

Selected key figures 2023

From an operational perspective, Mobimo can look back on an encouraging 2023 financial year. Rental income and net rental income increased despite the challenging economic environment. The already low vacancy rate fell even further. Income from development activities and the sale of trading properties continues to make a substantial contribution to the overall result.

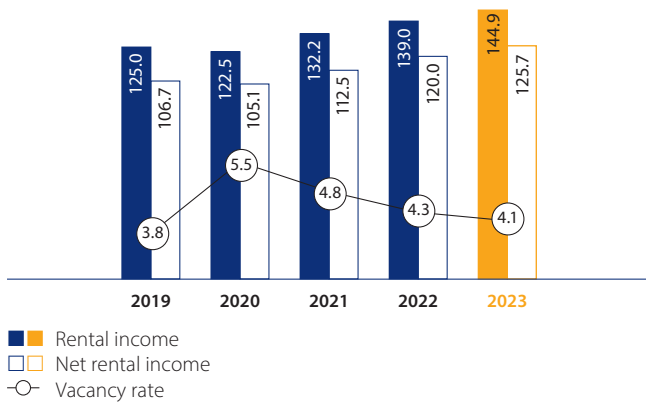
Profit excluding revaluation

CHF million
2022: 102.3

90.0

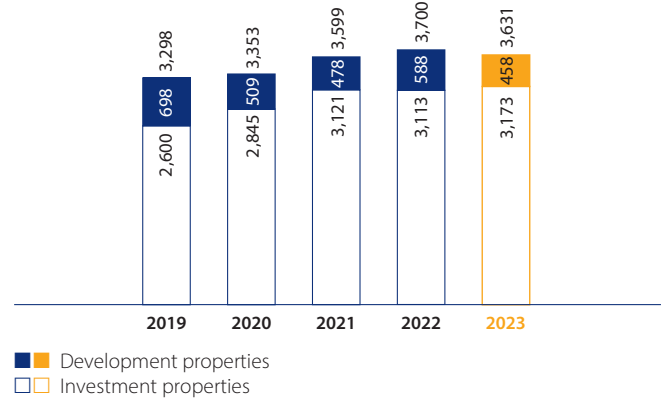
Rental and net rental income and vacancy rate

CHF million/%



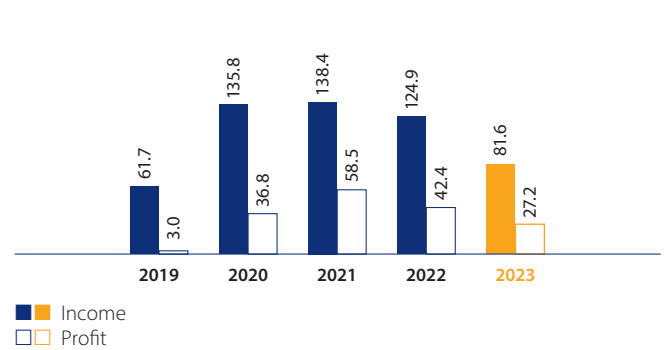
Total value of real estate portfolio

CHF million



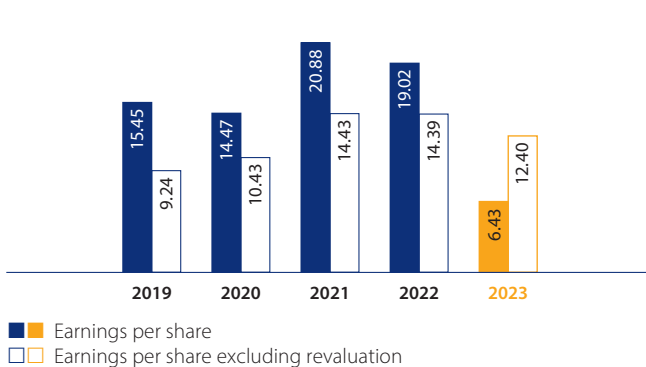
Income and profit on development projects and sale of trading properties

CHF million



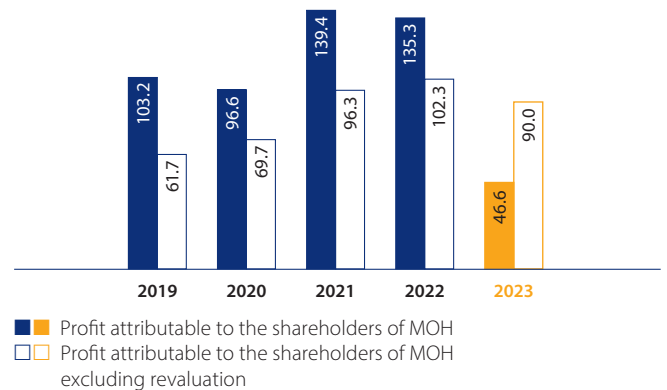
Earnings per share including and excluding revaluation

CHF



Profit attributable to the shareholders of MOH including and excluding revaluation

CHF million



MOBIMO

Energy intensity

kWh/m² ECS (Scope 1 – 3)
2022: 111

110

Proportion of women within total workforce (excluding Board of Directors)

%
2022: 49

50

Emissions intensity

kg CO₂eq/m² ECS (Scope 1 – 3)
2022: 8.9

8.7

Proportion of women within Board of Directors

%
2022: 43

43

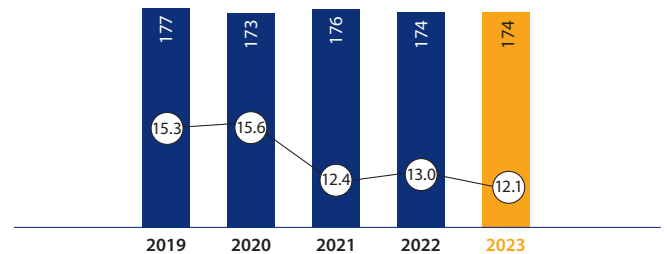
Share of renewable energy sources (electricity, heat and cooling)

% (Scope 1 – 3)
2022: 54

54

Employees and turnover

Headcount/%



Sustainability-certified market/carrying value of the investment portfolio

CHF million
2022: 949

1,391

■ Employees
○ Turnover

BoD ranking by Finanz und Wirtschaft/Inrate

Rank 2022: 27

37

👁 Further information on our sustainability performance can be found in the Sustainability Report 2023

Ratings

GRESB

Green Star (3 stars)
Standing Investment: 81 points
Development: 87 points



EPRA sBPR

Gold Award



MSCI

AAA



Inrate

B



Sustainalytics

Low risk, 14.6 points



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 Accounting Standards, EPRA, SIA (Swiss Society of Engineers and Architects) standard D 0213, Corporate Governance Best Practice Recommendations or other standards.

MOBIMO

Result	Unit	2023	2022	Change in %
Net rental income	CHF million	125.7	120.0	4.7
Profit on development projects and sale of trading properties	CHF million	27.2	42.4	-36.0
Net income from revaluation	CHF million	-50.0	44.3	-212.8
Profit on disposal of investment properties	CHF million	1.7	4.0	-56.7
Operating result (EBIT)	CHF million	77.0	181.5	-57.6
Operating result (EBIT) excluding revaluation	CHF million	127.0	137.2	-7.4
Profit	CHF million	46.6	135.3	-65.5
Profit excluding revaluation	CHF million	90.0	102.3	-12.1

Balance sheet	Unit	31.12.2023	31.12.2022	Change in %
Assets	CHF million	3,817.2	3,855.5	-1.0
Equity	CHF million	1,867.9	1,904.8	-1.9
Equity ratio	%	48.9	49.4	-1.0
Return on equity	%	2.5	7.9	-68.4
Return on equity excluding revaluation	%	4.9	6.0	-18.3
Interest-bearing liabilities	CHF million	1,607.3	1,609.8	-0.2
Ø Rate of interest on financial liabilities (for the period)	%	1.28	1.00	28.0
Ø Residual maturity of financial liabilities	years	5.2	5.3	-1.9
Net gearing	%	83.9	83.2	0.9

Portfolio	Unit	31.12.2023	31.12.2022	Change in %
Overall portfolio ¹	CHF million	3,631.3	3,700.2	-1.9
Investment properties ¹	CHF million	3,173.0	3,112.6	1.9
Development properties ²	CHF million	458.2	587.6	-22.0
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	%	4.1	4.3	-4.7
Ø Discount rate for revaluation (nominal)	%	4.3	4.0	7.0
Ø Capitalisation rate (real)	%	3.0	3.0	1.0

EPRA	Unit	2023	2022	Change in %
EPRA profit	CHF million	76.5	71.9	6.5
EPRA NTA per share	CHF	280.26	284.39	-1.5
EPRA LTV	%	42.3	42.3	0.0
EPRA rental increase like-for-like ³	%	3.8	0.9	322.2
EPRA vacancy rate	%	4.1	4.3	-4.7

Share	Unit	2023	2022	Change in %
Shares outstanding ⁴	Number	7,251,459	7,252,377	-0.0
Nominal value per share	CHF	3.40	3.40	0.0
NAV per share (diluted)	CHF	257.58	262.64	-1.9
Earnings per share	CHF	6.43	19.02	-66.2
Earnings per share excluding revaluation	CHF	12.40	14.39	-13.8
Distribution per share ⁵	CHF	10.00	10.00	0.0
Share price as at 31.12.	CHF	261.00	236.00	10.6

¹ Including owner-occupied properties and including investment properties held for sale, excluding owner-occupied tenant improvements and excluding right-of-use assets.

² Excluding right-of-use assets.

³ For further explanations, see EPRA like-for-like growth on page 151 of the Annual Report 2023.

⁴ Number of issued shares 7,261,701 less treasury shares 10,242 = number of outstanding shares 7,251,459.

⁵ Distribution of CHF 10.00 per share for the 2023 financial year from retained earnings and capital contribution reserves (in total: CHF 72.6 million) as proposed to the Annual General Meeting on 26 March 2024.

Details on the long-term trends in Mobimo's key figures can be found on page 154 in the Annual Report 2023 (Five-year overview).

Energy balance ¹	Unit	2023	2022	Change in %
Degree of coverage	ECS-%	100	100	0.0
Energy consumption (total electricity, heating, cooling)	kWh/a	69,824,517	71,131,146	-1.8
Share of renewable energy	kWh/a	37,365,281	38,208,132	-2.2
Share of fossil fuels/non-renewable energy	kWh/a	32,459,236	32,923,014	-1.4
Energy intensity (total electricity, heating, cooling)	kWh/m ²	109.8	111.4	-1.5
Heat energy consumption	kWh/a	34,538,204	36,242,185	-4.7
› Heating oil	kWh/a	4,559,043	5,641,969	-19.2
› Heating gas	kWh/a	12,939,765	12,529,621	3.3
› Heating (local and district heating, environmental heating)	kWh/a	14,325,064	14,546,875	-1.5
› Heat pumps	kWh/a	1,416,997	1,861,593	-23.9
› Biomass (pellets, wood chips)	kWh/a	1,057,447	1,662,127	-36.4
› Heat non-differentiable	kWh/a	239,887	0	-
› Electricity consumption (total electricity)	kWh/a	35,286,313	34,888,962	1.1
Environmental key figures¹				
GHG emissions (Scope 1 + 2 + 3) (location-based)	kg CO ₂ eq	5,516,210	5,675,077	-2.8
› Direct (Scope 1) GHG emissions	kg CO ₂ eq	3,569,930	3,708,907	-3.7
› Indirect energy-related (Scope 2) GHG emissions	kg CO ₂ eq	1,421,063	1,453,818	-2.3
› Other indirect (Scope 3) GHG emissions (tenant electricity)	kg CO ₂ eq	525,217	512,353	2.5
Intensity of GHG emissions (Scope 1 + 2)	kg CO ₂ eq/m ²	7.8	8.1	-3.0
Intensity of GHG emissions (Scope 1 + 2 + 3)	kg CO ₂ eq/m ²	8.7	8.9	-2.4
Self-generated electricity and e-mobility				
Self-generated solar electricity	kWh/a	812,627	661,805	22.8
E-mobility (pre-equipped parking spaces)	Number	335	263	27.4
Water and waste²				
Total water consumption	m ³	393,873	385,118	2.3
Water intensity	m ³ /m ²	0.62	0.60	2.7
Total weight of waste	t	22,789	23,244	-2.0
› recycled	%	53	53	0.0
› sent to landfill	%	47	47	0.0
Certifications				
Certified market and book value of investment portfolio	%	44	30	46
Certified energy-consuming space in investment portfolio	%	40	25	60
Headcount				
Headcount on reporting date (full-time equivalents)	Number	160.0	160.0	0.0
Of which headcount Mobimo FM Service AG (full-time basis)	Number	41.0	39.2	4.6
Fluctuation	%	12.1	13.0	-6.8
Proportion of women/men	%	50.0/50.0	48.9/51.1	nmf
Employee survey (Do I enjoy/like working at Mobimo?)	%	97.2	96.4	0.8
Number of employees in training and education	Number	14.0	21.0	-33.3
Health and safety				
Occupational accident rate	%	5.2	2.9	79.3
Absence and sickness rate	%	2.5	2.2	13.6
Customers (surveys every two years)				
Tenant satisfaction, commercial (2022) (very good/quite good cooperation)	%	-	80.0	nmf
Tenant satisfaction, residential (2023) (feeling welcome, cared about and taken seriously)	%	87.0	-	nmf

¹ In the 2023 reporting year (reporting period 1 July 2022 to 30 June 2023), adjustments were made to the calculation methodology in order to comply with REIDA standards. The changes due to methodological adjustments exceed the materiality threshold of 10%, meaning that the previous year and the base year 2020 were recalculated accordingly in accordance with the adjustment policy. The detailed environmental key figures and further information on the

methodological adjustments and their impact can be found in the Sustainability Report on page 13. The independent limited assurance report can be found in the Sustainability Report on page 60. The bases for calculations and further information on the calculation method can be found in the Sustainability Report on page 57.

² Reporting period from 1 July 2022 to 30 June 2023 (12 months).