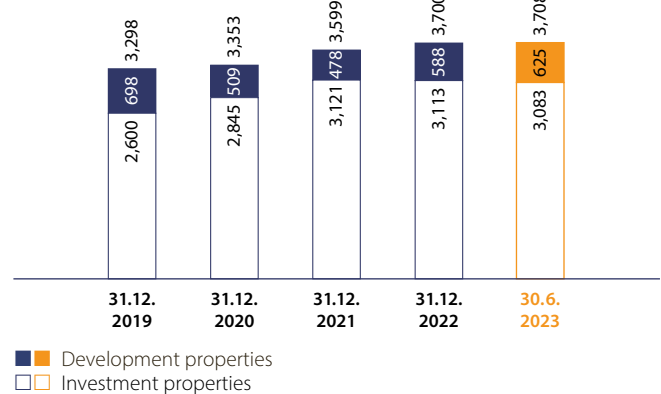


Selected key figures for the first half of 2023

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.

Total value of real estate portfolio
CHF million



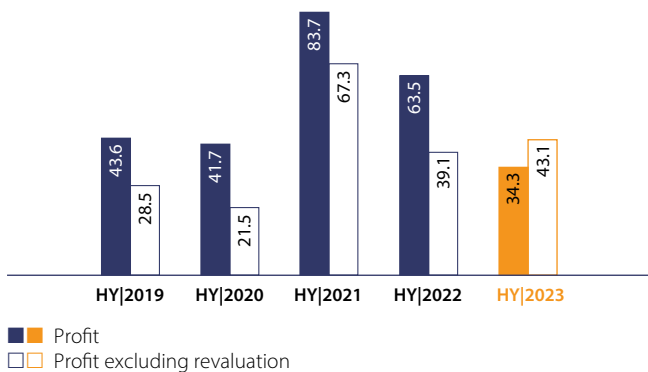
Profit excluding revaluation

CHF million
HY|2022: 39.1

43.1

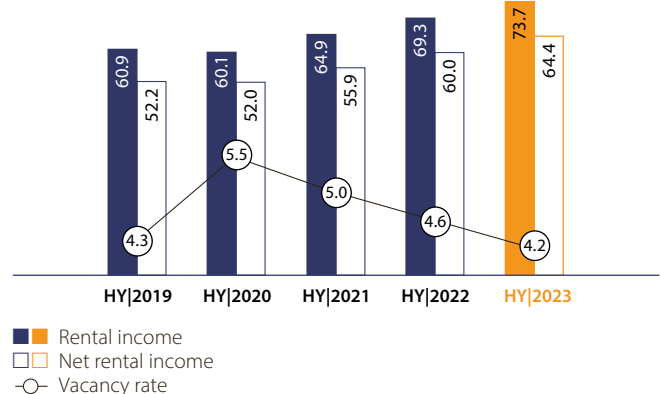
Profit including and excluding revaluation

CHF million



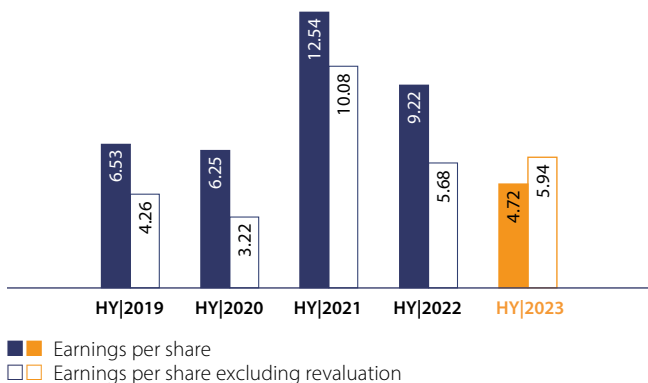
Rental and net rental income and vacancy rate

CHF million/%



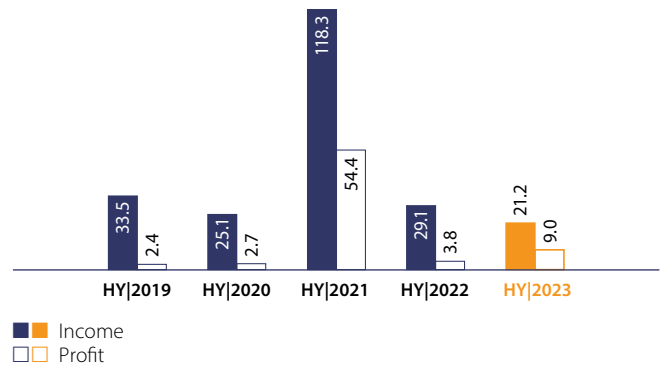
Earnings per share including and excluding revaluation

CHF



Income and profit from 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.

MOBIMO

Result	Unit	HY 2023	HY 2022	Change in %
Net rental income	CHF million	64.4	60.0	7.3
Profit on development projects and sale of trading properties	CHF million	9.0	3.8	134.9
Net income from revaluation	CHF million	-9.3	31.5	-129.6
Operating result (EBIT)	CHF million	50.8	81.4	-37.5
Operating result (EBIT) excluding revaluation	CHF million	60.1	49.8	20.7
Profit	CHF million	34.3	63.5	-46.1
Profit excluding revaluation	CHF million	43.1	39.1	10.2
Balance sheet	Unit	30.6.2023	31.12.2022	Change in %
Assets	CHF million	3,951.2	3,855.5	2.5
Equity	CHF million	1,863.0	1,904.8	-2.2
Equity ratio	%	47.2	49.4	-4.6
Return on equity ¹	%	3.7	7.9	-53.2
Return on equity excluding revaluation ¹	%	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	1.00	21.0
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	31.12.2022	Change in %
Overall portfolio ²	CHF million	3,708.4	3,700.2	0.2
Investment properties ²	CHF million	3,083.4	3,112.6	-0.9
Development properties ³	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)	%	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 ⁴	%	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 ⁵	kWh/m ²	n/a	114.6	n/mf
Emissions intensity ⁵	kg CO ₂ eq/m ²	n/a	14.6	n/mf
Share	Unit	HY 2023	HY 2022	Change in %
Shares outstanding ⁶	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 ⁷	CHF	10.00	10.00	0.0
Share price as at 30.6.	CHF	241.00	232.00	3.9

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

³ Excluding right-of-use assets.

⁴ The figure is adjusted for special effects. Including special effects 6.7%.

⁵ 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.

⁶ No. of shares issued 7,261,701 less treasury shares 4,242 = no. of outstanding shares 7,257,459.

⁷ 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.