaluation CHF million 43.1 39.0 10.2   Balance sheet Unit 30.6223 31.22.22 Change in Machael   Assets CHF million 3.951.2 3.855.5 2.5 2.5 2.5 2.0	Operating result (EBIT)	CHF million	50.8	81.4	-37.5
Profit excluding revaluation CHF million 43.1 39.1 20.0   Balance sheet Ubit 30.6.2033 31.3.2.022 Change in %   Assets CHF million 3,95.1.2 3,855.5 2.5   Equity CHF million 1,865.0 1,904.8 2-2.2   Equity ratio % 4.72 4.94 4-6.6   Return on equity excluding revaluation? % 4.7 7.7 75.32   Interest-bearing liabilities CHF million 1,743.0 1,600.8 8.3   Pare for interest on financial liabilities (for the period) % 1.21 10.0 22.3   Rection on equity excluding revaluation? % 1.21 10.0 22.3   Return on equity excluding revaluation? % 1.21 10.0 22.3   Return on equity excluding revaluation? % 1.21 10.0 22.3   Return on equity excluding revaluation? % 1.21 10.0 22.0   Rescidual maturity of financial liabilities. % 8.7 8.2 4.2	Operating result (EBIT) excluding revaluation	CHF million	60.1	49.8	20.7
Balance sheet Unit 306.203 31.12.021 Change in May 1   Assets CHF million 3,951.7 3,855.5 2.5   Equity CHF million 1,863.0 1,904.8 2.2   Equity ratio % 4.7 4.94 4.6   Return on equity in the control of the	Profit	CHF million	34.3	63.5	-46.1
Assets CHF million 3,951.2 3,855.5 2.5   Equity CHF million 1,863.0 1,904.8 2.2.2   Equity stolo % 47.2 4.9.4 -6.6   Return on equity excluding revaluation* % 4.6 6.0 -23.3   Return on equity excluding revaluation* % 4.6 6.0 -23.3   Return on equity excluding revaluation* % 4.6 6.0 -23.3   OF Return on equity excluding revaluation* % 4.6 6.0 -23.3   Beturn on equity excluding revaluation* % 4.1 1.00 2.0   Beta of interest on financial liabilities CHF million 1,743.0 1,509.8 8.3   O Pate of interest on financial liabilities year 5.3 5.3 0.0   Net gearing Whit 30.6 3.3 1.0   Postfile Unit 30.6 3.1 2.0   Overall portfolio* CHF million 3,08.3 3.1 2.0   Overall portfolio* CHF	Profit excluding revaluation	CHF million	43.1	39.1	10.2
Equity CHF million 1,863.0 1,904.8 -2.2   Equity ratio % 47.2 49.4 -4.6   Return on equity' % 3.7 7.9 -53.2   Return on equity excluding revaluation' % 4.6 6.0 -23.3   Interest-bearing liabilities CHF million 1,743.0 1,609.8 8.3   O Rate of interest on financial liabilities years 5.3 5.3 0.0   Net gearing % 8.7 8.32 5.4   Portfolio Use gearing % 8.7 8.32 5.4   Portfolio Use gearing 3,008.4 3,700.2 0.5   Overall portfolio? CHF million 3,008.3 3,112.002 0.0   Overall portfolio? CHF million 3,008.3 3,112.002 0.0   Development properties? CHF million 3,008.3 3,112.002 0.0   Development properties? % 4.1 4.2 2.3   Investment properties? % 4.2<	Balance sheet	Unit	30.6.2023	31.12.2022	Change in %
Equity ratio % 47.2 49.4 -4.6   Return on equity' % 3.7 7.9 53.2   Return on equity excluding revaluation' % 4.6 0.0 -23.3   interest-bearing liabilities CHF million 1,743.0 1.609.8 8.8   Ø Rate of interest on financial liabilities (for the period) % 1.21 1.00 21.0   Ø Residual maturity of financial liabilities years 5.2 1.21 1.00 21.0   Net ogazing % 8.77 8.3.2 5.4   Portfolio Unit 3.06.202 3.12.202 Change in   Net ogazing CHF million 3.708.4 3.700.2 0.2   Overall portfolic? CHF million 3.708.4 3.700.2 0.2   Overall portfolic? CHF million 6.250.5 58.6 6.4   Gross yield from investment properties? CHF million 6.250.5 58.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3	Assets	CHF million	3,951.2	3,855.5	2.5
Return on equity % 3.7 7.9 -53.2   Return on equity excluding revaluation* % 4.6 6.0 -23.3   Interest-bearing liabilities CHF million 1,73.0 1,600.8 8.3   Ø Rate of interest on financial liabilities (for the period) % 1.21 1.00 21.0   Ø Restal and mutrity of financial liabilities years 5.3 5.3 0.0   Net gearing % 8.77 8.32 5.4   Portfolio Unit 36.023 31.12.022 Changein %   Overall portfolio* CHF million 3,708.4 3,700.2 0.2   Overall portfolio* CHF million 3,083.4 3,112.6 -0.9   Development properties* CHF million 3,083.4 3,112.6 -0.9   Development properties* CHF million 3,083.4 3,112.6 -0.9   Development properties* CHF million 3,0 3,0 3,0 2.9   Investment properties* % 4.5 4.4 2.3 2.2 </td <td>Equity</td> <td>CHF million</td> <td>1,863.0</td> <td>1,904.8</td> <td>-2.2</td>	Equity	CHF million	1,863.0	1,904.8	-2.2
Return on equity excluding revaluation? % 4.6 6.0 -23.3   Interest-bearing liabilities CHF million 1,743.0 1,609.8 8.3   Ø Rate of interest on financial liabilities (for the period) % 1,21 1,609.8 8.3   Ø Residual maturity of financial liabilities years 5.3 5.3 0.0   Net gearing % 87.7 83.2 5.4   Portfolio Unit 30.62.023 31.12.2022 Change in %   Overall portfoliol* CHF million 3,708.4 3,700.2 0.2   Investment properties* CHF million 3,083.3 3,112.6 -0.9   Development properties* CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 4.2 4.3 2.3   Net yield from investment properties % 4.2 4.3 2.3   Development properties* % 4.2 4.3 2.3	Equity ratio	%	47.2	49.4	-4.6
Interest-bearing liabilities   CHF million   1,743.0   1,609.8   8.3	Return on equity <sup>1</sup>	%	3.7	7.9	-53.2
O Rate of interest on financial liabilities (for the period) % 1.21 1.00 21.00   O Residual maturity of financial liabilities years 5.3 5.3 0.0   Net gearing % 87.7 83.2 5.4   Portfolio Unit 30.6.203 31.12.2022 Change in Manager   Overall portfolio? CHF million 3,708.4 3,700.2 0.2   Investment properties? CHF million 3,083.4 3,112.6 -0.9   Development properties? CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Met yield from investment properties % 4.5 4.4 2.3   Investment property vacancy rate % 4.0 4.0 0.0   O Expandialisation rate (real) % 4.0 4.0 0.0   Capitalisation rate (real) % 4.0 4.0 0.0   EPRA Unit HY 2023 HY 2022 Augustable   EPRA profit <td>Return on equity excluding revaluation<sup>1</sup></td> <td>%</td> <td>4.6</td> <td>6.0</td> <td>-23.3</td>	Return on equity excluding revaluation <sup>1</sup>	%	4.6	6.0	-23.3
Ø Residual maturity of financial liabilities years 5.3 5.3 0.0   Net gearing % 87.7 83.2 5.4   Portfolio Unit 30.6.2023 31.12.202 Change in %   Overall portfolio* CHF million 3,008.4 3,700.2 0.2   Investment properties* CHF million 3,083.4 3,112.60 -0.9   Development properties* CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.2 4.3 -2.3   Discount rate for revaluation (nominal) % 4.0 4.0 -0.0   Discount rate for revaluation (nominal) % 4.0 4.0 -0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 4.0 4.0 4.7   EPRA with properties* <t< td=""><td>Interest-bearing liabilities</td><td>CHF million</td><td>1,743.0</td><td>1,609.8</td><td>8.3</td></t<>	Interest-bearing liabilities	CHF million	1,743.0	1,609.8	8.3
Net gearing % 877 83.2 5.4   Portfolio Unit 30.6.2023 31.12.2022 Change in %   Overall portfolio² CHF million 3,708.4 3,700.2 0.2   Investment properties² CHF million 3,083.4 3,112.6 -0.9   Development properties³ CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 4.2 4.3 -2.3   Investment property yacancy rate % 4.2 4.3 -2.3   Investment property yacancy rate % 4.0 4.0 -0.0   Ø Capitalisation rate (real) % 3.0 3.0 0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA ANY per share CHF million 4.0 4.0 4.0   EPRA Navi per share CHF 30.19 293.86 2.8   EPRA Navi per share CHF 30.2	Ø Rate of interest on financial liabilities (for the period)	%	1.21	1.00	21.0
Portfolio Unit 30.6.203 31.12.202 Change in %   Overall portfolio² CHF million 3.708.4 3,700.2 0.2   Investment properties² CHF million 3.083.4 3,112.6 −0.9   Development properties³ CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.0 4.0 0.0   Discount rate for revaluation (nominal) % 4.0 4.0 0.0   © Discount rate for revaluation (nominal) % 3.0 3.0 0.0   EPRA Ontit HY 2023 HY 2022 Change in %   EPRA profit GHF million 40.6 4.0 0.0   EPRA NaV per share CHF million 40.6 4.0 0.0   EPRA profit GHF million 40.6 4.0 0.0   EPRA per share (filult-ine basis)	Ø Residual maturity of financial liabilities	years	5.3	5.3	0.0
Overall portfolio² CHF million 3,708.4 3,700.2 0.2   Investment properties² CHF million 3,083.4 3,11.2 -0.9   Development properties² CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.0 4.0 0.0   Ø Discount rate for revaluation (nominal) % 4.0 4.0 0.0   Ø Capitalisation rate (real) W 4.0 4.0 0.0   Ø EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 4.0 4.0 0.0   EPRA profit CHF million 4.0 4.0 0.0   EPRA profit CHF million 4.0 4.0 0.0   EPRA profit CHF million 4.0 4.0 4.0 0.0   EPRA profit CHF million	Net gearing	%	87.7	83.2	5.4
Investment properties? CHF million 3,083,4 3,112,6 -0.9   Development properties? CHF million 625,0 587,6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.2 4.3 -2.3   Ø Discount rate for revaluation (nominal) % 4.0 4.0 0.0   Ø Capitalisation rate (real) With HY 2023 HY 2022 Change in %   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 40.6 40.4 0.7   EPRA NAV per share CHF 302.19 293.86 2.8   EPRA rental increase like-for-like* % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service	Portfolio	Unit	30.6.2023	31.12.2022	Change in %
Development properties³ CHF million 625.0 587.6 6.4   Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.2 4.3 -2.3   Discount rate for revaluation (nominal) % 4.0 4.0 0.0   © Capitalisation rate (real) % 3.0 3.0 0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 40.6 40.4 0.7   EPRA netal increase like-for-like* % 1.3 0.1 1,200.0   EPRA rental increase like-for-like* % 1.3 0.1 1,200.0   EPRA vacancy rate W 4.2 4.6 -8.7   Headcount (full-time basis) Number 15.75 160.0 -16.   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Energy intensity*	Overall portfolio <sup>2</sup>	CHF million	3,708.4	3,700.2	0.2
Gross yield from investment properties % 4.5 4.4 2.3   Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.2 4.3 -2.3   Ø Discount rate for revaluation (nominal) % 4.0 4.0 0.0   Ø Capitalisation rate (real) % 4.0 4.0 0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 4.0. 4.0 0.7   EPRA profit My profit 1.0 4.0 0.7   EPRA profit My profit 1.0 4.0 0.7 0.7 <td>Investment properties<sup>2</sup></td> <td>CHF million</td> <td>3,083.4</td> <td>3,112.6</td> <td>-0.9</td>	Investment properties <sup>2</sup>	CHF million	3,083.4	3,112.6	-0.9
Net yield from investment properties % 3.6 3.5 2.9   Investment property vacancy rate % 4.2 4.3 −2.3   Ø Discount rate for revaluation (nominal) % 4.0 4.0 0.0   Ø Discount rate for revaluation (nominal) % 4.0 4.0 0.0   Ø Capitalisation rate (real) % 3.0 3.0 0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 4.0.6 4.0.4 0.7   EPRA NAV per share CHF 302.19 293.86 2.8   EPRA rental increase like-for-like <sup>4</sup> % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount Unit 30.2.203 312.202 Change in %   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 Change in %   Energy intensity <sup>3</sup>	Development properties <sup>3</sup>	CHF million	625.0	587.6	6.4
Number   N	Gross yield from investment properties	%	4.5	4.4	2.3
Ø Discount rate for revaluation (nominal) % 4.0 4.0 0.0   Ø Capitalisation rate (real) % 3.0 3.0 0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 4.06 4.04 0.7   EPRA vacancy rate % 1.3 0.1 1,2000   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount (full-time basis) Number 157.5 160.0 -1.6 0.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 157.5 160.0 -1.6 0.1 0.1 1.0 0.1 0.0	Net yield from investment properties	%	3.6	3.5	2.9
© Capitalisation rate (real) % 3.0 3.0 0.0   EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 40.6 40.4 0.7   EPRA NAV per share CHF 302.19 293.86 2.8   EPRA rental increase like-for-like <sup>4</sup> % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount Unit 30.6.2023 31.12.2022 Change in %   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity <sup>5</sup> kWh/m² n/a 114.6 nmf   Emissions intensity <sup>5</sup> kg CO <sub>2</sub> eq/m² n/a 14.6 nmf   Shares outstanding <sup>6</sup> Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF <	Investment property vacancy rate	%	4.2	4.3	-2.3
EPRA Unit HY 2023 HY 2022 Change in %   EPRA profit CHF million 40.6 40.4 0.7   EPRA NAV per share CHF 302.19 293.86 2.8   EPRA rental increase like-for-like <sup>4</sup> % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Energy intensity Wh/m² 1/a 114.6 nmf   Energy intensitys kWh/m² 1/a 114.6 nmf   Emissions intensitys kg CO <sub>2</sub> eq/m² 1/a 14.6 nmf   Shares outstandings Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 3.40 3.40 0.0   Ranings per share CHF 4.72	Ø Discount rate for revaluation (nominal)	%	4.0	4.0	0.0
EPRA profit CHF million 40.6 40.4 0.7   EPRA NAV per share CHF 302.19 293.86 2.8   EPRA rental increase like-for-like⁴ % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount Unit 306.2023 31.12.2022 Change in %   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity⁵ kWh/m² n/a 114.6 nmf   Emissions intensity⁵ kg CO₂eq/m² n/a 14.6 nmf   Shares Unit HY 2023 HY 2022 Change in %   Shares outstanding fo Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.	Ø Capitalisation rate (real)	%	3.0	3.0	0.0
EPRA NAV per share CHF 302.19 293.86 2.8   EPRA rental increase like-for-like⁴ % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount Unit 30.6.2023 31.12.2022 Change in %   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity³ kWh/m² n/a 114.6 nmf   Emissions intensity⁵ kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding⁴ Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4,7	EPRA	Unit	HY 2023	HY 2022	Change in %
EPRA rental increase like-for-like <sup>4</sup> % 1.3 0.1 1,200.0   EPRA vacancy rate % 4.2 4.6 -8.7   Headcount Unit 30.6.2023 31.12.2022 Change in %   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity <sup>5</sup> kWh/m² n/a 114.6 nmf   Emissions intensity <sup>5</sup> kg CO <sub>2</sub> eq/m² n/a 144.6 nmf   Shares Unit HY 2023 HY 2022 Change in %   Shares outstanding <sup>6</sup> Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Enrings per share CHF 4.72 9.22 -48.8   Enrings per share excluding revaluation	EPRA profit	CHF million	40.6	40.4	0.7
EPRA vacancy rate % 4.2 4.6 -8.7   Headcount Unit 30.6.2023 31.12.2022 Change in %   Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity <sup>5</sup> kWh/m² n/a 114.6 nmf   Emissions intensity <sup>5</sup> kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding <sup>6</sup> Number 7,257,459 7,260,377 -0.0   NAV per share (diluted) CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share <sup>7</sup> CHF	EPRA NAV per share	CHF	302.19	293.86	2.8
Headcount Unit 30.6.2023 31.12.2022 Change in %   Headcount (full-time basis) Number 157.5 160.0 −1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity⁵ kWh/m² n/a 114.6 nmf   Emissions intensity⁵ kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding⁶ Number 7,257,459 7,260,377 −0.0   NAV per share (diluted) CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share² CHF 10.00 10.00 0.0	EPRA rental increase like-for-like <sup>4</sup>	%	1.3	0.1	1,200.0
Headcount (full-time basis) Number 157.5 160.0 -1.6   Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity <sup>5</sup> kWh/m² n/a 114.6 nmf   Emissions intensity³ kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding⁴ Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share² CHF 10.00 10.00 0.0	EPRA vacancy rate	%	4.2	4.6	-8.7
Of which headcount Mobimo FM Service AG (full-time basis) Number 39.7 39.2 1.3   Environment Unit 2023 2022 Change in %   Energy intensity⁵ kWh/m² n/a 114.6 nmf   Emissions intensity⁵ kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding⁶ Number 7,257,459 7,260,377 −0.0   NAV per share (diluted) CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 −48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share² CHF 10.00 10.00 0.0	Headcount	Unit	30.6.2023	31.12.2022	Change in %
Environment Unit 2023 2022 Change in %   Energy intensity5 kWh/m² n/a 114.6 nmf   Emissions intensity5 kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding6 Number 7,257,459 7,260,377 -0.0   NAV per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share7 CHF 10.00 10.00 0.0	Headcount (full-time basis)	Number	157.5	160.0	-1.6
Energy intensity⁵ kWh/m² n/a 114.6 nmf   Emissions intensity⁵ kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding⁶ Number 7,257,459 7,260,377 −0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 −48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share² CHF 10.00 10.00 0.0	Of which headcount Mobimo FM Service AG (full-time basis)	Number	39.7	39.2	1.3
Emissions intensity⁵ kg CO₂eq/m² n/a 14.6 nmf   Share Unit HY 2023 HY 2022 Change in %   Shares outstanding⁶ Number 7,257,459 7,260,377 −0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 −48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share² CHF 10.00 10.00 0.0	Environment	Unit	2023	2022	Change in %
Share Unit HY 2023 HY 2022 Change in %   Shares outstanding6 Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share <sup>7</sup> CHF 10.00 10.00 0.0	Energy intensity <sup>5</sup>	kWh/m²	n/a	114.6	nmf
Shares outstanding <sup>6</sup> Number 7,257,459 7,260,377 -0.0   Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share <sup>7</sup> CHF 10.00 10.00 0.0	Emissions intensity <sup>5</sup>	kg CO₂eq/m²	n/a	14.6	nmf
Nominal value per share CHF 3.40 3.40 0.0   NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share? CHF 10.00 10.00 0.0	Share	Unit	HY 2023	HY 2022	Change in %
NAV per share (diluted) CHF 256.70 252.35 1.7   Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share <sup>7</sup> CHF 10.00 10.00 0.0	Shares outstanding <sup>6</sup>	Number	7,257,459	7,260,377	-0.0
Earnings per share CHF 4.72 9.22 -48.8   Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share <sup>7</sup> CHF 10.00 10.00 0.0	Nominal value per share	CHF	3.40	3.40	0.0
Earnings per share excluding revaluation CHF 5.94 5.68 4.6   Distribution per share <sup>7</sup> CHF 10.00 10.00 0.0	NAV per share (diluted)	CHF	256.70	252.35	1.7
Distribution per share <sup>7</sup> CHF 10.00 10.00 0.0	Earnings per share	CHF	4.72	9.22	-48.8
	Earnings per share excluding revaluation	CHF	5.94	5.68	4.6
Share price as at 30.6. CHF 241.00 232.00 3.9	Distribution per share <sup>7</sup>	CHF	10.00	10.00	0.0
	Share price as at 30.6.	CHF	241.00	232.00	3.9

<sup>&</sup>lt;sup>1</sup> In the half-year report, the return on equity and the return on equity excluding revaluation are both annualised.

<sup>&</sup>lt;sup>2</sup> Including owner-occupied properties and including investment properties intended for sale, excluding owner-occupied tenant improvements and excluding right-of-use assets.

<sup>&</sup>lt;sup>3</sup> Excluding right-of-use assets.

<sup>&</sup>lt;sup>4</sup> The figure is adjusted for special effects. Including special effects 6.7%.

<sup>&</sup>lt;sup>5</sup> 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 2023 financial year.

 $<sup>^{6}</sup>$  No. of shares issued 7,261,701 less treasury shares 4,242 = no. of outstanding shares 7,257,459.

Distribution of CHF 10.00 per share for the 2022 financial year in accordance with the resolution of the Annual General Meeting on 11 April 2023.