

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	8,268	1904	open	in planning	open	open	May 2019	3,855	no
Dietikon, Schöneeggstrasse	ZH	29 con	12,814		open	in planning	open	open	Jan 2022	4,213	no
Herrenschwanden, Mettlenwaldweg 19	BE	open	6,545		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	3,027		open	in planning	open	open	Sep 2022	7,740	no
Langenthal, Kühlhausstrasse 8	BE	open	2,569		open	in planning	open	open	Sep 2015	13,080	yes (insignificant)
Maur, Dorfacherstrasse	ZH	open	11,508	1959	open	in planning	open	open	Dec 2019/June 2020	5,033	no
Merlischachen, Chappelmat-Strasse (Burgmatt)	C	79 con	17,493		open	in planning	open	open	2014/2015	15,283	no
Uster, Brauereistrasse	ZH	open	23,283		open	in planning	open	open	Jan 2021	5,335	no
9 land entities and development projects			93,507							86,219	
Horgen, Allmendgütlistrasse 35/39/43	ZH	37 con	1,477		2022/2024	under construction	70,055	35/37	Feb 2018/Aug 2020	5,526	no
Oberägeri, Lutisbachweg	C	90 con	51,050		2023/2026	under construction	208,004	0/90	Oct 2019	24,167	no
2 properties under construction			52,527				278,059			29,693	
Allaman, Chemin des Grangettes 2 ⁵	F	open	24,505	1991	open	in planning	open	open	Sep 2015	23,213	no
Dübendorf, Birchlenstrasse 20 – 26 ⁵	ZH	52 res	18,777	1951	open	in planning	open	open	Jan 2019	4,846	no
Lausanne, Avenue de Beaumont 76 ⁵	F	19 con	10,661	1938	open	in planning	open	open	Feb 2021	2,190	no
Lausanne, Avenue Marc-Dufour 15 ⁵	F	open	28,900	1962	open	in planning	open	open	Mar 2022	1,618	no
Lausanne, Chemin de Montétan 11; Avenue de France 66 ⁵	F	open	12,269	1902/1930	open	in planning	open	open	Mar 2021	1,406	no
Wangen-Brüttisellen, Stationsstrasse 31/33; Zürichstrasse 64/64a ⁵	ZH	open	42,207	1953/2011	open	in planning	open	open	Dec 2021	11,895	yes (insignificant)
6 completed real estate and development properties			137,319							45,168	
17 trading properties⁶			283,353				278,059			161,080	

¹ BE: Bern; C: Central Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area.
Economic area-related overviews are presented on page 6.

² Con: condominiums; res: residential units.

³ Data as at 30.6.2023.

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 6. The planned usage of the trading properties can change during the planning phase and exemplifies the current expectation.

Project descriptions

Dietikon, Schöneeggstrasse

Project description	In Dietikon, the construction of 29 condominium units in the mid-price segment is planned.
Project status/ estimated completion date	The building application was submitted in May 2023. The legal validity of the building permit is expected at the beginning of 2024. Construction is scheduled to start in 2025.
Marketing	Marketing will commence once legally valid building permission has been obtained.

Dübendorf, Birchenstrasse 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	Preparation work started in the second quarter of 2023. Construction started in July.
Marketing	The bidding process for the sale of the property and the project to a third-party investor is currently underway.

Horgen, Allmendgütlistrasse 35/39/43

Project description	In Horgen, 37 condominium units spread across three buildings are being realised in a quiet location. The development is being realised in accordance with the Minergie-ECO standard and includes a photovoltaic system.
Project status/ estimated completion date	The carcass works are in progress. Completion is scheduled for mid-2024.
Marketing	As at the reporting date, 35 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 negotiations are underway. Construction is due to begin in 2024.
Marketing	Marketing will commence once the 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	An objection has been raised against the building permission. The start of construction is postponed by one year and is scheduled for the second semester of 2024. Completion is expected in mid-2026.
Marketing	Marketing will commence once legally valid building permission has been obtained.

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	Construction began in May 2023, with completion expected in early 2026.
Marketing	As at the reporting date, 29 of the 90 condominium units were reserved.

The remaining trading properties not listed here are currently still at an early stage in the project or have already been completed, 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 %	Sales space in % ⁶	Commercial space in %	Residential space in % ⁶	Other in %	Vacant area in % ⁶	Ownership ⁷	Acquired	Site area in m ²	Register of polluted sites
Aarau, Bahnhofstrasse 102 (Relais 102)	NW	com	36,490	1975	2019	6.3	2,288	7.8	13,220	62.4	0.0	8.1	1.4	28.1	8.8	SO	Mar 2004	5,675	no
Aarau, Industriestrasse 20 (Polygon)	NW	com	24,860	2012		5.0	1,243	0.0	4,375	89.1	0.0	0.5	0.0	10.4	0.0	SO	Jun 2001	2,379	no
Affoltern am Albis, Obstgartenstrasse 9; Alte Obfelderstrasse 27/29	ZH	com/res	82,600	2014		4.2	3,505	0.0	10,625	0.0	0.0	0.0	93.0	7.0	0.0	SO	Aug 2011	6,455	no
Biel/Bienne, Zentralstrasse 42	BE	com	11,590	1949	2010	3.9	450	0.0	2,194	83.9	0.0	0.0	0.0	16.1	0.0	SO	Dec 2021	487	no
Brugg, Bahnhofstrasse 11	NW	com	22,270	2005		5.7	1,276	7.8	4,054	33.1	33.7	20.9	0.0	12.3	4.9	con (773/1000)	Jun 2006	2,726	no
Cham, Brunnmatt 4/6/8 ⁸	C	com/h	31,910	2012		6.5	2,064	4.5	9,853	0.0	19.6	0.0	0.0	80.4	3.4	SO	Jul 2016	7,958	no
Dübendorf, Sonnentallstrasse 5	ZH	com	28,590	1975	2000	6.6	1,882	14.6	9,389	16.9	0.0	73.3	0.0	9.8	15.1	SO	Mar/Dec 1999	4,269	yes (to review)
Fribourg, Avenue de la Gare 13; Avenue de Tivoli 4	F	com/res	19,770	1924	2009	4.1	808	0.0	3,783	73.8	0.0	0.0	5.2	21.0	0.0	SO	Dec 2021	1,322	no
Horgen, Seestrasse 80/82	ZH	com	13,800	1960/2010/2011	2008	6.0	834	2.1	2,215	74.0	0.0	18.5	0.0	7.5	0.0	SO	Nov 2005	3,483	no
Horgen, Seestrasse 93 (Seehallen)	ZH	com	48,500	1956	2018	6.5	3,138	4.6	16,521	16.6	0.0	65.3	0.0	18.1	4.8	SO	Nov 2005	10,542	yes (insignificant)
Kreuzlingen, Lengwilerstrasse 2	E	com	6,230	2007		5.3	330	0.0	1,348	0.0	66.5	0.0	0.0	33.5	0.0	SO	Apr 2007	6,993	no
Kreuzlingen, Leubernstrasse 3; Bottighoferstrasse 1	E	com	35,690	1983/2002	2003	9.9	3,523	32.9	16,441	10.7	86.0	0.0	0.0	3.3	41.0	SO	Nov 2006	25,529	no
Kreuzlingen, Romanshornerstrasse 126	E	BR	1,850	n/a		4.3	80	0.0	2,214	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2006	2,214	no
Kriens, Am Mattenhof 4, 4a	C	com/res	35,950	2019		5.3	1,908	12.2	7,734	52.4	12.3	0.0	32.9	2.4	14.8	SO	Mar 2005/ Feb 2013	3,139	no
Kriens, Am Mattenhof 8	C	com/res	18,780	2019		7.3	1,369	55.7	4,840	53.1	11.7	0.0	29.0	6.2	68.1	SO	Mar 2005/ Feb 2013	1,796	no
Kriens, Am Mattenhof 10, Parking	C	CP	20,450	1986	2016	4.7	953	0.0	130	0.0	0.0	0.0	0.0	100.0	0.0	SO	Feb 2004	5,073	no
Kriens, Am Mattenhof 12/14	C	com/res	73,120	2019		5.4	3,956	0.4	13,518	55.2	8.9	0.0	32.4	3.5	1.2	SO	Mar 2005/ Feb 2013	4,799	no
Kriens, Am Mattenhof 16, 16a	C	com/h	42,320	2019		5.8	2,438	11.5	9,477	34.9	0.0	0.8	0.0	64.3	13.7	SO	Mar 2005/ Feb 2013	3,683	no
Kriens, Sternmatt 6	C	com	6,980	1986	2008	7.3	508	3.7	6,378	0.6	0.0	55.5	0.0	43.9	3.7	SO	Feb 2004	5,678	no
Lausanne, Avenue d'Ouchy 4 – 6 (Horizon)	F	com	75,280	1962	2013	4.4	3,319	0.0	8,072	96.3	0.0	0.0	0.0	3.7	0.0	SO	May 2010	12,612	yes (insignificant)
Lausanne, Place de la Gare 4	F	com	33,330	1961	2016	4.7	1,551	0.0	4,784	63.6	0.0	0.0	0.0	36.4	0.0	SO	Nov 2009	630	no
Lausanne, Place de la Gare 10; Chemin de Mornex 3; Rue du Petit-Chêne 36/38	F	com/res	100,850	1955/1958		3.8	3,790	0.9	14,805	64.9	18.9	0.0	8.3	7.9	2.1	SO	Dec 2017/ Nov 2020	3,341	no
Lausanne, Place de l'Europe 6	F	com/h	5,630	1905	2012	5.0	281	0.0	923	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	519	yes (insignificant)
Lausanne, Place de l'Europe 7	F	com	9,250	1905	2001	5.0	462	0.0	1,476	64.8	7.8	0.0	0.0	27.4	0.0	SO	Nov 2009	550	yes (insignificant)
Lausanne, Place de l'Europe 8	F	com	12,820	1911	1989	5.4	688	0.0	1,677	75.6	24.4	0.0	0.0	0.0	0.0	SO	Nov 2009	743	yes (insignificant)
Lausanne, Place de l'Europe 9	F	com	25,580	1900	2002	5.2	1,340	0.0	3,512	49.5	4.3	0.0	0.0	46.2	0.0	SO	Nov 2009	1,502	yes (insignificant)
Lausanne, Rue de Genève 2/4/6/8	F	com	22,340	1904	2002	5.9	1,322	0.0	4,720	8.5	86.5	0.0	0.0	5.0	0.0	SO	Nov 2009	3,181	yes (insignificant)
Lausanne, Rue de Genève 7	F	com ⁹ /res	36,520	1932	2011	4.6	1,674	0.0	5,527	38.7	25.5	0.0	20.0	15.8	0.0	SO	Nov 2009	2,636	yes (insignificant)
Lausanne, Rue de Genève 17	F	com	21,160	1884	2002	6.6	1,395	0.0	7,222	45.0	21.6	2.9	0.0	30.5	0.0	SO	Nov 2009	3,257	yes (insignificant)
Lausanne, Rue de Genève 23	F	com	4,280	1915	2005	7.1	304	0.0	2,588	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	1,056	yes (insignificant)
Lausanne, Rue de Genève 31 (Parking du Centre)	F	BR	10,270	n/a		5.0	519	0.0	6,526	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	6,526	yes (insignificant)
Lausanne, Rue de la Vigie 3	F	com/h	23,110	2019		5.2	1,203	0.0	4,612	0.0	0.0	15.0	0.0	85.0	0.0	SO	Nov 2009	1,567	yes (insignificant)
Lausanne, Rue de la Vigie 5	F	com	14,730	1963	2015	6.0	882	0.0	3,368	64.3	0.0	5.6	0.0	30.1	0.0	SO	Nov 2009	1,443	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 1/3/5	F	com	11,560	2017		5.3	617	0.0	2,087	20.7	39.5	0.0	0.0	39.8	0.0	SO	Nov 2009	1,386	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 6	F	com	9,030	1921	2009	4.3	391	0.0	2,188	53.2	19.7	0.0	0.0	27.1	0.0	SO	Nov 2009	750	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 8/10	F	com	9,350	1946	1998	5.7	530	0.0	2,089	77.7	0.0	0.0	0.0	22.3	0.0	SO	Nov 2009	1,116	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 12	F	com	3,040	1918	2004	8.0	243	0.0	978	21.4	0.0	0.0	0.0	78.6	0.0	SO	Nov 2009	466	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 14	F	com	1,280	1963		3.0	39	0.0	841	0.0	86.2	0.0	0.0	13.8	0.0	SO	Nov 2009	662	yes (insignificant)
Lausanne, Rue des Côtes-de-Montbenon 16	F	com/res	6,390	1912	2007	5.4	346	0.0	1,113	27.0	0.0	0.0	25.2	47.8	0.0	SO	Nov 2009	763	yes (insignificant)

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

Economic area-related overviews are presented on page 6.

² BR: building right; com: commercial property; h: hotel; CP: multi-storey car park; res: residential property.

³ Target rental income as at 30.6.2023 as a % of market value.

⁴ Including building right interest.

⁵ Vacancy rate as at 30.6.2023 as a % of target rental income.

⁶ Data as at 30.6.2023 as a % of the total rentable area.

⁷ SO: sole ownership; con: condominiums.

⁸ Investment property intended for sale.

⁹ Share in investment property.

Details of commercial properties

Location, address	Economic area ¹	Property description ²	Fair value in TCHF ³	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	45,920	2013		5.1	2,356	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	7,440	1948		7.8	583	6.4	5,195	55.8	0.0	6.1	0.0	38.1	2.4	SO	Nov 2009	1,840	yes (insignificant)
Lausanne, Rue du Port-Franc 9	F	com	8,030	1927	2009	4.6	372	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	13,850	2008		5.4	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	4,470	n/a		4.7	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/res	17,760	2002		5.7	1,020	2.3	2,559	48.1	9.5	0.0	20.9	21.5	2.6	SO	Nov 2009	1,096	yes (insignificant)
Lausanne, Rue du Port-Franc 20; Rue de Genève 33	F	com	42,780	2007		4.4	1,877	1.8	9,896	52.2	13.9	0.0	0.0	33.9	1.6	SO	Nov 2009	4,150	yes (insignificant)
Lausanne, Rue du Port-Franc 22; Rue de la Vigie 1	F	com	22,160	2007		4.6	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	17,630	2008		5.0	881	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	41,370	2008	2020	4.9	2,039	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/res	37,410	2008		4.7	1,758	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	8,340	1970	2010	4.7	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	7,260	1965	2004	6.7	487	7.9	2,290	62.8	14.8	0.0	0.0	22.4	10.3	SO	Jan 2021	861	no
St. Gallen, Schochengasse 6	E	com	13,450	1974	2000	8.4	1,124	1.0	4,458	95.4	0.0	0.0	0.0	4.6	1.7	SO	Feb 2004	1,315	no
St. Gallen, Wassergasse 42/44	E	com/res	16,200	1967	2000	6.2	1,009	18.0	4,129	79.4	0.0	0.0	9.0	11.6	8.8	con (867/1000)	Feb 2004	1,713	no
Wangen-Brüttisellen, Zürichstrasse 70	ZH	BR	2,340	n/a		4.1	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	11,920	2008		5.4	639	54.6	2,695	22.2	0.0	46.7	0.0	31.1	53.3	SO	Dec 2021	2,837	no
Winterthur, Industriestrasse 26	ZH	com	18,880	1994	2002	8.0	1,518	3.6	11,262	53.3	0.9	22.4	0.0	23.4	3.1	SO	Oct 1999	3,583	no
Zug, Poststrasse 30	C	com	12,280	1970	2014	5.4	662	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	19,520	1973	2006	5.8	1,130	1.4	4,838	73.4	0.0	4.1	0.0	22.5	4.6	SO	Jan 2021	1,084	no
Zurich, Friedaustrasse 17	ZH	com/res	15,900	1968	2013	4.4	699	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	78,450	1976	2020	5.5	4,341	13.9	16,570	70.8	0.0	13.6	0.0	15.6	14.8	SO	Feb 2014	6,823	no
Zurich, Hardturmstrasse 3/3a/3b (Mobimo-Hochhaus)	ZH	com	66,320	1974	2008	4.9	3,245	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	22,660	1972	2011	5.7	1,295	0.6	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	24,640	1897	1994	4.7	1,167	30.9	4,117	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	14,450	1963/1968/1985	1998	6.5	933	1.4	3,902	59.1	6.8	6.9	0.0	27.2	0.3	SO	Mar 2002	2,651	no
Zurich, Turbinenstrasse 20 (Mobimo Tower Hotel)	ZH	h	105,440	2011		5.4	5,669	0.0	21,254	0.0	0.0	0.0	0.0	100.0	0.0	con (546/1000)	May 2008	5,808	no
67 commercial investment properties			1,696,210			5.4	90,806	5.6	364,596	42.9	10.7	9.3	6.4	30.7	6.6			207,793	
Aarau, Industriestrasse 28; Torfeldstrasse Parkhaus	NW	com	25,310	1905/1916/1929/ 1943/1954/1974		3.3	824	2.9	24,267	0.0	0.0	87.9	0.0	12.1	75.5	SO	Jun 2001/ Oct 2006	14,893	yes (insignificant)
Lausanne, Avenue d'Ouchy 4 – 6	F	com	59,760	1962		4.7	2,837	5.9	21,518	63.0	10.4	0.4	0.0	26.2	2.8	SO	May 2010	n/a ⁸	yes (insignificant)
2 development properties			85,070			4.3	3,661	5.3	45,785	29.6	4.9	46.7	0.0	18.8	41.3			14,893	

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 page 6.

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

³ Target rental income as at 30.6.2023 as a % of market value.

⁴ Including building right interest.

⁵ Vacancy rate as at 30.6.2023 as a % of target rental income.

⁶ Data as at 30.6.2023 as a % of the total rentable area.

⁷ SO: sole ownership; con: condominiums.

⁸ Development on the land area of Lausanne, Avenue d'Ouchy 4 – 6 (Horizon) included in the investment portfolio.

Details of residential 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	Vacancy rate in % ⁴	Total rentable area in m ²	1 – 1/2-room apartments	2 – 1/2-room apartments	3 – 1/2-room apartments	4 – 1/2-room apartments	5 or more room apartments	Total apartments	Other forms of use in % ⁵	Vacant area in % ⁵	Ownership ⁶	Acquired	Site area in m ²	Register of polluted sites
Aarau, Aeschbachweg 2	NW	res/com	28,400	2018		4.6	1,303	1.9	4,090	0	28	21	0	0	49	0.6	0.0	SO	Oct 2006	4,056	no
Aarau, Aeschbachweg 6/8	NW	res/com	21,190	2018		4.9	1,039	0.3	5,655	0	0	16	10	0	26	10.8	0.3	SO	Oct 2006	3,813	no
Aarau, Aeschbachweg 12	NW	res/com	26,610	2018		3.7	994	0.3	3,798	0	18	21	1	0	40	5.7	0.7	SO	Oct 2006	2,110	no
Aarau, Buchserstrasse 9/11	NW	res/com	23,210	2018		3.8	893	11.2	3,523	3	9	12	3	3	30	1.2	10.6	SO	Oct 2006	2,027	no
Aarau, Buchserstrasse 15	NW	res/com	15,620	2018		3.9	607	3.0	2,665	0	12	8	2	0	22	16.3	11.9	SO	Oct 2006	1,636	no
Affoltern am Albis, Alte Obfelderstrasse 31 – 35	ZH	res	34,400	2013		3.5	1,207	0.1	4,706	0	1	15	26	0	42	0.8	0.0	SO	Aug 2011	5,173	no
Au, Alte Landstrasse 93 – 99	ZH	res	58,860	1974 – 1975	2017	3.1	1,808	0.1	6,922	0	21	47	21	0	89	0.5	0.0	con (966/1000)	Aug 2018	17,342	no
Bergdietikon, Baltenschwilerstrasse 3/5/7/9/11/13/15/17	NW	res	26,120	1973/1980	2007	3.8	988	1.0	5,233	0	8	18	28	0	54	5.9	0.1	SO	Oct 2007	11,131	no
Carouge, Rue de la Fontenette 13	F	res	9,910	1973	2018	3.7	369	0.0	1,342	1	7	7	3	5	23	0.0	0.0	SO	Nov 2015	230	no
Geneva, Boulevard de la Cluse 18	F	res	7,580	1951		2.4	180	0.0	1,012	0	14	5	2	0	21	0.0	0.0	SO	Nov 2015	228	no
Geneva, Rue Chandieu 5	F	res	15,400	1976	2005	3.7	564	1.7	1,946	0	0	12	12	2	26	0.0	0.0	SO	Nov 2015	315	no
Geneva, Rue de la Canonnière 11	F	res	12,620	1951	2022	3.4	429	0.0	1,316	1	14	12	1	0	28	0.0	0.0	SO	Nov 2015	248	no
Geneva, Rue de la Ferme 6	F	res	9,710	1900	2022	3.3	322	0.0	929	4	17	4	0	0	25	2.9	0.0	SO	Nov 2015	272	no
Geneva, Rue de la Poterie 34	F	res	4,860	1895	2021	4.0	196	0.0	715	2	7	4	2	0	15	0.0	0.0	SO	Nov 2015	242	no
Geneva, Rue de l'Ecole-de-Médecine 3	F	res	6,550	1900	2022	3.7	245	0.0	1,162	1	0	7	4	0	12	0.0	0.0	SO	Nov 2015	492	no
Geneva, Rue de Malatrex 30	F	res	10,410	1951	2012	4.6	483	0.0	1,314	20	10	0	0	0	30	0.0	0.0	SO	Nov 2015	241	no
Geneva, Rue de Vermont 9	F	res	10,040	1969	2014	4.1	414	3.0	1,177	10	0	0	6	4	20	0.0	0.0	SO	Nov 2015	426	no
Geneva, Rue des Confessions 9	F	res	11,380	1923	2022	3.1	351	0.0	1,595	0	4	15	6	0	25	1.4	0.0	SO	Nov 2015	351	no
Geneva, Rue des Cordiers 5	F	res	23,330	1965	2008	3.8	886	3.0	2,835	0	0	3	21	3	27	13.0	2.3	SO	Nov 2015	1,157	no
Geneva, Rue des Etuves 16 – 18	F	res/com	16,160	1910	2022	3.4	544	0.0	2,034	1	0	17	1	3	22	0.4	0.0	SO	Nov 2015	484	no
Geneva, Rue des Photographes 12	F	res	5,550	1905	2013	3.9	215	0.0	743	1	2	4	1	1	9	6.5	0.0	SO	Nov 2015	188	no
Geneva, Rue Dr-Alfred-Vincent 23	F	res	5,270	1950	2022	3.7	195	0.0	696	0	8	6	1	0	15	0.0	0.0	SO	Nov 2015	234	no
Geneva, Rue du 31 Décembre 35	F	res	9,090	1956	2014	4.1	377	0.0	1,644	1	17	0	6	0	24	19.8	0.0	SO	Nov 2015	290	no
Geneva, Rue Henri-Blanvalet 14	F	res	7,770	1915	2022	3.6	279	0.0	847	0	7	3	4	0	14	3.0	0.0	SO	Nov 2015	260	no
Geneva, Rue Schaub 3	F	res	11,860	1960	2010	3.8	447	0.0	1,938	0	0	14	12	1	27	4.1	0.0	SO	Nov 2015	439	no
Geneva, Rue Zurlinden 6	F	res	13,420	1985	2012	4.1	547	0.4	1,802	0	3	4	8	0	15	18.1	0.0	SO	Nov 2015	437	no
Kriens, Am Mattenhof 6	C	res/com	15,460	2019		4.3	665	0.0	2,681	0	0	28	0	0	28	6.8	0.0	SO	Mar 2005/ Feb 2013	1,029	no
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	F	res/com	28,010	1895/1906/1907	2004	4.5	1,266	8.7	5,002	0	2	5	6	15	28	9.0	8.4	SO	Nov 2009	1,710	yes (insignificant)
Lausanne, Avenue Edouard Dapples 9/13/15/15a	F	res	46,780	1925/1926	2020	3.0	1,382	0.2	7,306	2	4	3	29	17	55	0.7	0.2	SO	Apr 2013	5,246	yes (insignificant)
Lausanne, Rue Beau-Séjour 8	F	res	73,010	2011		3.5	2,525	1.0	5,931	0	13	32	10	6	61	0.9	0.7	SO	Nov 2009	1,995	no
Lausanne, Rue des Fontenailles 1	F	res	6,490	1910/1963		3.4	218	0.0	1,100	1	0	0	4	4	9	0.0	0.0	SO	Nov 2009/ Apr 2013	853	no
Lausanne, Rue Voltaire 2 – 12	F	res	92,280	2015		3.1	2,861	1.8	8,663	7	21	41	21	8	98	0.6	0.9	SO	Oct 2012	4,743	no
Oberengstringen, Zürcherstrasse 1a, 1b, 3, 5	ZH	res	14,760	1963		3.4	495	11.9	2,072	1	10	3	5	6	25	0.0	9.8	SO	Aug 2018	2,469	no
Onex, Avenue des Grandes Communes 21/23/25	F	res	42,820	1964	2014	4.1	1,740	1.9	6,372	0	0	54	52	0	106	0.0	1.0	SO	Nov 2015	930	no
Opfikon-Glattbrugg, Farmanstrasse 47/49	ZH	res	34,920	2008		3.2	1,101	1.8	3,608	1	13	15	10	0	39	0.4	0.0	SO	Dec 2010	3,840	no
Regensdorf, Schulstrasse 95/97/99/101/103/105	ZH	res	71,510	2015		3.3	2,344	1.0	8,716	0	16	50	30	0	96	0.0	0.0	SO	Jun 2007	10,551	no
Rheinfelden, Rütteliweg 8; Spitalhalde 40	NW	res	35,880	1972	2017	3.9	1,391	2.7	5,520	8	30	0	46	0	84	0.5	1.4	SO	Sep 2006	14,831	no
Thalwil, Freiestrasse 23 – 37	ZH	res	30,820	1950/1972 – 73	1990	3.0	931	6.2	3,742	0	20	18	15	0	53	4.1	4.7	SO	Aug 2018	4,466	no
Urdorf, In der Fadmatt 1 – 63; Uitikonstrasse 22, 24	ZH	res ⁷	105,610	1964 – 68/ 1991/1997	2017	3.5	3,737	1.7	15,179	21	46	48	61	15	191	1.2	0.4	SO	Aug 2018	32,851	no
Winterthur, Stockenerstrasse 54 – 84; Landvogt-Waser-Strasse 95 – 109	ZH	res ⁸	29,150	1983/1984	2008	3.7	1,071	0.3	6,035	0	0	0	18	26	44	0.3	0.0	SO	Aug 2018	9,521	no
Winterthur, Wartstrasse 158 – 162; Blumenaustrasse 20, 22	ZH	res	49,500	2015/2016		3.0	1,507	0.2	5,632	0	8	24	15	6	53	3.7	0.0	SO	Aug 2018	6,831	no
Zurich, Hohlstrasse 481 – 485b; Albulastrasse 34 – 40	ZH	res/com	191,500	2018		2.8	5,332	0.6	15,682	28	85	75	13	0	201	0.1	0.5	SO	Apr 2010	8,190	no
Zurich, Letzigraben 134 – 136	ZH	res	84,120	2016		2.7	2,282	0.6	6,975	0	33	34	5	0	72	2.2	0.4	SO	Sep 2006	5,003	yes (insignificant)
43 residential investment properties			1,377,940			3.4	46,727	1.6	171,855	114	508	705	521	125	1,973	2.6	1.2			168,881	

¹ C: Central Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich area. Economic area-related overviews are presented on page 6.

² Com: commercial property; res: residential property.

³ Target rental income as at 30.6.2023 as a % of market value.

⁴ Vacancy rate as at 30.6.2023 as a % of target rental income.

⁵ Data as at 30.6.2023 as a % of the total rentable area.

⁶ SO: sole ownership; con: condominium.

⁷ Apartments and terraced homes.

⁸ Semi-detached and detached homes.

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	35,330	1893/1902	2021/2023	7,186	SO	Nov 2009	3,122	yes (insignificant)
Lausen, Hauptstrasse	NW	res	11,300		2023/2025	4,076	SO	Dec 2022	4,813	no
St. Gallen, Wassergasse 50/52	E	com	13,790	1998	2022/2023	3,414	SO	Feb 2004	1,372	no
Zurich, Allmendstrasse 90/92/94/96/98/100/102/104 (Manegg)	ZH	res/com	137,700		2020/2023	11,935	SO	Mar 2015	6,276	no
Zurich, Talwiesenstrasse 123 (Tiergarten)	ZH	res	58,490	1992	2021/2023	5,978	SO	Feb 2014	4,708	no
5 properties under construction			256,610			32,589			20,291	

Details of owner-occupied properties

Location, address	Economic area ¹	Description of property ²	Carrying amount in TCHF ⁴	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	7,194	2006		2,046	SO	Sep 2002	2,125	no
Lausanne, Rue de Genève 7	F	com ⁵	2,019	1932	2011	632	SO	Nov 2009	3,343	yes (insignificant)
2 properties⁶			9,213			2,678			5,468	

¹ E: Eastern Switzerland; F: French-speaking Switzerland; NW: North-western Switzerland; ZH: Zurich.
Economic area-related overviews are presented on page 6.

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.

⁵ Share in own use.

⁶ The target rental income for the owner-occupied properties amounts to TCHF 1,094 in the economic area of Zurich and TCHF 198 in the economic area of 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	Completion has taken place. The tenant-side expansion will take place in the second half of 2023.
Marketing	Mobimo has started looking for tenants. As at the reporting date, more than 67% of the space has been let and contracts are being finalised with interested parties on a further 15%.

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	Construction has started, 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	Completion will be in July 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 created a residential development for the company's own investment portfolio in the urban development area of Obere Allmend Manegg. The development has been realised in accordance with the SIA Energy Efficiency Path 2040 and includes a photovoltaic system. Two buildings with 157 rental apartments and commercial space of 848 m ² on the first floor were built (residential component 93%, commercial component 7%).
Project status/ estimated completion date	The completion has taken place.
Marketing	All apartments and commercial spaces are rented.

Zurich, Talwiesenstrasse 123 (Tiergarten)

Project description	In Zurich Tiergarten, a commercial property was converted into a residential property. 59 apartments were realised.
Project status/ estimated completion date	The completion has taken place.
Marketing	As of August, all 59 apartments are rented.

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.