MOBIMO



Half-Year Report 2026

Result	Unit	HY 2026	HY 2025	Change in %
Net rental income	CHF million	64.2	62.5	2.7
Net income from development projects and sale of trading properties	CHF million	19.5	24.6	–21.0
Net income from revaluation	CHF million	97.2	71.6	35.8
Net income from disposal of investment properties	CHF million	0.0	–0.0	nmf
Operating result (EBIT)	CHF million	166.4	144.5	15.1
Operating result (EBIT) excluding revaluation	CHF million	69.2	73.0	–5.2
Profit	CHF million	126.8	109.7	15.5
Profit excluding revaluation	CHF million	47.9	51.5	–6.9

Balance sheet	Unit	30.6.2026	31.12.2025	Change in %
Assets	CHF million	4,521.3	4,440.2	1.8
Equity	CHF million	2,157.0	2,106.7	2.4
Equity ratio	%	47.7	47.4	0.5
Return on equity[1]	%	12.3	10.2	20.6
Return on equity excluding revaluation[1]	%	4.6	5.6	–17.9
Interest-bearing liabilities	CHF million	1,946.3	1,941.0	0.3
Ø Rate of interest on interest-bearing liabilities (for the period)	%	1.40	1.35	3.7
Ø Residual maturity of interest-bearing liabilities	years	4.8	4.6	4.3
Net gearing	%	89.3	90.8	–1.7

Portfolio	Unit	30.6.2026	31.12.2025	Change in %
Overall portfolio[2]	CHF million	4,305.0	4,192.6	2.7
Investment properties[2]	CHF million	3,454.0	3,439.2	0.4
Development properties[3]	CHF million	851.0	753.3	13.0
Gross yield from investment properties	%	4.1	4.2	–2.4
Investment property vacancy rate	%	4.3	4.1	4.9
Ø Discount rate for revaluation (nominal)	%	3.76	3.83	–1.8
Ø Capitalisation rate (real)	%	2.76	2.83	–2.5

EPRA	Unit	HY 2026	HY 2025	Change in %
EPRA earnings	CHF million	39.5	35.7	10.6
EPRA NTA per share	CHF	317.04	297.39	6.6
EPRA LTV	%	43.6	43.2	0.9
EPRA like-for-like rental growth	%	0.0	2.0	–100.0
EPRA net initial yield	%	3.3	3.5	–5.7
EPRA vacancy rate	%	4.4	3.8	13.9

Headcount	Unit	30.6.2026	31.12.2025	Change in %
Headcount (full-time basis)	Number	171.1	165.8	3.2
Of which headcount Mobimo FM Service AG (full-time basis)	Number	44.8	42.8	4.7

Environment[4]	Unit	2025	2024	Change in %
Energy intensity (Scope 1 + 2 + 3.13) (total electricity, fuels, heating/cooling, excl. environmental heat)	kWh/m² ERA	109.7	111.9	–1.9
Intensity of GHG emissions (Scope 1 + 2 + 3.13)	kg CO_2eq/m² ERA	7.7	7.9	–1.7

Share	Unit	HY 2026	HY 2025	Change in %
Shares outstanding[5]	Number	7,444,382	7,255,211	2.6
Nominal value per share	CHF	3.40	3.40	0.0
NAV per share (diluted)	CHF	289.54	269.88	7.3
Earnings per share	CHF	17.03	15.13	12.6
Earnings per share excluding revaluation	CHF	6.44	7.10	–9.3
Distribution per share[6]	CHF	10.25	10.25	0.0
Share price as at 30.6.	CHF	347.50	324.50	7.1

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 key environmental figures are collected over the course of the year (reporting period from 1 July to 30 June) and, unlike the key financial figures, do not relate to the respective financial year.
5 No. of shares issued 7,449,923 less treasury shares 5,541 = no. of outstanding shares 7,444,382.
6 Distribution of CHF 10.25 per share for the 2025 financial year, as per the resolution of the General Meeting of 31 March 2026.

Highlights of the first half of 2026

Successful completion of the Edenblick project

In Oberägeri, in the canton of Zug, Mobimo has built 90 condominiums in a prime hillside location with views of Lake Aegeri and the mountains. The remaining apartments in the ten buildings were handed over to their owners at the end of May 2026. The marketing of this unique project was very successful from the outset, reflecting both the continued strong demand for high-quality housing in well-connected locations and emphasising Mobimo's keen sense for the needs of the market. As part of its commitment to setting exemplary standards for sustainability across its development projects, Mobimo has installed a lake water usage system to supply the site with energy. Following completion, the plant was transferred to the public authorities, which will now connect additional areas via a local energy network.



Successful letting activities for Office Tower

The Office Tower in Zurich West is one of Mobimo's most iconic buildings and has been part of its portfolio since 1999. Following the recent extensive refurbishment of the striking 16-storey office high-rise at Hardturmstrasse 3, its successful repositioning in the market has been confirmed. The building holds Minergie and DGNB Gold certifications. Four additional floors were successfully let in the first half of 2026, including the top three floors to an international IT company. This once again demonstrates the attractiveness of Zurich West and the continued strong demand for modern, flexible office space in urban locations. As a result of these successful letting activities, three quarters of the space in the Office Tower has already been let or reserved, marking an encouraging milestone in the site's ongoing development.



Approval of the Torfmatt development plan

The new Torfmatt neighbourhood is being built on the former ERNI site, between the centre of Brüttisellen and Dietlikon railway station. In March 2026, the Wangen-Brüttisellen municipal assembly approved the development plan almost unanimously. Mobimo is transforming the approximately 16,000 m^2 of derelict industrial space into a vibrant district with a diverse mix of residential, commercial, office and retail space. Around 300 apartments are planned, complemented by attractive ground-floor amenities and extensive green spaces. The Torfmatt neighbourhood will be completed in three phases. The initial phase comprises the first six of the eight buildings and therefore the majority of the site. According to the current planning schedule, the development is due to be completed in spring 2031.



Contents

Management report 3
Selected key figures for the first half of 2026 4
Letter to stakeholders 5
Real estate portfolio 8

Financial report 12
Consolidated interim financial statements 13
Detailed information on the real estate portfolio 36
Independent auditor's report on the review 50
Report of the independent valuation experts 51
EPRA key performance measures 56

**To improve readability, we generally use the masculine form (generic masculine) in this report. This does not imply any value judgement.
The generic masculine applies to people of all genders.**

Our profile

With a broadly diversified real estate portfolio that has a total value of approximately CHF 4.3 billion, Mobimo Holding AG is one of the leading real estate companies in Switzerland. Its portfolio comprises residential and commercial properties, along with development properties both for the company's own portfolio and for third parties. The properties are in first-class locations in German-speaking and French-speaking Switzerland.

The buildings are characterised by a balanced mix of use types and diligent management. Mobimo uses its development projects to strengthen its income base and boost the intrinsic value of its portfolio. The company also creates investment opportunities for third parties through its development services. Mobimo has around 180 employees.

Webguide

Online half-year report	**www.mobimo.ch > Investors > Reporting**
Management structure	**www.mobimo.ch > About us > BoD/EB**
Portfolio	**www.mobimo.ch > Real estate > Portfolio**
Share	**www.mobimo.ch > Investors > Share**

Social media

	LinkedIn > Mobimo Management AG
	Instagram > @mobimoimmo
Our districts and projects	**@quartierduflon, @aeschbachquartier, @langenthalmitte, @mattenhof_luzernsued, @seehallen**



The existing 27 apartments in Ouchy have been modernised, while carefully restoring original features worth preserving.
Thanks to the sensitive conversion and the expertise of local craftspeople, it has been possible to retain the character of the property and harmoniously combine modern comfort with historical heritage.

MANAGEMENT REPORT

4 Selected key figures for the first half of 2026
5 Letter to stakeholders
8 Real estate portfolio

Selected key figures for the first half of 2026

The operating business was successful in the first half of 2026. Mobimo was thereby able to seamlessly maintain the momentum from the previous year. All strategic pillars contributed to this: rental income increased, remarkable profits from developments were realised and the company's financing position remained solid. The rental income base will continue to grow in the second half of 2026 as a result of portfolio additions.

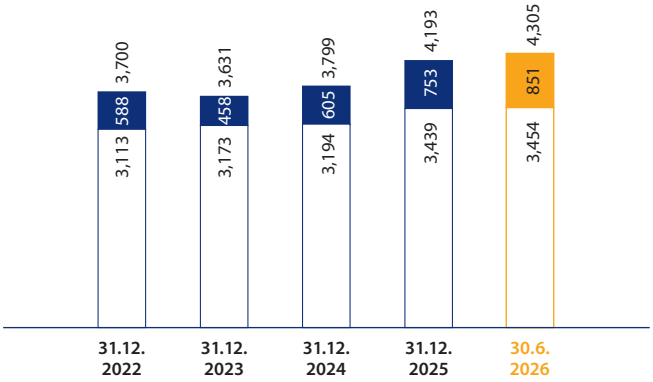
Profit excluding revaluation

CHF million
H1|2025: 51.5

47.9

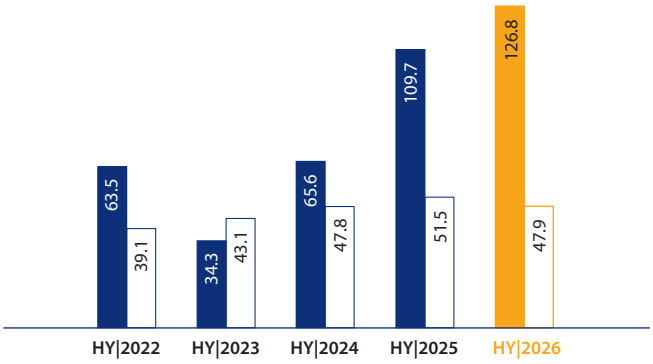
Total value of the real estate portfolio

CHF million



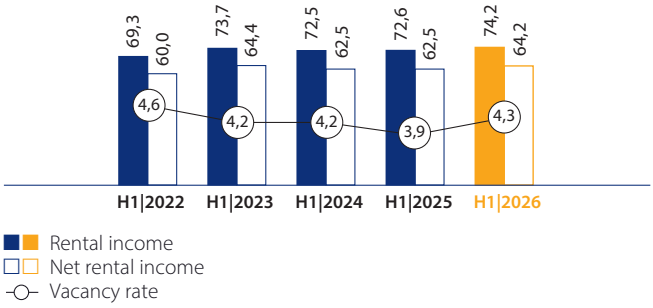
Profit including and excluding revaluation

CHF million



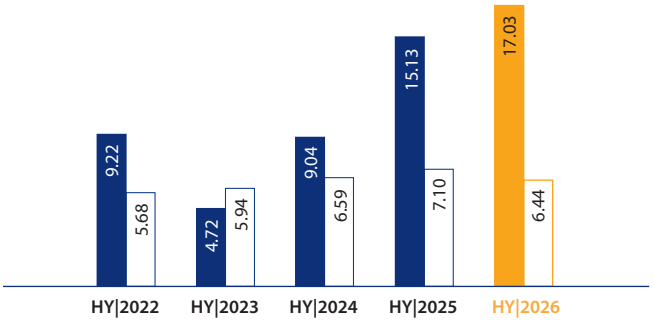
Rental and net rental income and vacancy rate

CHF million/%



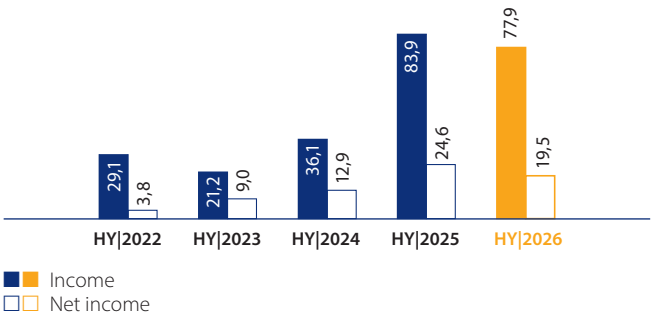
Earnings per share including and excluding revaluation

CHF



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

Letter to stakeholders

Dear Shareholders, dear Readers

Mobimo can look back on an encouraging first half of the year, in which the momentum from the previous year was maintained. The consistent implementation of our strategy has once again paid off: higher rental income, successful development activities and the very solid financing position provided the foundation for the positive business performance.

Strong operating result

The operating business was successful in the first half of 2026. The operating result (EBIT) came in at CHF 166.4 million including revaluation (previous year: CHF 144.5 million) or CHF 69.2 million excluding revaluation (previous year: CHF 73.0 million). As a result, profit amounted to CHF 126.8 million including revaluation (previous year: CHF 109.7 million) or CHF 47.9 million excluding revaluation (previous year: CHF 51.5 million).

Revaluation gains in the first half of the year were significantly higher than in the previous year, reaching CHF 97.2 million (previous year: CHF 71.6 million). Of particular note is the contribution of CHF 45.9 million from properties under development and investment properties under construction, which reflects the successful implementation of our strategy and the associated value creation. At the same time, the sustained positive momentum in the transaction market had a favourable impact on the valuation of our investment portfolio. The high quality and attractive locations of the properties in our portfolio of existing properties were once again recognised by the market. The total value of the real estate portfolio increased to CHF 4.3 billion as at 30 June 2026 (31 December 2025: CHF 4.2 billion).

Organic growth in rental income base

The long-term expansion of the rental income base is one of Mobimo's key strategic priorities. We were able to make further progress in this area in the first half of 2026. Rental income rose to CHF 74.2 million (previous year: CHF 72.6 million). For the first time, the rental income from the 65 apartments on the Scholer site in Lausen, which were occupied in October 2025, as well as the five existing EMWE properties acquired in August 2025, contributed fully to the result.

The rental income base will continue to grow in the second half of 2026 as a result of portfolio additions. In the Aeschbachquartier in Aarau, the 126 apartments in the Hofhaus (courtyard building) and Hallenhaus (hall building) were completed on schedule. The occupancy of the almost fully let properties was successfully completed at the beginning of August.



Dr Markus Schürch, Chairman of the Board of Directors (left) and Daniel Ducrey, CEO

Net income from development projects and sale of trading properties
CHF million
H1|2025: 24.6
19.5

Net rental income
CHF million
H1|2025: 62.5
64.2

Profit
CHF million
H1|2025: 109.7
126.8

Key financial performance figures

	Unit	HY 2026	HY 2025	Change in %
Net rental income	CHF million	64.2	62.5	2.7
Net income from development projects and sale of trading properties	CHF million	19.5	24.6	–21.0
Net income from revaluation	CHF million	97.2	71.6	35.8
Net income from disposal of investment properties	CHF million	0.0	–0.0	nmf
Operating result (EBIT)	CHF million	166.4	144.5	15.1
Operating result (EBIT) excluding revaluation	CHF million	69.2	73.0	–5.2
Financial result	CHF million	–13.0	–13.0	0.2
Tax expense	CHF million	–28.0	–22.9	–22.0
Profit	CHF million	126.8	109.7	15.5
Profit excluding revaluation	CHF million	47.9	51.5	–6.9

The Berninastrasse project in Zurich is also close to completion. Letting activities began before the end of the reporting period and demand was encouraging: all of the 16 apartments have already been let or reserved. The occupancy of the new building is scheduled for October 2026.

The foundations are in place for organic growth in rental income over the coming years. For the Nordbau – the final expansion phase in the Aeschbachquartier – 122 rental apartments and additional commercial spaces on the ground floor will be built by the end of 2028. Part of the existing structure will be used for the new building, saving considerable amounts of grey energy. Partial demolition work began on schedule in the first half of 2026.

Housing with social value

Demand for housing remains strong in Switzerland. Since the company was founded in 1999, Mobimo has built around 4,300 apartments. Around 700 more will follow over the next five years. Mobimo believes that the challenges on the housing market can only be overcome by increasing supply. This requires framework conditions that enable both increased construction activity and faster project implementation. In practice, lengthy approval procedures and objections often cause substantial and unnecessary delays to the creation of urgently needed housing.

With concern, we view calls for further regulatory intervention in the rental housing market. While such measures may appear attractive in the short term, they would actually exacerbate the housing shortage. They have been shown to inhibit investment in the construction of additional housing, as well as reducing the incentive to carry out maintenance work that preserves property values and improves energy efficiency.

In the vote held on 14 June 2026, Mobimo was pleased to see that the electorate of the canton of Zurich shares its far-sighted view. At the same time, housing policy continues to be the subject of intense debate at municipal, cantonal and national level. Mobimo will continue to make a constructive contribution to this dialogue, advocate viable solutions – namely, more housing – and represent the interests of its stakeholders.

Successful letting activities of Office Tower

Marketing of the Office Tower in Zurich West is progressing well. Further rental agreements were concluded in the reporting period, meaning that 12 of the 16 floors have already been let or reserved. In particular, the letting of the top three floors to an international IT company from 1 July 2026 underlines the continued strong demand for modern, flexible office space in well-connected urban locations.

Following completion of the conversion, the Office Tower was transferred from investment properties under construction to investment properties, which is reflected in the vacancy rate as at the reporting date. The vacancy rate across the entire portfolio is therefore 4.3% (31 December 2025: 4.1%). However, due to the recent letting successes, we expect vacancies at the end of 2026 to be lower than originally forecast.

Encouraging development and sales performance in the first half of the year

Net income from development projects and sale of trading properties amounted to CHF 19.5 million in the reporting period (previous year: CHF 24.6 million). Due to strong sales and projects progressing according to plan, the company once again posted a strong half-year result. Performance is expected to normalise in the second half, bringing the development and sales result for the full year into line with the long-term average, as forecast. However, demand for residential property remains strong. Mobimo consistently aligns its projects with the needs of the market and offers an attractive range of properties in sought-after regions.

Key financial position figures

	Unit	30.6.2026	31.12.2025	Change in %
Assets	CHF million	4,521.3	4,440.2	1.8
Non-current assets	CHF million	4,034.6	3,924.9	2.8
Current assets	CHF million	486.7	515.4	–5.6
Equity	CHF million	2,157.0	2,106.7	2.4
Return on equity	%	12.3	10.2	20.6
Return on equity excluding revaluation	%	4.6	5.6	–17.9
Liabilities	CHF million	2,364.4	2,333.5	1.3
Current liabilities	CHF million	506.6	479.8	5.6
Non-current liabilities	CHF million	1,857.7	1,853.7	0.2
Equity ratio	%	47.7	47.4	0.5

Marketing of the Bruggweg project in Arlesheim began in the first half of the year. As at the reporting date, purchase commitments had already been received for six of the 14 condominium apartments, meaning that construction can begin in the second half of the year.

In the Feuerfalter project in Köniz, all 65 apartments had been sold and notarised as at the reporting date. The development forms part of one of the first energy-plus districts that, thanks to its sustainable energy supply, generates more energy than it consumes itself.

In the Burgmatt project in Merlischachen, a total of 79 condominium units are being built in 14 buildings, the first of which were occupied during the first half of the year. As at the reporting date, only three units were still available. The completion of the entire project is scheduled for March 2027.

In the Edenblick project in Oberägeri, the last of the 90 condominiums were handed over to their new owners in May. This marks the end of the successful project. At the same time, the lake water usage system implemented by Mobimo to supply the development with energy was transferred to the public authorities, which will expand it into a local energy network.

Well-filled pipeline

Implementing value-adding developments and realising and selling projects and condominiums remain a key strategic pillar for Mobimo. The more than CHF 700 million development pipeline for condominiums, along with its targeted expansion, forms the basis for future profit contributions in this segment.

With this in mind, the decision was made to develop some of the planned 150 residential units for the 11,000 m² "Neutor Oerlikon" (formerly the RAD site) near Zurich Oerlikon railway station as trading properties.

Solid financing situation as a foundation for growth

Mobimo continues to have a very solid financial foundation. With an equity ratio of 47.7% as at 30 June 2026 (31 December 2025: 47.4%) and an EPRA loan to value ratio of 43.6% (31 December 2025: 44.1%), Mobimo's balance sheet remains strong and continues to be sustainably financed for future growth steps.

Mobimo returned to the Swiss capital market in the first half of the year, successfully completing two transactions to secure refinancing. A new Green Bond for CHF 155 million with a term of eight years was issued at the beginning of the year. It was the first bond under Mobimo's new Green Financing Framework. In March, an outstanding Green Bond issued in 2023 was increased by CHF 50 million to CHF 150 million. These swift and successful placements demonstrate the confidence that investors have in Mobimo and its sustainable corporate strategy, as well as the attractiveness of high-quality Swiss real estate, even in times of geopolitical tensions.

Conclusion of renewal phase on Board of Directors

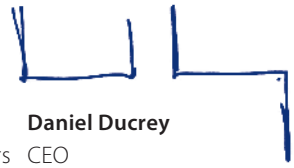
At the last General Meeting, Sophie Dubuis was elected as a new member of the Board of Directors. With her proven experience in corporate development, her governance skills and her strong roots in French-speaking Switzerland, she is an ideal addition to the Board. Markus Schürch succeeded Peter Schaub as Chairman of the Board of Directors. Schürch said: "It is a privilege to serve Mobimo as Chairman of the Board of Directors. Even in the first few months, I have been impressed by the high level of professionalism, dynamism and creative drive within the Board of Directors and at all levels of operational management." The election of the new Chairman and the appointment of Sophie Dubuis successfully concluded a renewal process on the Board of Directors that had been planned for several years. The Board combines continuity and experience with new perspectives and is therefore ideally positioned to actively support Mobimo's long-term development.

Outlook remains positive

Mobimo is confident that it will achieve the operational targets for 2026 communicated at the start of the year. We expect rental income to grow organically by around 3% and net income from development projects and sale of trading properties to be at least CHF 25 million. The rental agreements commencing in the Office Tower in the second half of the year will also have a positive impact on the vacancy rate, which should fall to around 4% by the end of 2026.

We would particularly like to thank our employees for their tremendous commitment and dedication each day. We would like to thank you, our valued shareholders, for your loyalty, trust and continued support.





Dr Markus Schürch
Chairman of the Board of Directors

Daniel Ducrey
CEO

Real estate portfolio

Mobimo has a presence in the major Swiss economic regions, and holds a broadly diversified portfolio in the residential, commercial and office areas. Investment properties offering stable returns are complemented by an attractive and extensive development pipeline.

Total value of the real estate portfolio
CHF million
31 December 2025: 4,193

4,305

Properties (including trading properties)
No.
31 December 2025: 143

144

Proportion of investment properties in real estate portfolio
%
31 December 2025: 82

80

Portfolio figures

CHF million	30.6.2026	%	31.12.2025	%
Total portfolio value	**4,305**	**100**	**4,193**	**100**
Investment properties	**3,454**	**80**	**3,439**	**82**
Commercial investment properties[1]	1,611	37	1,628	39
Residential investment properties	1,843	43	1,812	43
Development properties	**851**	**20**	**753**	**18**
Commercial properties (investment)	153	4	137	3
Residential properties (investment)	392	9	312	8
Commercial properties (trading)	25	1	33	1
Residential properties (trading)[2]	281	6	271	6

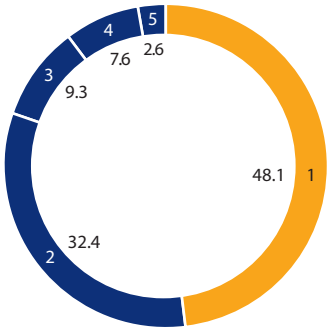
[1] Including owner-occupied properties, excluding owner-occupied tenant improvements and excluding right-of-use assets.
[2] Excluding right-of-use assets.

Breakdown of portfolio by market regions[1]

%

1 Zurich
2 Lake Geneva
3 North-western Switzerland
4 Central Switzerland
5 Other regions

[1] Breakdown of market values/ carrying amounts of properties by market regions (investment properties).

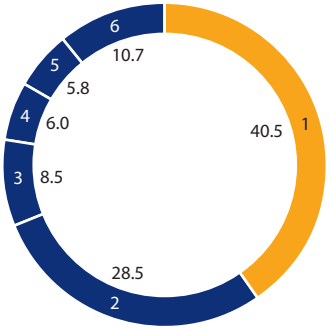


Rental income for investment properties by type of use[1]

%

1 Residential
2 Office
3 Hotels/catering
4 Industry
5 Retail
6 Other use[2]

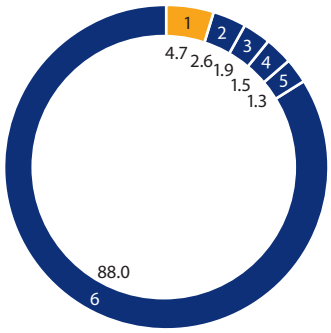
[1] Breakdown of target rental income by type of use (investment properties).
[2] Other use mainly comprises car parks and ancillary uses.



Shares of the five biggest tenants

%

1 SV Group
2 Senevita AG
3 Swisscom Group
4 Galderma SA
5 Swiss Post
6 Other tenants



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.

Investment portfolio by market regions

Investment properties in central locations

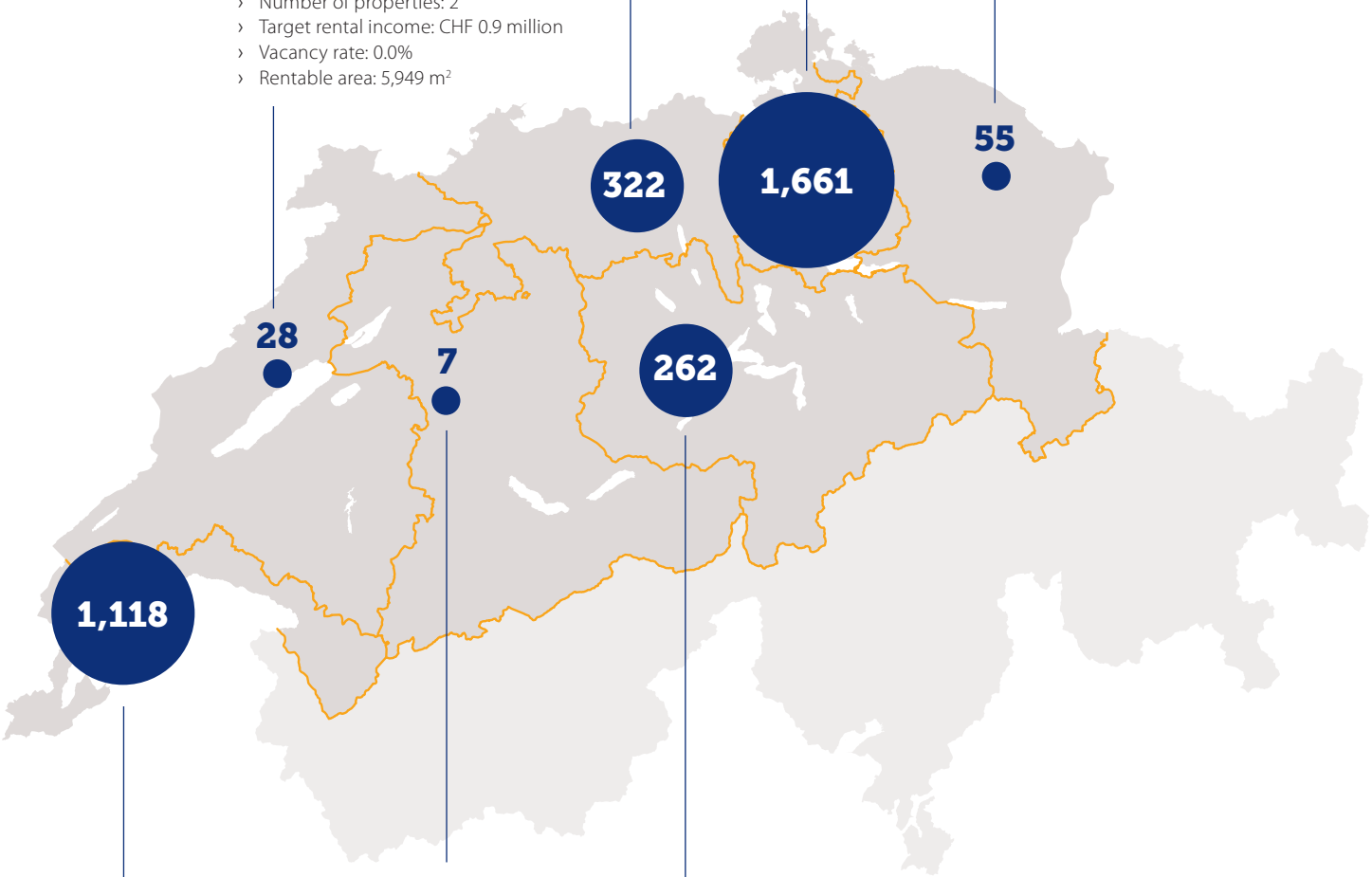
Market value in CHF million

Zurich
- Number of properties: 32
- Target rental income: CHF 62.2 million
- Vacancy rate: 5.5%
- Rentable area: 222,036 m²

North-western Switzerland
- Number of properties: 11
- Target rental income: CHF 13.5 million
- Vacancy rate: 3.8%
- Rentable area: 56,385 m²

Eastern Switzerland
- Number of properties: 5
- Target rental income: CHF 3.5 million
- Vacancy rate: 17.8%
- Rentable area: 15,605 m²

Western Switzerland
- Number of properties: 2
- Target rental income: CHF 0.9 million
- Vacancy rate: 0.0%
- Rentable area: 5,949 m²



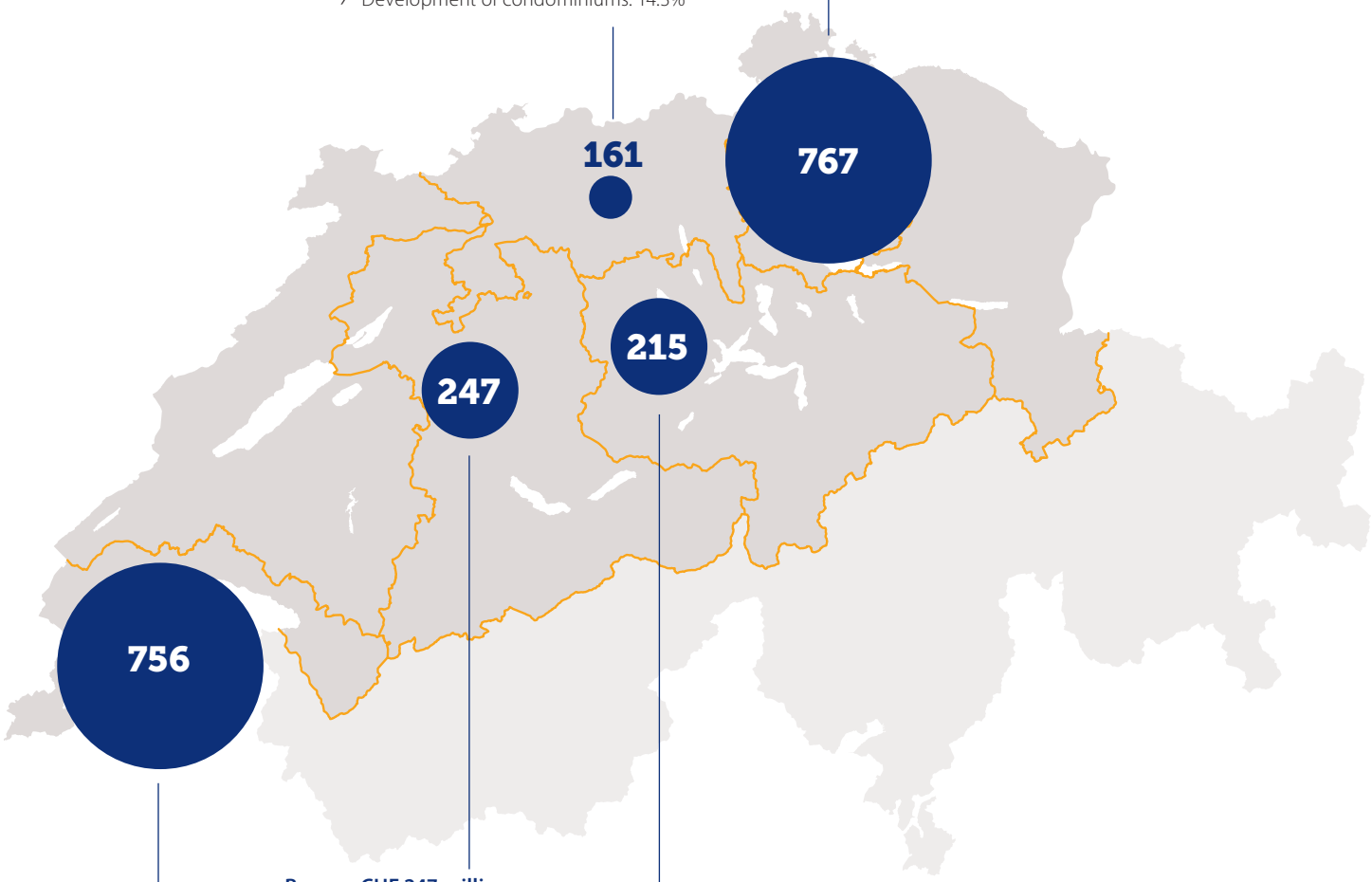
Berne
- Number of properties: 1
- Target rental income: CHF 0.5 million
- Vacancy rate: 0.0%
- Rentable area: 2,231 m²

Lake Geneva
- Number of properties: 53
- Target rental income: CHF 49.9 million
- Vacancy rate: 3.1%
- Rentable area: 172,202 m²

Central Switzerland
- Number of properties: 8
- Target rental income: CHF 13.3 million
- Vacancy rate: 0.1%
- Rentable area: 47,048 m²

Development portfolio by market regions

Extensive and well-diversified development portfolio
Planned investment volume in CHF million



Zurich – CHF 767 million
- Number of projects: 16
- Developments for own portfolio: 51.9%
- Developments for third parties: 5.0%
- Development of condominiums: 43.1%

North-western Switzerland – CHF 161 million
- Number of projects: 3
- Developments for own portfolio: 85.7%
- Development of condominiums: 14.3%

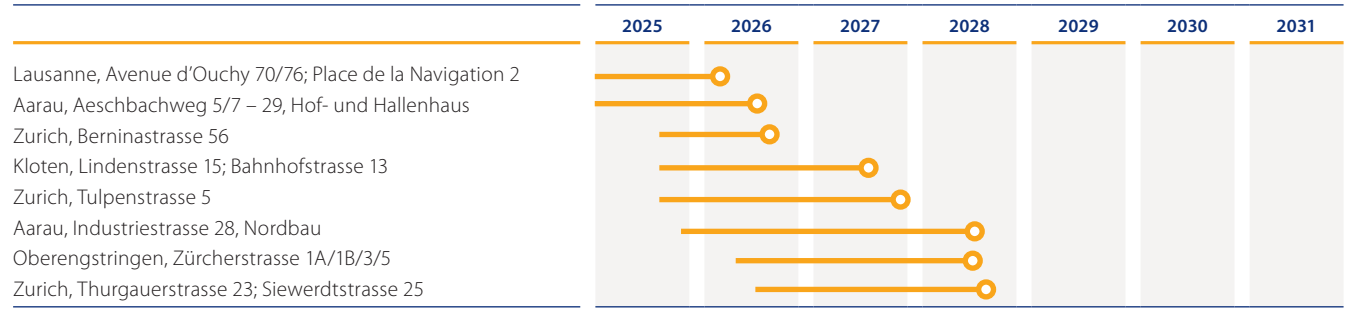
Berne – CHF 247 million
- Number of projects: 3
- Developments for own portfolio: 5.7%
- Developments for third parties: 78.1%
- Development of condominiums: 16.2%

Lake Geneva – CHF 756 million
- Number of projects: 12
- Developments for own portfolio: 83.3%
- Development of condominiums: 16.7%

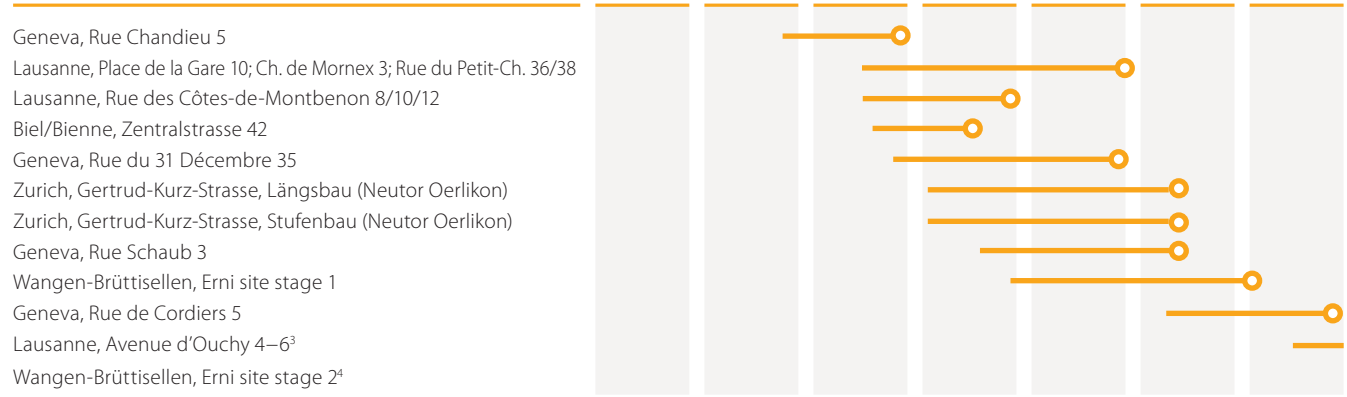
Central Switzerland – CHF 215 million
- Number of projects: 2
- Development of condominiums: 100.0%

Development pipeline for own portfolio[1]

Total project volume under construction including land: CHF 380.1 million / market value as at 30 June 2026: CHF 344.8 million



Total project volume in planning[2] including land: CHF 799.9 million / market value as at 30 June 2026: CHF 269.4 million



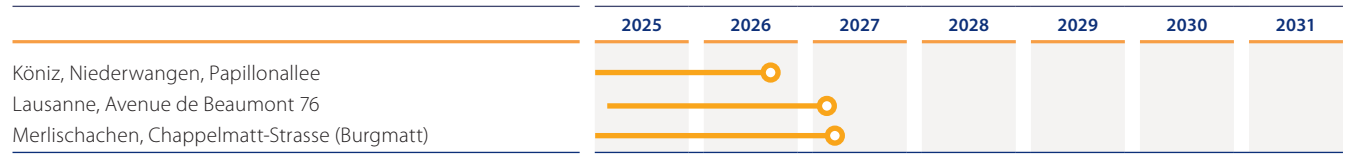

Lausanne, Beaumont


Merlischachen, Burgmatt

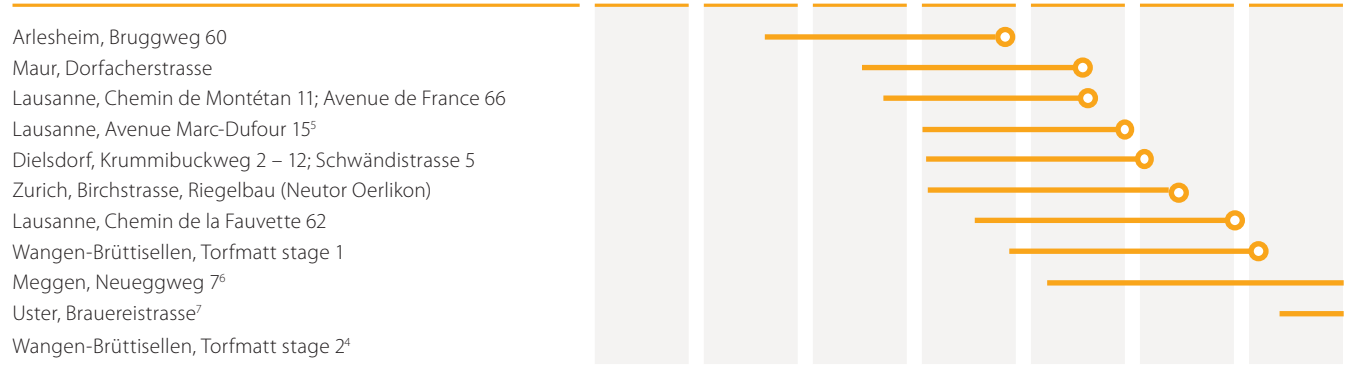

Arlesheim, Bruggweg

Development pipeline of condominium projects[1]

Total project volume under construction including land: 164.9 million / carrying amount as at 30 June 2026: CHF 11.9 million



Total project volume in planning[2] including land: 570.3 million / carrying amount as at 30 June 2026: CHF 227.0 million



[1] The schedule is subject to change due to delays in the approval and realisation process.
[2] Projects in planning comprise plots of land owned by Mobimo or with a secured purchase option.
[3] Completion is scheduled for 2034.
[4] Construction is scheduled to start in 2035.
[5] Transfer to investment portfolio planned for 2026 (for further explanations, see also project descriptions on page 38).
[6] Completion is scheduled for 2032.
[7] Completion is scheduled for 2033.



The conversion of the attic made it possible to replace the former staff rooms with seven new apartments flooded with natural light.
Roof terraces, discreetly nestled among the "forest" of historic chimneys, expand the living spaces and offer new possibilities for outdoor use as well as picturesque views of the countryside around Lake Geneva. Photovoltaic modules, perfectly integrated into the zinc roof, generate renewable energy without compromising the architectural harmony of the entire complex.

FINANCIAL REPORT

13 Consolidated interim financial statements
36 Property details
50 Independent auditor's report on the review
51 Report of the independent valuation experts
56 EPRA key performance measures

Consolidated interim financial statements: Consolidated income statement

TCHF	Note	HY 2026	HY 2025
Income from rental of properties	5	74,203	72,574
Income from development projects and sale of trading properties	7	77,861	83,906
Other income		3,753	3,857
Revenue		**155,816**	**160,337**
Gains on revaluation of investment properties	6	121,394	84,194
Losses on revaluation of investment properties	6	–24,186	–12,605
Net income from revaluation		**97,208**	**71,589**
Net income from disposal of investment properties		0	–41
Direct expenses for rented properties	5	–10,017	–10,062
Direct expenses from development projects and sale of trading properties	7	–58,404	–59,272
Direct operating expenses		**–68,422**	**–69,334**
Own work capitalised		3,261	2,850
Personnel expenses		–15,244	–14,540
Operating expenses		–4,174	–4,141
Administrative expenses		–1,239	–1,191
Earnings before interest, tax, depreciation and amortisation (EBITDA)		**167,206**	**145,530**
Depreciation on property, plant and equipment		–663	–800
Amortisation of intangible assets		–136	–182
Earnings before interest and tax (EBIT)		**166,406**	**144,548**
Share of profit of equity-accounted investees		1,313	1,129
Financial income	9	32	734
Financial expense	9	–12,989	–13,721
Financial result		**–12,957**	**–12,987**
Earnings before tax (EBT)		**154,762**	**132,690**
Income tax expense	13	–27,987	–22,940
Profit		**126,775**	**109,750**
Earnings per share in CHF	14	17.03	15.13
Diluted earnings per share in CHF	14	17.02	15.13

Consolidated statement of comprehensive income

TCHF	Note	HY 2026	HY 2025
Profit		**126,775**	**109,750**
Items that may be reclassified subsequently to income statement		**–545**	**3,838**
Fair value adjustments cash flow hedges	10	–650	1,679
Reclassification to income statement	9	0	2,832
Tax effects		105	–673
Items that will not be reclassified subsequently to income statement		**–47**	**615**
Remeasurement of net defined benefit assets		–56	744
Tax effects		10	–129
Total other comprehensive income		**–591**	**4,454**
Total comprehensive income		**126,184**	**114,204**

Consolidated balance sheet

TCHF	Note	30.6.2026	31.12.2025
Assets			
Current assets			
Cash		19,771	27,495
Trade receivables		2,969	3,533
Current tax assets		22,430	20,909
Other receivables		1,444	2,058
Contract assets		108,686	137,840
Trading properties	8	305,617	304,444
Accrued income and prepaid expenses		25,806	19,080
Total current assets		**486,723**	**515,360**
Non-current assets			
Investment properties			
› Commercial properties	6	1,602,260	1,619,010
› Residential properties	6	1,843,380	1,811,690
› Development properties	6	200,550	141,620
› Investment properties under construction	6	344,840	307,560
Property, plant and equipment			
› Owner-occupied properties		9,693	9,650
› Other property, plant and equipment		4,857	4,852
Intangible assets		1,052	1,166
Investments in associates and joint ventures		27,444	28,781
Financial assets		9	9
Net defined benefit assets		343	355
Deferred tax assets		169	177
Total non-current assets		**4,034,597**	**3,924,870**
Total assets		**4,521,320**	**4,440,230**

TCHF	Note	30.6.2026	31.12.2025
Equity and liabilities			
Liabilities			
Current liabilities			
Current financial liabilities	10	418,285	391,666
Current lease liabilities	10	144	156
Trade payables		18,034	23,951
Current tax liabilities		6,968	8,782
Other payables		2,480	144
Advance payments from buyers		968	3,003
Accrued expenses and deferred income		59,761	52,089
Total current liabilities		**506,640**	**479,792**
Non-current liabilities			
Non-current financial liabilities	10	1,528,057	1,549,305
Non-current lease liabilities	10	701	1,067
Derivative financial instruments	10	5,064	4,414
Deferred tax liabilities		323,903	298,916
Total non-current liabilities		**1,857,725**	**1,853,702**
Total liabilities		**2,364,365**	**2,333,494**
Equity	12		
Share capital		25,330	25,330
Treasury shares		–1,508	–1,756
Capital reserves		209,384	247,240
Retained earnings		1,923,749	1,835,922
Total equity		**2,156,955**	**2,106,736**
Total equity and liabilities		**4,521,320**	**4,440,230**

Consolidated cash flow statement

TCHF	Note	HY 2026	HY 2025
Earnings before tax		154,762	132,690
Net gains from revaluation of investment properties	6	–97,208	–71,589
Share-based payments		341	367
Effect of rental income recognition on a straight-line basis		–50	–23
Depreciation on property, plant and equipment and amortisation of lease incentives		1,910	2,088
Amortisation of intangible assets		136	182
Net income from disposal of investment properties		0	41
Share of profit of equity-accounted investees		–1,313	–1,129
Financial result		12,957	12,987
Changes			
› Trade receivables and contract assets		28,399	–62,240
› Trading properties		24,857	–6,426
› Other receivables and accrued income and prepaid expenses		–3,475	–809
› Employee benefit assets/liabilities		–45	–15
› Trade payables and contract liabilities		–4,408	–2,592
› Advance payments from buyers		–715	5,052
› Other liabilities and accrued expenses and deferred income		11,514	8,492
Income tax paid		–6,395	–1,590
Net cash from operating activities		**121,267**	**15,485**
Capitalised own-account services		–1,681	–1,557
Investments in financial assets		0	–100
Acquisition of investment properties		–39,826	–40,336
Acquisition of property, plant and equipment		–712	–296
Acquisition of intangible assets		–22	–225
Disposal of investment properties less selling costs		0	5,483
Dividends received		0	1,120
Interest received		45	107
Net cash used in investing activities		**–42,196**	**–35,804**
Proceeds from financial liabilities	10	641,811	310,948
Repayment of financial liabilities	10	–636,160	–211,492
Repayment of lease liabilities	10	–48	–48
Repayment of derivative financial instruments	10	0	–7,080
Distribution of capital contribution reserve	12	–37,966	–37,002
Dividend paid	12	–38,339	–37,364
Interest paid		–16,093	–12,103
Net cash used in financing activities		**–86,795**	**5,858**
Change in cash		**–7,724**	**–14,461**
Cash at beginning of reporting period		27,495	43,529
Cash at end of reporting period		**19,771**	**29,068**

Consolidated statement of changes in equity

TCHF	Note	Share capital	Treasury shares	Capital reserves	Hedging reserve	Other retained earnings	Total retained earnings	Total equity
At 1 January 2025		**24,690**	**–2,802**	**220,382**	**–8,132**	**1,683,665**	**1,675,533**	**1,917,802**
Profit HY						109,750	109,750	109,750
Cash flow hedges:								
› Fair value adjustments					1,679		1,679	1,679
› Transfer to income statement					2,832		2,832	2,832
› Tax effects					–673		–673	–673
Pension plans:								
› Remeasurement						744	744	744
› Tax effects						–129	–129	–129
Other comprehensive income		**0**	**0**	**0**	**3,838**	**615**	**4,454**	**4,454**
Total comprehensive income		**0**	**0**	**0**	**3,838**	**110,365**	**114,204**	**114,204**
Dividend						–37,364	–37,364	–37,364
Distribution of capital contribution reserves				–37,002				–37,002
Share-based payments to the Board of Directors, Executive Board and employees			1,047	224		–904	–904	367
At 30 June 2025		**24,690**	**–1,756**	**183,605**	**–4,293**	**1,755,761**	**1,751,468**	**1,958,007**
At 1 January 2026		**25,330**	**–1,756**	**247,240**	**–3,649**	**1,839,571**	**1,835,922**	**2,106,736**
Profit HY						126,775	126,775	126,775
Cash flow hedges:								
› Fair value adjustments	10				–650		–650	–650
› Tax effects					105		105	105
Pension plans:								
› Remeasurement						–56	–56	–56
› Tax effects						10	10	10
Other comprehensive income		**0**	**0**	**0**	**–545**	**–47**	**–591**	**–591**
Total comprehensive income		**0**	**0**	**0**	**–545**	**126,729**	**126,184**	**126,184**
Dividend	12					–38,339	–38,339	–38,339
Distribution of capital contribution reserves	12			–37,966				–37,966
Share-based payments to the Board of Directors, Executive Board and employees			248	111		–18	–18	341
At 30 June 2026		**25,330**	**–1,508**	**209,384**	**–4,194**	**1,927,943**	**1,923,749**	**2,156,955**

Notes to the consolidated interim financial statements

General information

1. Business activities

The Mobimo Group is a real estate company that operates exclusively in Switzerland. Its business activities consist of the long-term holding and management of commercial and residential properties, the development of commercial and residential properties for its own portfolio and third-party investors, and the construction and sale of owner-occupied residential properties.

The parent company is Mobimo Holding AG, a public limited company under Swiss law, headquartered in Lucerne and listed on the SIX Swiss Exchange.

2. Group accounting policies

General information

The consolidated interim financial statements of the Mobimo Group for the first half of 2026 have been prepared in accordance with International Accounting Standard 34 (IAS 34) on interim financial reporting and comply with Article 17 of the SIX Swiss Exchange Directive on Financial Reporting.

The consolidated interim financial statements as at 30 June 2026 do not contain all of the information and disclosures required for annual financial reporting and should therefore be read in conjunction with the consolidated annual financial statements as at 31 December 2025.

All amounts contained in the consolidated interim financial statements are shown in thousands of Swiss francs (TCHF), unless stated otherwise. The sums and totals of the individual positions may be larger or smaller than 100% due to rounding.

The accounting principles applied in the consolidated interim financial statements correspond to the Group accounting principles set out in the consolidated annual financial statements for 2025, with the exception of the standards amended with effect from 1 January 2026.

Significant judgements and estimation uncertainties

In preparing the consolidated interim financial statements, management is required to make estimates, assumptions and discretionary decisions in its application of the accounting policies. This may influence reported income, expenses, assets, liabilities, and contingent assets and liabilities at the time the statements are drawn up.

Significant judgements and estimation uncertainties in the measurement of assets and liabilities affect the market values of investment properties, the estimates of the income from contracts, project progress and project costs of development services, proceeds from the sale, project progress and total costs of trading properties as well as income tax. This is unchanged from the consolidated annual financial statements as at 31 December 2025.

New standards applied

Mobimo started to apply the following newly applicable or amended standards with effect from 1 January 2026:

- Amendments to IFRS 9 and IFRS 7 – Classification and Measurement of Financial Instruments
- Amendments to IFRS 9 and IFRS 7 – Contracts Referencing Nature-dependent Electricity

The amendments had no material impact on the consolidated interim financial statements 2026.

Standards published but not yet applied

The following new and revised standards have been approved but will only enter into force at a later date and were not applied or early adopted in advance in these interim financial statements:

Standard			Entry into force	Planned application by Mobimo (financial year)
IFRS 18	Presentation and Disclosure in Financial Statements	**	1.1.2027	2027 financial year
IFRS 19	Subsidiaries without Public Accountability: Disclosures	*	1.1.2027	2027 financial year
IAS 21	The Effects of Changes in Foreign Exchange Rates	*	1.1.2027	2027 financial year
IFRS 20	Regulatory Assets and Regulatory Liabilities	*	1.1.2029	2029 financial year

* No impact or no significant effect on Mobimo's consolidated annual financial statements is expected.
** The impacts are being analysed by Mobimo.

3. Seasonality

Some of Mobimo's activities do not generate steady income over the course of the year. These include in particular income from development services and the sale of trading properties. Higher income may be generated in the first or second half of the year depending on the volume of projects and/or the sales made.

Segment reporting

4. Segment reporting

Segment information for the first half of 2026

TCHF	Real Estate	Development	Total segments	Reconciliation	Total
Segment income statement					
Income from rental of properties	71,974	2,229	74,203		74,203
Income from development projects and sale of trading properties		77,861	77,861		77,861
Other income	3,752	1	3,753		3,753
Revenue	**75,725**	**80,091**	**155,816**		**155,816**
Net income from revaluation	**46,103**	**51,104**	**97,208**		**97,208**
Net income from disposal of investment properties			**0**		**0**
Direct expenses for rented properties	–9,452	–565	–10,017		–10,017
Direct expenses from development projects and sale of trading properties		–58,404	–58,404		–58,404
Own work capitalised	90	3,171	3,261		3,261
Personnel expenses	–9,282	–5,355	–14,638	–607	–15,244
Operating expenses	–3,034	–1,140	–4,174		–4,174
Administrative expenses	–798	–441	–1,239		–1,239
Segment expenses	**–22,477**	**–62,734**	**–85,212**	**–607**	**–85,818**
Earnings before interest, tax, depreciation and amortisation (EBITDA)	**99,352**	**68,461**	**167,812**	**–607**	**167,206**
Depreciation and amortisation	–632	–167	–800		–800
Segment result EBIT[1]	**98,719**	**68,293**	**167,013**	**–607**	**166,406**
Share of profit of equity-accounted investees					1,313
Financial result					–12,957
Earnings before tax (EBT)					**154,762**
Tax expense					–27,987
Profit					**126,775**
Segment assets					
Trading properties		305,617	305,617		305,617
Contract assets[2]		108,686	108,686		108,686
Investment properties	3,646,190		3,646,190		3,646,190
Owner-occupied properties	9,693		9,693		9,693
Investment properties under construction		344,840	344,840		344,840
Total segment assets	**3,655,883**	**759,143**	**4,415,026**		**4,415,026**
Non-attributed assets				106,294	106,294
Total assets					**4,521,320**
Investments in non-current assets	10,536	29,536	40,072	734	40,806

[1] The reconciliation EBIT comprises expenses for the Board of Directors.
[2] There are no contract liabilities that offset contract assets.

Segment information for the first half of 2025

TCHF	Real Estate	Development	Total segments	Reconciliation	Total
Segment income statement					
Income from rental of properties	70,802	1,773	72,574		72,574
Income from development projects and sale of trading properties		83,906	83,906		83,906
Other income	3,831	26	3,857		3,857
Revenue	**74,633**	**85,704**	**160,337**		**160,337**
Net income from revaluation	**64,157**	**7,432**	**71,589**		**71,589**
Net income from disposal of investment properties	**–41**		**–41**		**–41**
Direct expenses for rented properties	–9,350	–712	–10,062		–10,062
Direct expenses from development projects and sale of trading properties		–59,272	–59,272		–59,272
Own work capitalised	111	2,740	2,850		2,850
Personnel expenses	–8,875	–5,028	–13,903	–636	–14,540
Operating expenses	–2,977	–1,164	–4,141		–4,141
Administrative expenses	–818	–373	–1,191		–1,191
Segment expenses	**–21,910**	**–63,809**	**–85,719**	**–636**	**–86,355**
Earnings before interest, tax, depreciation and amortisation (EBITDA)	**116,839**	**29,327**	**146,166**	**–636**	**145,530**
Depreciation and amortisation	–802	–180	–982		–982
Segment result EBIT[1]	**116,037**	**29,147**	**145,184**	**–636**	**144,548**
Share of profit of equity-accounted investees					1,129
Financial result					–12,987
Earnings before tax (EBT)					**132,690**
Tax expense					–22,940
Profit					**109,750**
Segment assets					
Trading properties		299,402	299,402		299,402
Contract assets[2]		100,278	100,278		100,278
Investment properties	3,395,420		3,395,420		3,395,420
Owner-occupied properties	9,754		9,754		9,754
Investment properties under construction		216,850	216,850		216,850
Total segment assets	**3,405,174**	**616,530**	**4,021,704**		**4,021,704**
Non-attributed assets				106,789	106,789
Total assets					**4,128,493**
Investments in non-current assets	13,260	30,989	44,250	521	44,771

[1] The reconciliation EBIT comprises expenses for the Board of Directors.
[2] There are no contract liabilities that offset contract assets.

Investment portfolio

5. Net rental income

Rental income can be broken down as follows:

TCHF	HY 2026	HY 2025
Commercial properties	43,373	43,711
Residential properties	29,536	27,415
Income from rental of investment properties	**72,909**	**71,126**
Rented trading properties	1,294	1,449
Total income from rental of properties	**74,203**	**72,574**
Commercial properties	–6,736	–6,699
Residential properties	–2,998	–3,114
Investment property expense	**–9,734**	**–9,813**
Rented trading properties	–284	–248
Total direct expenses for rented properties	**–10,017**	**–10,062**
Net rental income	**64,185**	**62,513**

Direct expenses for rented properties can be broken down as follows:

TCHF	HY 2026	HY 2025
General operating expenses	–1,453	–1,644
Losses on accounts receivable	–250	–355
Initial rental costs	–151	–156
Property-related insurances, fees and taxes	–2,170	–2,177
Ancillary costs borne by the owner	–1,607	–1,758
Maintenance and repairs	–4,387	–3,971
Total direct expenses for rented properties	**–10,017**	**–10,062**

The five biggest tenants generate the following shares of rental income:

%	30.6.2026	31.12.2025
SV Group	4.7	4.6
Senevita AG	2.6	2.6
Swisscom Group	1.9	1.8
Galderma SA	1.5	1.5
Swiss Post	1.3	1.3
Total	**12.0**	**11.8**

The future rental income set out below will be generated from multi-year rental agreements for investment properties. The commercial properties also include multi-year rental agreements from development properties. The future rental income from residential properties will come from multi-year commercial rental agreements and residential rental agreements with minimum terms:

TCHF	Commercial properties	Residential properties	Investment properties under construction	30.6.2026 Total
Within 1st year	74,424	4,149	429	79,002
Within 2nd year	60,705	2,237	379	63,322
Within 3rd year	50,325	1,513	323	52,161
Within 4th year	38,350	1,127	154	39,631
Within 5th year	30,835	783	90	31,708
Within 6th year and longer	211,837	1,488	0	213,325
Total future rental income from multiyear rental agreements	**466,476**	**11,297**	**1,375**	**479,149**

TCHF	Commercial properties	Residential properties	Investment properties under construction	31.12.2025 Total
Within 1st year	73,711	4,907	1,588	80,207
Within 2nd year	61,198	2,194	1,558	64,950
Within 3rd year	50,551	1,404	1,279	53,233
Within 4th year	40,113	972	942	42,027
Within 5th year	30,297	663	783	31,742
Within 6th year and longer	227,221	1,305	2,419	230,945
Total future rental income from multiyear rental agreements	**483,091**	**11,445**	**8,569**	**503,104**

6. Investment properties

Investment properties changed as follows:

TCHF	Commercial properties	Residential properties	Development properties	Investment properties under construction	30.6.2026 Total
Market value at 1 January	**1,619,010**	**1,811,690**	**141,620**	**307,560**	**3,879,880**
Cumulative acquisition costs					
Balance at 1 January	1,532,707	1,266,298	155,801	258,000	3,212,806
Increases from investments[1]	4,705	5,006	1,412	28,932	40,055
Capitalisation of borrowing costs	0	0	143	604	747
Capitalisation/amortisation of lease incentives	–1,328	75	0	0	–1,253
Transfers from/to trading properties	0	0	–24,956	0	–24,956
Transfers between categories	–81,265	–14,721	115,786	–19,800	0
Balance at 30 June	**1,454,819**	**1,256,658**	**248,186**	**267,735**	**3,227,398**
Cumulative revaluation					
Balance at 1 January	86,303	545,392	–14,181	49,560	667,074
Gains on valuations[2]	24,001	43,642	2,647	51,104	121,394
Losses on valuations[2]	–13,637	–2,653	–7,896	0	–24,186
Transfers from/to trading properties	0	0	–649	0	–649
Transfers between categories	50,775	341	–27,556	–23,560	0
Cumulative revaluation at 30 June	**147,441**	**586,722**	**–47,636**	**77,105**	**763,632**
Market value at 30 June	**1,602,260**	**1,843,380**	**200,550**	**344,840**	**3,991,030**

[1] Increases from investments include non-cash transactions from the accrual for construction costs and trade payables.
[2] Corresponds to the sum of "Gains from revaluation of investment properties" and "Losses on revaluation of investment properties" in the income statement and represents the unrealised gains on properties that were in the investment portfolio as at 30 June 2026.

Movements in the first half of the year

The following properties are shown under transfers:

from	to
Zurich, Gertrud-Kurz-Strasse, Annexbau (Neutor Oerlikon) Zurich, Birchstrasse, Riegelbau (Neutor Oerlikon) (in prior year part of Zurich, Birchstrasse 149 (RAD site))	
Development properties	Trading properties
Herrenschwanden, Mettlenwaldweg 19	
Trading properties	Development properties
Lausanne, Place de la Gare 10; Chemin de Mornex 3; Rue du Petit-Chêne 36/38 (Plaza Colombo)	
Commercial properties	Development properties
Zurich, Thurgauerstrasse 23; Siewerdtstrasse 25	
Commercial properties	Investment properties under construction
Zurich, Hardturmstrasse 3/3a/3b (Office Tower)	
Investment properties under construction	Commercial properties
Oberengstringen, Zürcherstrasse 1A/1B/3/5	
Residential properties	Investment properties under construction

The Zurich, Birchstrasse 149 (RAD site) property, previously listed under properties under development, was divided into the following four properties:

Investment property	Category
Zurich, Gertrud-Kurz-Strasse, Längsbau (Neutor Oerlikon)	Development properties
Zurich, Gertrud-Kurz-Strasse, Stufenbau (Neutor Oerlikon)	Development properties
Zurich, Gertrud-Kurz-Strasse, Annexbau (Neutor Oerlikon)	Trading properties
Zurich, Birchstrasse, Riegelbau (Neutor Oerlikon)	Trading properties

As the planned project in Herrenschwanden, Mettlenwaldweg 19 cannot be realised within a reasonable period of time and the property is also rented, it has been reclassified from trading properties to properties under development.

In view of the upcoming project in Lausanne, Place de la Gare 10; Chemin de Mornex 3; Rue du Petit-Chêne 36/38 (Plaza Colombo), and following the start of the tenant relocation process, the properties were transferred to properties under development.

With the departure of the last tenants and the start of construction in Zurich, Thurgauerstrasse 23; Siewerdtstrasse 25, the property was transferred to investment properties under construction.

Following receipt of the construction permit for Oberengstringen, Zürcherstrasse 1A/1B/3/5, the property was transferred to investment properties under construction.

No properties were acquired for the investment portfolio in the first half of 2026.

Valuation details

The investment properties are valued by the external, independent and certified real estate appraiser Jones Lang LaSalle AG (JLL) using the DCF method. As at the reporting date, no properties were valued on the basis of a condominium sale scenario in accordance with the highest and best use principle. Further details can be found in the report of the independent valuation experts on pages 51 to 55.

The values of the input factors with a material impact used for the estimates are summarised in the table below:

Asset class/level/ valuation method	Fair value in CHF million	Input factors	Ranges (weighted average) 2026	Ranges (weighted average) 2025
Commercial investment properties Level 3 DCF	2026: 1,602 2025: 1,619	Discount rates (nominal)	3.70% to 5.60% (4.31%)	3.70% to 5.65% (4.35%)
		Capitalisation rates (real)	2.70% to 4.60% (3.31%)	2.70% to 4.65% (3.35%)
		Achievable market rents	CHF 30 to CHF 901 (CHF 306)	CHF 30 to CHF 442 (CHF 298)
		Structural vacancy rates	1.99% to 15.31% (5.98%)	0.64% to 15.36% (5.92%)
Residential investment properties Level 3 DCF	2026: 1,843 2025: 1,812	Discount rates (nominal)	3.05% to 4.45% (3.33%)	3.10% to 4.50% (3.39%)
		Capitalisation rates (real)	2.05% to 3.45% (2.33%)	2.10% to 3.50% (2.39%)
		Achievable market rents	CHF 191 to CHF 495 (CHF 333)	CHF 191 to CHF 507 (CHF 332)
		Structural vacancy rates	1.00% to 5.29% (2.02%)	1.00% to 5.34% (2.04%)
Development properties Level 3 DCF	2026: 201 2025: 142	Discount rates (nominal)[1]	4.00% to 5.55% (4.21%)	4.50% to 5.60% (4.53%)
		Capitalisation rates (real)[1]	3.00% to 4.55% (3.21%)	3.50% to 4.60% (3.53%)
		Achievable market rents[1]	CHF 37 to CHF 452 (CHF 335)	CHF 80 to CHF 189 (CHF 184)
		Structural vacancy rates[1]	4.19% to 20.00% (4.95%)	5.20% to 20.00% (6.05%)
Investment properties under construction Level 3 DCF	2026: 345 2025: 308	Discount rates (nominal)	3.05% to 3.55% (3.35%)	3.10% to 4.10% (3.59%)
		Capitalisation rates (real)	2.05% to 2.55% (2.35%)	2.10% to 3.10% (2.59%)
		Achievable market rents	CHF 270 to CHF 500 (CHF 354)	CHF 270 to CHF 506 (CHF 362)
		Structural vacancy rates	1.00% to 2.60% (1.89%)	1.00% to 5.75% (2.77%)
Total investment properties **Level 3** **DCF**	**2026: 3,991** **2025: 3,880**	**Discount rates (nominal)[1]**	**3.05% to 5.60% (3.76%)**	**3.10% to 5.65% (3.83%)**
		Capitalisation rates (real)[1]	**2.05% to 4.60% (2.76%)**	**2.10% to 4.65% (2.83%)**
		Achievable market rents[1]	**CHF 30 to CHF 901 (CHF 324)**	**CHF 30 to CHF 507 (CHF 318)**
		Structural vacancy rates[1]	**1.00% to 20.00% (3.72%)**	**0.64% to 20.00% (3.81%)**

[1] The weighted averages and ranges do not take into account the input factors for the Zurich, Gertrud-Kurz-Strasse, Längsbau (Neutor Oerlikon) and Zurich, Gertrud-Kurz-Strasse, Stufenbau (Neutor Oerlikon) properties, as they relate to the market value after completion.

As part of a sensitivity analysis, the impact of an increase or decrease in the discount and capitalisation rates used in the DCF valuation was tested (all other parameters unchanged). A general reduction of 25 basis points in the discount and capitalisation rates would increase the current market value of the investment properties as at 30 June 2026 by 11.3% or CHF 446 million. A general increase of 25 basis points in the discount and capitalisation rates would reduce the current market value of the investment properties as at 30 June 2026 by 9.2% or CHF 364 million.

Further sensitivity analysis findings can be found in the table below:

Change in discount/ capitalisation rate in basis points[1]	Change in fair value in % at 30.6.2026	Change in fair value in CHF million at 30.6.2026	Change in fair value in % at 31.12.2025	Change in fair value in CHF million at 31.12.2025
–40	19.4%	765	18.1%	687
–30	13.9%	547	13.0%	493
–25	**11.3%**	**446**	**10.6%**	**402**
–20	8.8%	349	8.3%	315
–10	4.2%	167	4.0%	151
+10	–3.9%	–154	–3.7%	–140
+20	–7.5%	–296	–7.1%	–270
+25	**–9.2%**	**–364**	**–8.7%**	**–332**
+30	–10.9%	–428	–10.3%	–392
+40	–14.0%	–551	–13.3%	–506

[1] Excluding the Zurich, Gertrud-Kurz-Strasse, Längsbau (Neutor Oerlikon) and Zurich, Gertrud-Kurz-Strasse, Stufenbau (Neutor Oerlikon) properties

As at 30 June 2026, capital commitments for future development and construction investments in investment properties totalled CHF 139.8 million (31 December 2025: CHF 166.8 million). These commitments relate to agreements concluded with general contractors/planners for investment properties under construction. There are also notarised purchase agreements for investment properties representing a value of CHF 82.4 million (31 December 2025: CHF 82.4 million).

Development projects and trading properties

7. Net income from development projects and sale of trading properties

Net income can be broken down as follows:

TCHF	HY 2026	HY 2025
Income from sale of trading properties	77,861	83,906
Total income from development projects and sale of trading properties	**77,861**	**83,906**
Direct expense development projects	–2,354	0
Construction costs of trading properties sold	–57,991	–59,372
Changes in valuation allowances	1,940	100
Total direct expenses from development projects and sale of trading properties	**–58,404**	**–59,272**
Net income from development projects and sale of trading properties	**19,456**	**24,634**

The income from sale of trading properties includes the proportional revenue from the now completed Oberägeri, Lutisbachweg condominium project.

Also included is the proportional revenue from the Köniz, Niederwangen, Papillonallee condominium project, which is under construction. In the reporting period, the purchase agreements for the last three apartments were notarised.

This also includes the proportional revenue from the Lausanne, Avenue de Beaumont 76 condominium project. Purchase agreements for four apartments were notarised in the reporting period. Two apartments out of a total of 19 apartments remain in the portfolio of properties under construction.

Also included is the proportional revenue from the Merlischachen, Chappelmatt-Strasse (Burgmatt) condominium project. During the reporting period, purchase agreements for 18 apartments were notarised and the transfer of ownership for six apartments was completed. Eleven apartments out of a total of 79 apartments remain in the portfolio of properties under construction.

8. Trading properties

The portfolio of properties as recognised in the balance sheet comprises the following:

TCHF	30.6.2026	31.12.2025
Land/development projects	175,332	135,235
Properties under construction	11,858	31,036
Completed real estate and development properties	118,427	138,173
Total trading properties	**305,617**	**304,444**
Thereof right-of-use assets	0	299
Total trading properties excl. right-of-use assets	**305,617**	**304,146**

As a result of the division of the previous Zurich, Birchstrasse 149 (RAD site) property, the Zurich, Gertrud-Kurz-Strasse, Annexbau (Neutor Oerlikon) and Zurich, Birchstrasse, Riegelbau (Neutor Oerlikon) properties were reallocated from investment properties to land within trading properties.

As the existing buildings no longer generate any significant income, the Lausanne, Chemin de Montétan 11; Avenue de France 66, Lausanne, Chemin de la Fauvette 62 and Meggen, Neueggweg 7 properties have been reclassified from development properties to land.

As the project in Herrenschwanden, Mettlenwaldweg 19, previously classified as land, cannot be realised in the foreseeable future and the property is also rented, it has been reclassified from trading properties to investment properties.

The notarised purchase agreement for the Köniz, Hallmatt and Unders Juuch property, which was previously classified under development projects, was rescinded in the reporting year.

The units notarised for condominium projects under construction (see Note 7) have been transferred to contract assets.

As at 30 June 2026, capital commitments resulting from concluded contracts for future development and construction investments in trading properties totalled CHF 58.9 million (31 December 2025: CHF 80.7 million). In addition, there are also notarised purchase agreements for trading properties representing a value of CHF 3.4 million (31 December 2025: CHF 3.4 million).

Financing

9. Financial result

TCHF	HY 2026	HY 2025
Financial income		
Interest on bank and other deposits	32	70
Income from financial instruments (derivatives)	0	664
Total financial income	**32**	**734**
Financial expense		
Interest expense on financial liabilities	–13,768	–11,379
Interest expense on lease liabilities	–27	–81
Capitalised interests	1,171	800
Reclassification of changes in fair value recognised in cash flow hedge reserve	0	–2,832
Other financial charges	–365	–230
Total financial expense	**–12,989**	**–13,721**
Total financial result	**–12,957**	**–12,987**

In the previous year, in connection with the early termination of an interest rate swap, the final fair value adjustment of CHF 0.4 million was recorded in other comprehensive income and CHF 0.7 million through the income statement (finance income). With the repayment of the remaining balance of the hedged transaction, the fair value adjustments recognised in other comprehensive income within equity amounting to CHF 2.8 million were fully reclassified to financial expenses.

10. Financial and lease liabilities and derivative financial instruments

The financial liabilities, lease liabilities and derivative financial instruments are broken down as follows:

TCHF	1.1.2026	Changes with cash effect		Changes with no cash effect				30.6.2026
		Inflow	Repayment	Amortisation	Fair value adjustments	Reclassification	Disposals	
Fixed-rate mortgage amortisation, due within 12 months	5,944	0	–472	0	0	200	0	5,672
Mortgages due for extension or repayment within 12 months	160,706	424,000	–410,688	–19	0	28,677	0	202,677
Bonds	225,016	9,999	–225,000	9	0	199,913	0	209,937
Total current financial liabilities	**391,666**	**433,999**	**–636,160**	**–10**	**0**	**228,789**	**0**	**418,285**
Mortgages	585,801	0	0	–147	0	–28,877	0	556,777
Bonds	963,504	207,813	0	–124	0	–199,913	0	971,280
Total non-current financial liabilities	**1,549,305**	**207,813**	**0**	**–272**	**0**	**–228,789**	**0**	**1,528,057**
Total financial liabilities	**1,940,972**	**641,811**	**–636,160**	**–281**	**0**	**0**	**0**	**1,946,342**
Current lease liabilities	156	0	–48	0	0	48	–12	144
Non-current lease liabilities	1,067	0	0	0	0	–48	–317	701
Total lease liabilities	**1,223**	**0**	**–48**	**0**	**0**	**0**	**–329**	**845**
Interest rate swaps applying hedge accounting	4,414	0	0	0	650	0	0	5,064
Total non-current derivative financial instruments (Liability)	**4,414**	**0**	**0**	**0**	**650**	**0**	**0**	**5,064**

All financial and lease liabilities and derivative financial instruments are denominated in Swiss francs.

Financial liabilities

The following bonds are included under financial liabilities:

TCHF	Net proceeds from issuance	Cumulative amortisations of issuance costs	Carrying amount 1.1.2026	Net proceeds from issuance	Amortisations of issuance costs	Repayment	Carrying amount 30.6.2026
0.40% private placement, 28 September 2026	0	0	0	9,999	0	0	9,999
Total bonds – private placements	**0**	**0**	**0**	**9,999**	**0**	**0**	**9,999**
0.75% bond, 20 March 2026	225,119	–102	225,016	0	–16	–225,000	0
0.25% bond, 19 March 2027	199,400	492	199,892	0	45	0	199,938
0.25% bond, 23 March 2028	219,297	524	219,821	0	43	0	219,864
2.625% green bond, 25 May 2029	99,708	132	99,840	52,920	–238	0	152,522
2.05% green bond, 1 July 2030	149,673	84	149,757	0	22	0	149,779
1.35% green bond, 28 March 2031	119,702	35	119,737	0	19	0	119,755
1.10% green bond, 27 August 2032	174,425	32	174,457	0	33	0	174,490
1.35% green bond, 30 March 2034	0	0	0	154,893	–23	0	154,870
Total bonds – listed	**1,187,322**	**1,198**	**1,188,521**	**207,813**	**–116**	**–225,000**	**1,171,218**
Total bonds	**1,187,322**	**1,198**	**1,188,521**	**217,811**	**–115**	**–225,000**	**1,181,217**

Features	Volume	Term	Interest rate	Effective rate of interest	Category	Swiss security no.
0.40% private placement, 28 September 2026	CHF 10 million	0.26 years, 26 June 2026 – 28 September 2026	0.40% p.a., payable on 28 September 2026	0.4571%	Private placement	156829636
0.25% bond, 19 March 2027	CHF 200 million	5.83 years, 19 May 2021 – 19 March 2027	0.25% p.a., payable annually on 19 March, with the first payment on 19 March 2022	0.3139%	SIX Swiss Exchange	110109661
0.25% bond, 23 March 2028	CHF 220 million	8 years, 23 March 2020 – 23 March 2028	0.25% p.a., payable annually on 23 March, with the first payment on 23 March 2021	0.3015%	SIX Swiss Exchange	50607121
2.625% green bond, 25 May 2029	CHF 100 million	6 years, 25 May 2023 – 25 May 2029	2.625% p.a., payable annually on 25 May, with the first payment on 25 May 2024	2.6874%	SIX Swiss Exchange	123946477
2.625% reopening green bond, 25 May 2029	CHF 50 million	3.2 years, 20 March 2026 – 25 May 2029	2.625% p.a., payable annually on 25 May, with the first payment on 25 May 2026	0.7748%	SIX Swiss Exchange	123946477
2.05% green bond, 1 July 2030	CHF 150 million	6 years, 1 July 2024 – 1 July 2030	2.05% p.a., payable annually on 1 July, with the first payment on 1 July 2025	2.0997%	SIX Swiss Exchange	134674302
1.35% green bond, 28 March 2031	CHF 120 million	6.17 years, 28 January 2025 – 28 March 2031	1.35% p.a., payable annually on 28 March, with the first payment on 28 March 2026	1.4061%	SIX Swiss Exchange	140547205
1.10% green bond, 27 August 2032	CHF 175 million	7 years, 27 August 2025 – 27 August 2032	1.10% p.a., payable annually on 27 August, with the first payment on 27 August 2026	1.1596%	SIX Swiss Exchange	147140378
1.35% green bond, 30 March 2034	CHF 155 million	8.2 years, 30 January 2026 – 30 March 2034	1.35% p.a., payable annually on 30 March, with the first payment on 30 March 2027	1.3718%	SIX Swiss Exchange	151267683

As at the reporting date, financial liabilities comprised the following maturities:

TCHF	30.6.2026	31.12.2025
Due within 1st year	418,285	391,666
Due within 2nd year	220,264	228,969
Due within 3rd year	183,169	250,616
Due within 4th year	40,340	140,180
Due within 5th year	309,874	150,097
Due within 6th year	17,780	177,577
Due within 7th year	382,803	291,047
Due within 8th year	237,520	138,290
Due within 9th year	0	36,250
Due within 10th year	6,667	6,651
Due within 11th year and longer	129,640	129,629
Total financial liabilities	**1,946,342**	**1,940,972**

Interest rate periods are as follows (composition until next interest rate adjustment/taking into account interest rate hedging):

TCHF	30.6.2026	31.12.2025
Up to 1 year	368,285	341,666
Up to 2 years	220,264	228,969
Up to 3 years	183,169	250,616
Up to 4 years	40,340	140,180
Up to 5 years	309,874	150,097
Up to 6 years	17,780	177,577
Up to 7 years	382,803	291,047
Up to 8 years	237,520	138,290
Up to 9 years	0	36,250
Up to 10 years	6,667	6,651
Over 11 years	179,640	179,629
Total financial liabilities	**1,946,342**	**1,940,972**

Taking into account interest rate hedging (i.e. the residual maturities of the designated interest rate swaps are used instead of the residual maturities of the fixed advances), the average residual maturity of total financial liabilities is 4.8 years (31 December 2025: 4.6 years).

As at 30 June 2026, taking into account existing interest rate swaps, 93.6% of financial liabilities have fixed interest rates (31 December 2025: 96.1%).

The average interest rate for the first half of 2026, taking into account existing interest rate swaps, was 1.40% (full-year 2025: 1.35%); as at the reporting date of 30 June 2026, it was 1.44% (as at 31 December 2025: 1.37%)

The interest coverage ratio as at 30 June 2026 was 5.0x (31 December 2025: 6.3x).
The coverage ratio of unencumbered assets was 1.8x as at 30 June 2026 (31 December 2025: 1.7x).

Net gearing (net debt-to-equity ratio) was 89.3% as at 30 June 2026 (31 December 2025: 90.8%).

Lease liabilities

The existing lease liabilities as at the reporting date relate mainly to the rent for office spaces and parking spaces in Küsnacht.

11. Financial instruments

Fair values

The carrying amounts in the annual financial statements for cash, trade receivables, other current receivables and current liabilities are very close to the fair values, given the short terms involved and the contract conditions.

Interest rate swaps are recognised at fair value in the balance sheet as at the reporting date. Fair value is the present value of the forward contract.

Fair value hierarchy

The table below shows financial instruments carried at fair value, by measurement method, as at the reporting date. The individual levels have been defined as follows:

Level 1: Valuations based on unadjusted, quoted prices.
Level 2: Valuations based on inputs other than quoted prices in active markets that are observable either directly (i.e. prices) or indirectly (i.e. derived from prices).
Level 3: Valuations based on inputs not derived from observable market data.

30 June 2026	Level 1	Level 2	Level 3
Financial assets (measured at fair value through profit or loss)	0	0	9
Derivative financial instruments (Liability)	0	5,064	0

31 December 2025	Level 1	Level 2	Level 3
Financial assets (measured at fair value through profit or loss)	0	0	9
Derivative financial instruments (Liability)	0	4,414	0

Mobimo does not hold any financial instruments measured at fair value that would be assigned to Level 1.

Level 2 fair values for derivative financial instruments are based on valuations by the counterparty (banks). The plausibility of these counterparty valuations is checked by comparing them with calculations in which the expected future cash flows are discounted using the market interest rate.

Level 3 fair values of financial assets (measured at fair value through profit or loss) are based on a DCF valuation.

The following table presents the comparison of the carrying amounts with the fair values for the interest-bearing financial liabilities as at the reporting date:

TCHF	Carrying amount 30.6.2026	Fair value 30.6.2026	Carrying amount 31.12.2025	Fair value 31.12.2025
Mortgages (Level 2)	765,125	800,011	752,451	764,894
Bonds (Level 1/2)	1,181,217	1,194,795	1,188,521	1,197,838
Total	**1,946,342**	**1,994,806**	**1,940,972**	**1,962,731**

For fixed-rate financial liabilities (mortgages and privately placed bonds), fair value is the time value of the future cash flows, discounted to the reporting date using the market interest rate. Rates of interest for discounting future cash flows are based on money and capital market rates as at the time of measurement plus an adequate interest rate spread of between 75 and 105 basis points depending on the term (31 December 2025: between 70 basis points and 105 basis points). The discount rates applied as at 30 June 2026 were between 0.76% and 1.80% (31 December 2025: between 0.66% and 1.94%). The fair value of bonds is the closing price on the exchange as at the reporting date.

12. Equity

Changes in share ownership during the reporting period can be summarised as follows:

No. of shares	Shares issued	Treasury shares	Shares outstanding
At 1.1.2025	**7,261,701**	**–10,728**	**7,250,973**
Issue of shares within capital band for the acquisition of subsidiaries	188,222		188,222
Share-based payments to the Board of Directors, the Executive Board and employees		4,238	4,238
At 31.12.2025/1.1.2026	**7,449,923**	**–6,490**	**7,443,433**
Share-based payments to the Board of Directors, the Executive Board and employees		949	949
At 30.6.2026	**7,449,923**	**–5,541**	**7,444,382**

At the Annual General Meeting on 31 March 2026, a distribution from the retained earnings and capital contribution reserves of CHF 10.25 per share was approved. This was paid to shareholders on 8 April 2026.

Other notes/financial information

13. Income taxes

Tax expense can be broken down as follows:

TCHF	HY 2026	HY 2025
Total current tax expense	**–2,878**	**–4,628**
Deferred tax		
Deferred taxes on revaluation	–18,342	–13,322
Other deferred taxes	–7,269	–4,835
Changes in tax rates on deferred tax items recognised	501	–155
Total deferred tax expense	**–25,109**	**–18,312**
Total income tax expense	**–27,987**	**–22,940**

14. Key figures per share

Calculation of earnings per share

Earnings per share are calculated by dividing the Group result attributable to the shareholders of Mobimo Holding AG by the weighted average of the number of shares outstanding during the reporting period. Diluted earnings per share additionally take account of any potential shares arising from the exercise of options, the long-term incentive (LTI) plan and the conversion of convertible bonds into shares.

Earnings per share as at the balance sheet date were as follows:

	HY 2026	HY 2025
Earnings per share in CHF	17.03	15.13
Diluted earnings per share in CHF	17.02	15.13
Earnings per share not including revaluation (and attributable deferred tax) in CHF	6.44	7.10
Diluted earnings per share not including revaluation (and attributable deferred tax) in CHF	6.43	7.10

The table below lists the most important earnings measures, not including revaluation:

TCHF	HY 2026	HY 2025
EBITDA not including revaluation	69,998	73,941
Operating result (EBIT) not including revaluation	69,198	72,959
Earnings before tax (EBT) not including revaluation	57,555	61,101
Profit not including revaluation	47,909	51,483

Calculation of net asset value (NAV) per share

The NAV corresponds to the equity attributable to Mobimo shareholders in accordance with IFRS Accounting Standards. The diluted NAV also takes account of any effects arising from the exercise of options, the long-term incentive (LTI) plan and the conversion of convertible bonds into shares.

The NAV per share as at the reporting date was as follows:

	30.6.2026	31.12.2025
Equity in TCHF	**2,156,955**	**2,106,736**
Number of outstanding shares	7,444,382	7,443,433
+ Number of potential shares from share-based payment	5,247	3,096
= Number of shares as basis for calculation of diluted NAV	7,449,629	7,446,529
NAV per share in CHF	**289.74**	**283.03**
NAV per share, diluted, in CHF	**289.54**	**282.92**

Calculation of Funds from Operations (FFO) per share

Funds from operations (FFO) is a cash-flow-related key figure for the property industry and provides an indication of the company's operating profitability. Funds from operations II (FFO II) also takes into account the tax-adjusted gains or losses from the sale of investment properties.

FFO as at the balance sheet date were as follows:

	HY 2026	HY 2025
Operating result (EBIT) in TCHF	166,406	144,548
+ Depreciation and amortisation in TCHF	807	997
+ Amortisation of lease incentives in TCHF	1,246	1,273
– Effect of rental income recognition on a straight-line basis in TCHF	–50	–23
– Net income from revaluation in TCHF	–97,208	–71,589
+ Net income from disposal of investment properties in TCHF	0	41
– Change in net defined benefit assets in TCHF	–45	–15
– Repayment of lease liabilities in TCHF	–48	–48
– Interest paid in TCHF	–16,093	–12,103
+ Dividends received in TCHF	0	1,120
+ Interest received in TCHF	45	107
– Current taxes excluding property sales in TCHF	–2,878	–4,634
– Deferred taxes from sale of trading properties in TCHF	–2,404	–980
= FFO I in TCHF	**49,779**	**58,694**
– Net income from disposal of investment properties in TCHF	0	–41
+ Current taxes from property sales in TCHF	0	6
= FFO II in TCHF	**49,779**	**58,659**
Average number of outstanding shares	7,444,106	7,254,029
FFO I per share in CHF	**6.69**	**8.09**
FFO II per share in CHF	**6.69**	**8.09**

Since 31 December 2025, FFO takes into account deferred taxes on changes in temporary differences related to the profit from the sale of trading properties, where the current income taxes on such sales are only incurred at a later date. Figures for the previous year have been adjusted accordingly

The non-operating non-recurring effects from early termination of an interest rate swap are not taken into account in the calculation of FFO in the previous year.

15. Events after the reporting date

The consolidated interim financial statements were approved for publication by the Board of Directors on 4 August 2026.

No events took place between 30 June 2026 and the approval date of these consolidated interim financial statements that would require adjustments to the carrying amounts of assets and liabilities as at 30 June 2026, nor did any other events occur that would require disclosure in this section.

Property details

Details of trading (properties)

Location, address	Market region[1]	Description[2]	Carrying amount in TCHF[3]	Built
Arlesheim, Bruggweg 60	NW	14 con	8,749	1904
Langenthal, Kühlhausstrasse 8	BE	open	24,596	
Lausanne, Chemin de Montétan 11; Avenue de France 66	LG	28 con	13,387	1902/1930
Lausanne, Chemin de la Fauvette 62	LG	open	6,441	1966
Maur, Dorfacherstrasse	ZH	21 con	13,556	1959
Meggen, Neueggweg 7	C	open	52,486	1907/1923/1959
Uster, Brauereistrasse	ZH	open	23,359	
Zurich, Birchstrasse, Riegelbau (Neutor Oerlikon)	ZH	open	15,279	1936/1937
Zurich, Gertrud-Kurz-Strasse, Annexbau (Neutor Oerlikon)	ZH	open	17,478	1915
9 land entities and development projects			**175,332**	
Lausanne, Avenue de Beaumont 76	LG	19 con	2,152	
Merlischachen, Chappelmatt-Strasse (Burgmatt)	C	79 con	9,706	
2 properties under construction			**11,858**	
Allaman, Chemin des Grangettes 2[4]	LG	open	24,679	1991
Dielsdorf, Krummibuckweg 2 – 12; Schwändistrasse 5[4]	ZH	open	21,189	1960/1982/1985
Lausanne, Avenue Marc-Dufour 15[4]	LG	open	29,427	1962
Wangen-Brüttisellen, Stationsstrasse 31/33; Zurichstrasse 64/64a (Torfmatt)[4]	ZH	open	43,131	1953/2011
4 completed real estate and development properties			**118,427**	
15 trading properties[5]			**305,617**	

[1] BE: Berne; C: Central Switzerland; LG: Lake Geneva; NW: North-western Switzerland; ZH: Zurich.
[2] Con: condominium.
[3] Data as at 30.6.2026.
[4] Development properties.
[5] Allaman, Chemin des Grangettes 2 is classified as a commercial property (trading properties) because the majority is intended for commercial use. The other trading properties are classified as residential properties (trading) (see overview of portfolio on page 8). The planned usage of the trading properties can change during the planning phase and exemplifies the current expectation.

	Realisation period	Project status[3]	Sales volumes in TCHF	Sales status (certified purchase agreement)[3]	Acquired	Site area in m²	Register of polluted sites
	2026/2028	in planning	open	open	May 2019	3,855	no
	open	in planning	open	open	Sep 2015/Jan 2025	13,080	yes (insignificant)
	open	in planning	open	open	Mar 2021	1,406	no
	open	in planning	open	open	Mar 2025	2,570	no
	open	in planning	open	open	Dec 2019/Jun 2020	5,033	no
	open	in planning	open	open	Aug 2025	11,992	no
	open	in planning	open	open	Jan 2021	5,335	no
	open	in planning	open	open	Dec 2024	2,169	yes (insignificant)
	open	in planning	open	open	Dec 2024	2,480	yes (insignificant)
						47,920	
	2025/2027	under construction	33,560	17/19	Feb 2021	2,190	no
	2024/2027	under construction	133,295	68/79	Mar 2024	15,515	no
			166,855			**17,705**	
	open	in planning	open	open	Sep 2015	23,213	no
	open	in planning	open	open	Aug 2024	8,269	yes (insignificant)
	open	in planning	open	open	Mar 2022	1,618	no
	open	in planning	open	open	Dec 2021	11,895	yes (insignificant)
						44,995	
			166,855			**110,620**	

Project descriptions

Arlesheim, Bruggweg 60	
Project description	There are plans to construct 14 condominium units in the premium price segment in a quiet residential area of Arlesheim. The project consists of three buildings together with an underground garage.
Project status/ estimated completion date	Building permission was obtained in the second quarter of 2024. Construction is scheduled to start in the third quarter of 2026.
Marketing	Marketing has commenced. As at the reporting date, six purchase commitments had been received.

Lausanne, Avenue de Beaumont 76	
Project description	In a quiet residential district near Lausanne University Hospital, 19 condominium units are being built. The project is a timber construction development and will meet the Minergie-P-ECO standard.
Project status/ estimated completion date	The structural work has been completed. The project is scheduled for completion in the first quarter of 2027.
Marketing	As at the reporting date, 17 of the 19 units had been notarised.

Lausanne, Avenue Marc-Dufour 15	
Project description	The property, a former student residence, was purchased with the intention of building condominium units on the site. The building is to be completely renovated and a new construction added. The development is being carried out in accordance with the Minergie standard. Contrary to the plans at the time of purchase, we now intend to let the property to a serviced apartments operator.
Project status/ estimated completion date	Building permission has been obtained for the refurbishment of the existing property. The new building is currently in the approval phase. The general works contract will be signed once building permission for the new building has been obtained.
Marketing	A potential tenant has been found. The rental agreement is scheduled to be signed in 2026 once building permission (conversion/new build) has been obtained. As soon as it has been signed, the property will be transferred to the investment portfolio.

Lausanne, Chemin de Montétan 11; Avenue de France 66	
Project description	The project is in a central location close to the Parc de Valency. The two buildings with a total of 28 apartments are designed as timber structures and meet the Minergie-P-ECO standard.
Project status/ estimated completion date	The project is currently in the approval phase. Construction is scheduled to start in the third quarter of 2027.
Marketing	Marketing will commence once legally valid building permission has been obtained.

Maur, Dorfacherstrasse	
Project description	The construction of 21 condominium units and terraced houses is planned in an excellent panoramic location below the Forchdenkmal war memorial.
Project status/ estimated completion date	An appeal was filed against the construction permit received in the first quarter of 2026. This will delay the legal validity of the construction permit.
Marketing	Marketing will commence once legally valid building permission has been obtained.

Merlischachen, Chappelmatt-Strasse (Burgmatt)	
Project description	A development of 14 buildings is undergoing construction in Merlischachen. The 79 apartments are being sold as condominiums and meet the Minergie standard.
Project status/ estimated completion date	Construction work is progressing according to plan. The last building is scheduled for completion in the second quarter of 2027.
Marketing	As at the reporting date, ownership of 6 of the 79 units had been transferred, 62 had been notarised and 8 reserved.

The remaining trading 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.

Details of commercial properties

Location, address	Market region[1]	Property description[2]	Fair value in TCHF	Built	Year renovated	Gross yield in %[3]	Target rental income in TCHF[4]
Aarau, Bahnhofstrasse 102 (Relais 102)	NW	com	40,350	1975	2019	6.0	2,419
Aarau, Industriestrasse 20 (Polygon)	NW	com	24,450	2012		5.2	1,279
Affoltern am Albis, Obstgartenstrasse 9; Alte Obfelderstrasse 27/29	ZH	com	81,810	2014		4.5	3,679
Biel/Bienne, Zentralstrasse 42	BE	com	7,360	1949	2010	6.3	465
Brugg, Bahnhofstrasse 11	NW	com	20,160	2005		5.2	1,041
Dübendorf, Sonnentalstrasse 5	ZH	com	29,490	1975	2000	6.8	1,993
Fribourg, Avenue de la Gare 13; Avenue de Tivoli 4	W	com	19,820	1924	2009	4.3	856
Horgen, Seestrasse 80/82	ZH	com	13,120	1960/2010/2011	2008	6.0	787
Horgen, Seestrasse 93 (Seehallen)	ZH	com	56,400	1956	2018	5.8	3,295
Kreuzlingen, Lengwilerstrasse 2	E	com	6,200	2007		5.3	330
Kriens, Am Mattenhof 4/4a	C	com/res	43,420	2019		4.6	2,003
Kriens, Am Mattenhof 8	C	com/res	25,340	2019		6.1	1,556
Kriens, Am Mattenhof 10, Parking	C	CP	25,610	1986	2016	4.3	1,094
Kriens, Am Mattenhof 12/14	C	com/res	80,610	2019		5.0	4,051
Kriens, Am Mattenhof 16/16a	C	h/com	47,820	2019		5.6	2,663
Kriens, Sternmatt 6	C	com	7,160	1986	2008	7.5	534
Lausanne, Avenue d'Ouchy 4 – 6 (Horizon)	LG	com	76,200	1962	2013	4.6	3,505
Lausanne, Place de la Gare 4	LG	com	33,900	1961	2016	5.3	1,800
Lausanne, Place de l'Europe 6	LG	h	5,670	1905	2012	5.2	292
Lausanne, Place de l'Europe 7	LG	com	9,320	1905	2001	5.0	469
Lausanne, Place de l'Europe 8	LG	com	12,880	1911	1989	5.5	711
Lausanne, Place de l'Europe 9	LG	com	25,380	1900	2002	4.4	1,110
Lausanne, Rue de Genève 2/4/6/8	LG	com	20,910	1904	2002	6.5	1,366
Lausanne, Rue de Genève 7	LG	com/res[8]	38,180	1932	2011	4.3	1,659
Lausanne, Rue de Genève 17	LG	com	26,090	1884	2002	6.2	1,624
Lausanne, Rue de Genève 19/21	LG	com	42,020	1893/1902	2023	5.0	2,086
Lausanne, Rue de Genève 23	LG	com	4,310	1915	2005	7.8	337
Lausanne, Rue de Genève 31 (Parking du Centre)	LG	BR	11,100	2002		4.9	544
Lausanne, Rue de la Vigie 3	LG	h	24,710	2019		5.0	1,244
Lausanne, Rue de la Vigie 5	LG	com	15,210	1963	2015	6.0	913
Lausanne, Rue des Côtes-de-Montbenon 1/3/5	LG	com	13,150	2017		5.1	674
Lausanne, Rue des Côtes-de-Montbenon 6	LG	com	9,390	1921	2009	4.3	408
Lausanne, Rue des Côtes-de-Montbenon 8/10	LG	com	9,860	1946	1998	5.6	551
Lausanne, Rue des Côtes-de-Montbenon 12	LG	com	2,990	1918	2004	9.4	281
Lausanne, Rue des Côtes-de-Montbenon 14	LG	com	1,260	1963		3.2	40
Lausanne, Rue des Côtes-de-Montbenon 16	LG	com/res	6,870	1912	2007	5.3	362
Lausanne, Rue des Côtes-de-Montbenon 20 – 24	LG	com	39,710	2013		5.3	2,091

[1] BE: Berne; C: Central Switzerland; E: Eastern Switzerland; LG: Lake Geneva; NW: North-western Switzerland; W: Western Switzerland; ZH: Zurich. Market region-related overviews are presented on pages 8 and 9.
[2] BR: building right; com: commercial property; CP: car park; h: hotel; res: residential property.
[3] Target rental income as at 30.6.2026 as a % of market value.
[4] Including building right interest.

Vacancy rate in %[5]	Total rentable area in m²	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 m²	Register of polluted sites
7.6	13,382	60.1	0.0	7.9	1.4	30.6	10.6	SO	Mar 2004	5,675	no
0.0	4,262	91.4	0.0	0.5	0.0	8.1	0.0	SO	Jun 2001	2,135	no
0.0	10,625	0.0	0.0	0.0	93.0	7.0	0.0	SO	Aug 2011	6,455	no
0.0	2,231	85.1	0.0	0.0	0.0	14.9	0.0	SO	Dec 2021	487	no
22.3	4,053	33.1	33.6	20.9	0.0	12.4	14.4	con (773/1,000)	Jun 2006	2,726	no
1.1	9,396	20.9	0.0	69.4	0.0	9.7	1.9	SO	Mar/Dec 1999	4,269	yes (insignificant)
0.0	3,865	75.0	0.0	0.0	5.2	19.8	0.0	SO	Dec 2021	1,322	no
4.9	2,138	76.7	0.0	19.1	0.0	4.2	7.1	SO	Nov 2005	3,483	no
0.0	16,519	16.6	0.0	65.3	0.0	18.1	0.0	SO	Nov 2005	10,542	yes (insignificant)
0.0	1,348	0.0	66.5	0.0	0.0	33.5	0.0	SO	Apr 2007	6,993	no
0.0	7,760	52.3	7.4	6.4	32.7	1.2	0.0	SO	Mar 2005/ Feb 2013	3,139	no
0.7	4,849	53.2	9.2	2.6	28.9	6.1	0.0	SO	Mar 2005/ Feb 2013	1,796	no
0.0	130	0.0	0.0	0.0	0.0	100.0	0.0	SO	Feb 2004	5,073	no
0.2	13,518	55.2	8.9	0.0	32.4	3.5	0.6	SO	Mar 2005/ Feb 2013	4,799	no
0.0	9,477	34.9	0.0	0.8	0.0	64.3	0.0	SO	Mar 2005/ Feb 2013	3,683	no
0.0	6,378	0.6	0.0	55.5	0.0	43.9	0.0	SO	Feb 2004	5,678	no
0.0	8,072	96.3	0.0	0.0	0.0	3.7	0.0	SO	May 2010	12,612	yes (insignificant)
0.0	4,688	68.0	0.0	0.0	0.0	32.0	0.0	SO	Nov 2009	630	no
0.0	902	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	519	yes (insignificant)
15.1	1,476	64.8	7.8	0.0	0.0	27.4	15.2	SO	Nov 2009	550	yes (insignificant)
0.0	1,650	75.3	24.7	0.0	0.0	0.0	0.0	SO	Nov 2009	743	yes (insignificant)
0.0	3,602	48.3	0.0	0.0	0.0	51.7	0.0	SO	Nov 2009	1,502	yes (insignificant)
4.1	4,722	8.5	86.5	0.0	0.0	5.0	2.6	SO	Nov 2009	3,181	yes (insignificant)
0.3	5,463	39.2	21.4	0.0	20.2	19.2	0.8	SO	Nov 2009	2,636	yes (insignificant)
1.5	7,122	48.1	18.3	0.7	0.0	32.9	3.5	SO	Nov 2009	3,257	yes (insignificant)
0.5	7,086	35.0	17.5	9.6	0.0	37.9	0.9	SO	Nov 2009	3,122	yes (insignificant)
0.0	2,430	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	1,026	yes (insignificant)
0.0	6,526	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	6,526	yes (insignificant)
0.0	4,654	0.0	0.0	14.9	0.0	85.1	0.0	SO	Nov 2009	1,567	yes (insignificant)
0.0	3,368	64.3	0.0	5.6	0.0	30.1	0.0	SO	Nov 2009	1,443	yes (insignificant)
3.3	2,087	20.7	37.3	0.0	0.0	42.0	3.6	SO	Nov 2009	1,386	yes (insignificant)
0.0	2,196	53.4	19.6	0.0	0.0	27.0	0.0	SO	Nov 2009	750	yes (insignificant)
0.0	2,089	77.7	0.0	0.0	0.0	22.3	0.0	SO	Nov 2009	1,116	yes (insignificant)
13.9	1,011	19.5	0.0	0.0	0.0	80.5	16.1	SO	Nov 2009	466	yes (insignificant)
0.0	413	0.0	100.0	0.0	0.0	0.0	0.0	SO	Nov 2009	662	yes (insignificant)
0.0	1,113	52.4	0.0	0.0	25.2	22.4	0.0	SO	Nov 2009	763	yes (insignificant)
9.8	8,015	18.9	0.0	0.0	0.0	81.1	14.3	SO	Nov 2009	3,498	yes (insignificant)

[5] Vacancy rate as at 30.6.2026 as a % of target rental income.
[6] Data as at 30.6.2026 as a % of the total rentable area.
[7] SO: sole ownership including condominium under 100% ownership; con: condominium.
[8] Share in investment property.

Details of commercial and development properties

Location, address	Market region[1]	Property description[2]	Fair value in TCHF	Built	Year renovated	Gross yield in %[3]	Target rental income in TCHF[4]
Lausanne, Rue des Côtes-de-Montbenon 26	LG	BR	2,060	1998		3.8	79
Lausanne, Rue des Côtes-de-Montbenon 28/30	LG	com	7,240	1948		9.0	653
Lausanne, Rue du Port-Franc 9	LG	com	8,670	1927	2009	4.9	423
Lausanne, Rue du Port-Franc 11	LG	com	14,300	2008		5.5	790
Lausanne, Rue du Port-Franc 16 (Flonplex)	LG	BR	4,710	2003		5.0	235
Lausanne, Rue du Port-Franc 17	LG	com/res	19,010	2002		5.5	1,051
Lausanne, Rue du Port-Franc 20; Rue de Genève 33	LG	com	38,960	2007		6.2	2,411
Lausanne, Rue du Port-Franc 22; Rue de la Vigie 1	LG	com	21,300	2007		5.4	1,143
Lausanne, Voie du Chariot 3	LG	com	19,020	2008		4.9	931
Lausanne, Voie du Chariot 4/6	LG	com	42,730	2008	2020	5.1	2,161
Lausanne, Voie du Chariot 5/7	LG	com	38,810	2008		4.7	1,832
Neuchâtel, Rue du Seyon 12	W	com	8,240	1970	2010	n/a[5]	n/a[5]
St. Gallen, Oberer Graben 16	E	com	6,930	1965	2004	7.4	516
St. Gallen, Schochengasse 6	E	com	10,680	1974	2000	9.6	1,026
St. Gallen, Wassergasse 42/44	E	com	16,050	1967	2000	6.1	983
St. Gallen, Wassergasse 50/52	E	com	15,160	1998	2023	4.0	605
Uster, Gschwaderstrasse 37	ZH	com/res	1,960	1886	2016	4.6	91
Wangen-Brüttisellen, Zurichstrasse 70 (Torfmatt)	ZH	BR	2,300	2005		4.2	95
Wangen-Brüttisellen, Zurichstrasse 72 (Torfmatt)	ZH	com	10,620	2008		5.5	587
Winterthur, Industriestrasse 26	ZH	com	18,540	1994	2002	8.4	1,557
Zug, Poststrasse 30	C	com	13,190	1970	2014	5.2	681
Zurich, Badenerstrasse 694	ZH	com	20,930	1973	2006	5.6	1,177
Zurich, Friedaustrasse 17	ZH	com/res	16,720	1968	2013	4.3	714
Zurich, Friesenbergstrasse 75	ZH	com	61,940	1976	2020	5.5	3,435
Zurich, Hardturmstrasse 3/3a/3b (Office Tower)	ZH	com	73,600	1974	2025	4.9	3,582
Zurich, Rautistrasse 12	ZH	com	23,070	1972	2011	5.8	1,348
Zurich, Seestrasse 356	ZH	com	24,770	1897	1994	4.7	1,154
Zurich, Turbinenstrasse 20 (Mobimo Tower Hotel)	ZH	h	102,520	2011		5.5	5,679
65 Commercial properties			**1,602,260**			**5.3**	**85,053**
Aarau, Industriestrasse 24, Westbau	NW	com	2,330	1922		14.0	325
Aarau, Torfeldstrasse 31, Testhaus Süd	NW	com	1,220	1952		10.9	133
Aarau, Torfeldstrasse, Parkhaus	NW	CP	420	1973		74.0	311
Herrenschwanden, Mettlenwaldweg 19	BE	com	1,490	1976/1988/2003		12.4	185
Lausanne, Avenue d'Ouchy 4 – 6	LG	com	61,090	1962		5.2	3,177
Lausanne, Place de la Gare 10; Chemin de Mornex 3; Rue du Petit-Chêne 36/38 (Plaza Colombo)	LG	com	86,640	1955/1958		3.4	2,936
Zurich, Gertrud-Kurz-Strasse, Längsbau (Neutor Oerlikon)	ZH	res	32,180	1915/1937		n/a	n/a
Zurich, Gertrud-Kurz-Strasse, Stufenbau (Neutor Oerlikon)	ZH	res	15,180	1915		n/a	n/a
8 Development properties[10]			**200,550**			**4.6**	**7,067**

[1] C: Central Switzerland; E: Eastern Switzerland; LG: Lake Geneva; NW: North-western Switzerland; W: Western Swizerland; ZH: Zurich; Market region-related overviews are presented on pages 8 and 9.
[2] BR: building right; com: commercial property; CP: car park; h: hotel; res: residential property.
[3] Target rental income as at 30.6.2026 as a % of market value.
[4] Including building right interest.
[5] This is due to the premises being made available for a new single tenant with a lease commencement in the second half of 2026.

Vacancy rate in %[6]	Total rentable area in m²	Office space in %[7]	Sales space in %[7]	Commercial space in %[7]	Residential space in %[7]	Other in %[7]	Vacant area in %[7]	Ownership[8]	Acquired	Site area in m²	Register of polluted sites
0.0	867	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	1,092	yes (insignificant)
10.8	4,789	57.9	3.3	3.3	0.0	35.5	5.0	SO	Nov 2009	1,840	yes (insignificant)
0.0	1,756	41.2	21.4	0.0	0.0	37.4	0.0	SO	Nov 2009	609	yes (insignificant)
0.0	2,166	38.1	4.1	0.0	0.0	57.8	0.0	SO	Nov 2009	1,033	yes (insignificant)
0.0	1,953	0.0	0.0	0.0	0.0	100.0	0.0	SO	Nov 2009	2,750	yes (insignificant)
0.0	2,559	48.1	9.5	0.0	20.9	21.5	0.0	SO	Nov 2009	1,096	yes (insignificant)
24.4	9,896	52.2	13.9	0.0	0.0	33.9	40.6	SO	Nov 2009	4,017	yes (insignificant)
12.1	3,296	88.2	10.9	0.0	0.0	0.9	11.8	SO	Nov 2009	1,394	yes (insignificant)
0.0	2,313	72.2	17.0	0.0	0.0	10.8	0.0	SO	Nov 2009	993	yes (insignificant)
0.0	5,886	42.9	50.9	0.0	0.0	6.2	0.0	SO	Nov 2009	2,417	yes (insignificant)
0.0	5,056	53.7	16.3	0.0	15.3	14.7	0.0	SO	Nov 2009	2,190	yes (insignificant)
n/a[5]	2,084	80.7	0.0	0.0	0.0	19.3	n/a[5]	SO	Dec 2021	307	no
1.5	2,338	61.5	14.5	0.0	0.0	24.0	0.0	SO	Jan 2021	861	no
42.8	4,369	82.7	0.0	0.0	0.0	17.3	43.8	SO	Feb 2004	1,315	no
17.2	4,129	79.4	0.0	0.0	9.0	11.6	5.1	con (867/1,000)	Feb 2004	1,713	no
0.0	3,421	6.1	0.0	83.6	0.0	10.3	0.0	SO	Feb 2004	1,372	no
0.0	385	0.0	41.0	35.6	23.4	0.0	0.0	SO	Aug 2025	945	no
0.0	1,462	0.0	0.0	0.0	0.0	100.0	0.0	SO	Dec 2021	1,461	no
29.5	2,703	52.0	0.0	15.5	0.0	32.5	36.0	SO	Dec 2021	2,837	no
4.2	11,116	53.8	1.0	22.6	0.0	22.6	4.5	SO	Oct 1999	3,583	no
0.0	2,254	0.0	0.0	80.4	0.0	19.6	0.0	SO	Jan 2021	912	no
16.0	5,037	70.5	0.0	3.9	0.0	25.6	17.1	SO	Jan 2021	1,084	no
5.1	2,570	57.2	0.0	12.1	10.2	20.5	12.6	SO	Oct 1998	869	no
17.7	16,510	69.1	0.0	12.3	0.0	18.6	13.0	SO	Feb 2014	6,823	no
55.9	8,122	95.7	0.0	0.0	0.0	4.3	56.6	SO	Nov 1999	1,975	no
0.8	6,001	77.0	9.5	4.7	1.3	7.5	0.0	SO	Nov 1999	1,894	yes (petrol station)
0.2	4,114	88.9	0.0	3.3	0.0	7.8	0.0	SO	Mar 2020	1,684	no
0.1	21,143	0.0	0.0	0.0	0.0	100.0	0.0	con (546/1,000)	May 2008	5,808	no
6.4	**326,910**	**43.9**	**6.9**	**11.1**	**6.8**	**31.3**	**6.3**			**171,084**	
0.0	2,902	0.0	0.0	100.0	0.0	0.0	0.0	SO	Oct 2006	1,214	yes (insignificant)
0.0	1,805	0.0	0.0	66.3	0.0	33.7	0.0	SO	Oct 2006	1,093	yes (insignificant)
0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	SO	Jun 2001	2,231	yes (insignificant)
0.0	5,364	0.0	0.0	0.0	0.0	0.0	0.0	SO	Nov 2018	10,273	yes (insignificant)
9.3	21,409	63.3	10.5	0.4	0.0	25.8	0.3	SO	May 2010	n/a[9]	yes (insignificant)
6.5	14,695	65.4	19.0	0.0	8.3	7.3	6.0	SO	Dec 2017/ Nov 2020	3,341	no
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	SO	Dec 2024	4,524	yes (insignificant)
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	SO	Dec 2024	1,895	yes (insignificant)
6.9	**46,175**	**50.2**	**10.9**	**9.1**	**2.6**	**27.2**	**2.1**			**24,571**	

6 Vacancy rate as at 30.6.2026 as a % of target rental income.
7 Data as at 30.6.2026 as a % of the total rentable area.
8 SO: sole ownership including condominium under 100% ownership; con: condominium.
9 Development on the site at Lausanne, Avenue d'Ouchy 4–6 (Horizon) that is included in the investment portfolio.
10 The Zurich, Gertrud-Kurz-Strasse, Längsbau (Neutor Oerlikon) and Zurich, Gertrud-Kurz-Strasse, Stufenbau (Neutor Oerlikon) properties are not included in certain totals, as no rental properties can currently be let in return for payment in view of the project phase.

Details of residential properties

Location, address	Market region[1]	Property description[2]	Fair value in TCHF	Built	Year renovated	Gross yield in %[3]	Target rental income in TCHF
Aarau, Aeschbachweg 2	NW	res/com	33,280	2018		4.0	1,328
Aarau, Aeschbachweg 6/8	NW	res/com	22,050	2018		5.3	1,172
Aarau, Aeschbachweg 12	NW	res	31,900	2018		3.2	1,006
Aarau, Buchserstrasse 9/11	NW	res/com	28,010	2018		3.4	944
Aarau, Buchserstrasse 15	NW	res/com	18,440	2018		3.5	650
Affoltern am Albis, Alte Obfelderstrasse 31 – 35	ZH	res	38,440	2013		3.2	1,244
Au, Alte Landstrasse 93 – 99	ZH	res	65,100	1974 – 1975	2017	2.8	1,842
Bergdietikon, Baltenschwilerstrasse 3/5/7/9/11/13/15/17	NW	res	26,450	1973/1980	2007	3.9	1,038
Carouge, Rue de la Fontenette 13	LG	res	10,330	1973	2018	3.8	394
Geneva, Boulevard de la Cluse 18	LG	res	10,230	1951		2.6	270
Geneva, Rue Chandieu 5	LG	res	13,610	1976	2005	4.5	607
Geneva, Rue de la Canonnière 11	LG	res	14,300	1951	2022	3.3	467
Geneva, Rue de la Ferme 6	LG	res	9,900	1900	2022	3.6	357
Geneva, Rue de la Poterie 34	LG	res	4,790	1895	2021	1.8	87
Geneva, Rue de l'Ecole-de-Médecine 3	LG	res/com	8,630	1900	2022	2.9	251
Geneva, Rue de Vermont 9	LG	res/com	11,420	1969	2014	3.9	445
Geneva, Rue des Confessions 9	LG	res	12,310	1923	2022	3.0	375
Geneva, Rue des Cordiers 5	LG	res/com	25,170	1965	2008	3.9	971
Geneva, Rue des Etuves 16 – 18	LG	res	17,270	1910	2022	3.4	584
Geneva, Rue Dr-Alfred-Vincent 23	LG	res	4,940	1950	2022	4.5	224
Geneva, Rue du 31 Décembre 35	LG	res/com	7,720	1956	2014	5.6	429
Geneva, Rue Henri-Blanvalet 14	LG	res/com	8,670	1915	2022	3.9	339
Geneva, Rue Schaub 3	LG	res	7,620	1960	2010	5.8	444
Geneva, Rue Zurlinden 6	LG	res/com	14,470	1985	2012	4.1	595
Kriens, Am Mattenhof 6	C	res	18,870	2019		3.6	683
Lausanne, Avenue Edouard-Dapples 9/13/15/15a	LG	res	52,160	1925/1926	2020	2.8	1,482
Lausen, Hauptstrasse 56/58/58a – e	NW	res	39,260	2025		3.1	1,203
Lausanne, Rue Beau-Séjour 8c – e	LG	res	79,290	2011		3.3	2,586
Lausanne, Rue des Fontenailles 1	LG	res	7,070	1910/1963		3.2	227
Lausanne, Rue Voltaire 2 – 12	LG	res	98,620	2015		3.0	2,953
Onex, Avenue des Grandes Communes 21/23/25	LG	res	52,640	1964	2023	3.5	1,842
Opfikon-Glattbrugg, Farmanstrasse 47/49	ZH	res	38,260	2008		3.0	1,143
Regensdorf, Schulstrasse 95/97/99/101/103/105	ZH	res	72,750	2015		3.3	2,435
Rheinfelden, Rütteliweg 8; Spitalhalde 40	NW	res	38,130	1972	2017	3.8	1,437
Thalwil, Freiestrasse 23 – 37	ZH	res	37,870	1950/1972 – 73	1990	3.0	1,135

[1] C: Central Switzerland; LG: Lake Geneva; NW: North-western Switzerland; ZH: Zurich. Market region-related overviews are presented on pages 8 and 9.
[2] Com: commercial property; res: residential property.
[3] Target rental income as at 30.6.2026 as a % of market value.

	Vacancy rate in %[4]	Total rentable area in m²	1 – 1 ½-room apartments	2 – 2 ½-room apartments	3 – 3 ½-room apartments	4 – 4 ½-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 m²	Register of polluted sites
	2.3	4,090	0	28	21	0	0	49	15.3	0.0	SO	Oct 2006	4,056	no
	0.0	5,655	0	0	16	10	0	26	58.8	0.0	SO	Oct 2006	3,813	no
	0.0	3,798	0	18	21	1	0	40	17.8	0.0	SO	Oct 2006	2,110	no
	0.0	3,523	3	9	12	3	3	30	29.4	0.0	SO	Oct 2006	2,027	no
	3.1	2,658	0	12	8	2	0	22	33.1	7.6	SO	Oct 2006	1,636	no
	0.1	4,706	0	1	15	26	0	42	0.8	0.0	SO	Aug 2011	5,173	no
	0.5	6,824	0	21	47	20	0	88	0.5	0.0	con (966/1,000)	Aug 2018	17,342	no
	0.5	5,233	0	8	18	28	0	54	5.9	0.0	SO	Oct 2007	11,131	no
	0.0	1,342	1	7	7	3	5	23	0.0	0.0	SO	Nov 2015	230	no
	0.0	1,012	0	14	5	2	0	21	0.0	0.0	SO	Nov 2015	228	no
	14.1	1,946	0	0	12	12	2	26	11.6	9.5	SO	Nov 2015	315	no
	0.0	1,316	1	14	12	1	0	28	0.0	0.0	SO	Nov 2015	248	no
	0.0	929	4	17	4	0	0	25	2.9	0.0	SO	Nov 2015	272	no
	0.0	715	2	7	4	2	0	15	0.0	0.0	SO	Nov 2015	242	no
	0.0	1,162	1	0	6	5	0	12	27.5	0.0	SO	Nov 2015	492	no
	0.0	1,177	10	0	0	6	4	20	20.8	0.0	SO	Nov 2015	426	no
	0.0	1,595	0	4	15	6	0	25	3.6	0.0	SO	Nov 2015	351	no
	6.9	2,822	0	0	3	21	3	27	37.1	8.4	SO	Nov 2015	1,157	no
	3.9	2,034	1	0	17	1	3	22	7.3	3.0	SO	Nov 2015	484	no
	0.0	696	0	8	6	1	0	15	0.0	0.0	SO	Nov 2015	234	no
	4.1	1,644	1	17	0	6	0	24	19.8	2.9	SO	Nov 2015	290	no
	0.0	847	0	7	3	4	0	14	20.2	0.0	SO	Nov 2015	260	no
	0.0	1,938	0	0	14	12	1	27	12.7	0.0	SO	Nov 2015	439	no
	0.8	1,802	0	3	4	8	0	15	42.4	0.0	SO	Nov 2015	437	no
	0.0	2,682	0	0	28	0	0	28	11.8	0.0	SO	Mar 2005/ Feb 2013	1,029	no
	4.5	7,306	2	4	3	29	17	55	26.6	2.6	SO	Apr 2013	5,246	yes (insignificant)
	1.2	4,135	7	33	18	7	0	65	1.9	0.0	SO	Dec 2022	4,783	no
	0.0	5,931	0	13	32	10	6	61	0.9	0.0	SO	Nov 2009	1,995	no
	0.0	1,100	1	0	0	4	4	9	9.5	0.0	SO	Nov 2009/ Apr 2013	853	no
	1.6	8,663	7	21	41	21	8	98	0.6	0.0	SO	Oct 2012	4,743	no
	1.0	6,372	0	0	54	52	0	106	2.0	0.0	SO	Nov 2015	930	no
	0.0	3,607	1	13	15	10	0	39	0.4	0.0	SO	Dec 2010	3,840	no
	0.9	8,716	0	16	50	30	0	96	0.0	0.0	SO	Jun 2007	10,551	no
	1.7	5,596	8	30	0	46	0	84	1.8	1.7	SO	Sep 2006	14,831	no
	2.2	3,754	0	20	18	15	0	53	4.6	2.0	SO	Aug 2018	4,466	no

[4] Vacancy rate as at 30.6.2026 as a % of target rental income.
[5] Data as at 30.6.2026 as a % of the total rentable area.
[6] SO: sole ownership including condominium under 100% ownership; con: condominium.

Details of residential properties

Location, address	Market region[1]	Property description[2]	Fair value in TCHF	Built	Year renovated	Gross yield in %[3]	Target rental income in TCHF
Urdorf, In der Fadmatt 1 – 63; Uitikonerstrasse 22/24	ZH	res[4]	116,080	1964 – 68/ 1991/1997	2017	3.4	3,913
Uster, Gschwaderstrasse 35a	ZH	res	13,220	2015		2.9	388
Wädenswil, Mattenweg 1	ZH	res	18,600	2020		2.8	513
Winterthur, Stockenerstrasse 54 – 84; Landvogt-Waser-Strasse 95 – 109	ZH	res[5]	31,070	1983/1984	2008	3.6	1,121
Winterthur, Wartstrasse 158 – 162; Blumenaustrasse 20/22	ZH	res	52,960	2015/2016		2.9	1,561
Zurich, Allmendstrasse 90/92/94/96/98/100/102/104 (Manegg)	ZH	res	170,960	2023		2.8	4,720
Zurich, Hohlstrasse 481 – 485b; Albulastrasse 34 – 40	ZH	res	211,880	2018		2.6	5,499
Zurich, Letzigraben 134 – 136	ZH	res	89,320	2016		2.6	2,333
Zurich, Probusweg 9	ZH	res	24,160	2023		2.4	586
Zurich, Rosmarinweg 11 – 13	ZH	res	54,280	2017		2.5	1,337
Zurich, Talwiesenstrasse 123 (Tiergarten)	ZH	res	80,880	1992	2023	2.6	2,133
46 Residential properties			**1,843,380**			**3.1**	**57,295**

Details of investment properties under construction

Location, address	Market region[1]	Description of property[2]	Fair value in TCHF	Built
Aarau, Aeschbachweg 5, Hallenhaus	NW	res	34,890	1910/1948
Aarau, Aeschbachweg 7 – 29, Hofhaus	NW	res	67,410	1908
Aarau, Industriestrasse 28, Nordbau	NW	res	33,370	1974
Kloten, Lindenstrasse 15; Bahnhofstrasse 13	ZH	res/com	26,270	
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	LG	res/com	50,040	1895/1906/1907
Oberengstringen, Zürcherstrasse 1A/1B/3/5	ZH	res	17,400	1963
Zurich, Berninastrasse 56	ZH	res	20,190	
Zurich, Thurgauerstrasse 23; Siewerdtstrasse 25	ZH	res	45,210	1963/1968/1985
Zurich, Tulpenstrasse 5	ZH	res	50,060	
9 Investment properties under construction			**344,840**	

Details of owner-occupied properties

Location, address	Market region[1]	Description of property[2]	Carrying amount in TCHF[6]	Built
Küsnacht, Seestrasse 59	ZH	com	6,967	2006
Lausanne, Rue de Genève 7	LG	res[7]	1,408	1932
2 Properties[8]			**8,375**	

[1] LG: Lake Geneva; NW: North-western Switzerland; ZH: Zurich. Market region-related overviews are presented on pages 8 and 9.
[2] Com: commercial property; res: residential property.
[3] Target rental income as at 30.6.2026 as a % of market value.
[4] Apartments and terraced homes.
[5] Semi-detached and detached homes.
[6] Excluding right-of-use assets and tenant improvements recognised under owner-occupied properties.
[7] Share owner-occupied.
[8] The target rental income for owner-occupied properties is TCHF 1,136 for the market region Zurich and TCHF 207 for the market region Lake Geneva.

Vacancy rate in %[9]	Total rentable area in m²	1 – 1 ½-room apartments	2 – 2 ½-room apartments	3 – 3 ½-room apartments	4 – 4 ½-room apartments	5 or more room apartments	Total apartments	Other forms of use in %[10]	Vacant area in %[10]	Ownership[11]	Acquired	Site area in m²	Register of polluted sites
1.0	15,101	21	46	48	61	15	191	2.2	0.0	SO	Aug 2018	32,851	no
0.0	1,224	0	1	6	5	0	12	0.0	0.0	SO	Aug 2025	1,477	no
0.0	1,445	0	7	6	3	0	16	0.0	0.0	SO	Aug 2025	998	no
0.3	6,035	0	0	0	18	26	44	0.3	0.0	SO	Aug 2018	9,521	no
0.1	5,632	0	8	24	15	6	53	3.7	0.0	SO	Aug 2018	6,831	no
0.5	11,944	8	54	88	0	7	157	7.2	0.4	SO	Mar 2015	6,276	no
0.0	15,682	28	85	75	13	0	201	8.1	0.0	SO	Aug 2019	8,190	no
0.3	6,975	0	33	34	5	0	72	2.2	0.4	SO	Sep 2006	5,003	yes (insignificant)
1.0	1,194	0	10	8	0	0	18	0.0	0.0	SO	Aug 2025	959	no
2.4	3,366	6	20	14	0	0	40	5.0	2.6	SO	Aug 2025	2,664	no
2.6	5,944	15	30	9	5	0	59	32.6	6.6	SO	Feb 2014	4,708	no
1.1	**191,868**	**128**	**639**	**841**	**529**	**110**	**2,247**	**9.6**	**0.9**			**186,138**	

Realisation period	Total rentable area in m²	Ownership[11]	Acquired	Site area in m²	Register of polluted sites
2024/2026	3,374	SO	Oct 2006	1,676	yes (insignificant)
2024/2026	7,067	SO	Oct 2006	5,043	yes (insignificant)
2025/2028	8,395	SO	Jun 2001	3,880	yes (insignificant)
2025/2027	3,148	SO	Aug 2025	1,614	no
2024/2026	5,376	SO	Nov 2009	1,710	yes (insignificant)
2026/2028	2,283	SO	Aug 2018	2,469	no
2025/2026	1,048	SO	Aug 2025	565	no
2026/2028	6,458	SO	Mar 2002	2,651	no
2025/2027	3,804	SO	Aug 2025	2,624	yes (insignificant)
	40,952			**22,232**	

Year renovated	Total rentable area in m²	Ownership[11]	Acquired	Site area in m²	Register of polluted sites
	2,046	SO	Sep 2002	2,125	no
2011	632	SO	Nov 2009	3,343	yes (insignificant)
	2,678			**5,468**	

[9] Vacancy rate as at 30.6.2026 as a % of target rental income.
[10] Data as at 30.6.2026 as a % of the total rentable area.
[11] SO: sole ownership including condominium under 100% ownership.

Project descriptions

Aarau, Aeschbachweg 5/7–29	
Project description	The project at Aeschbachweg 5/7–29 consists of two buildings. The courtyard building will be a timber structure and the hall building a solid construction that will incorporate the existing workshop. There will be 126 apartments, providing a variety of housing options to suit all needs. The project meets the Minergie-ECO standard.
Project status/ estimated completion date	The structural and timber construction work was completed on time. Final completion is scheduled for summer 2026.
Marketing	Letting activities began in December 2025. As at the reporting date, 119 rental agreements had been concluded.

Aarau, Industriestrasse 28, Nordbau	
Project description	The final phase of construction in the Aeschbachquartier involves converting a former industrial building for residential use. The existing building structure will be partially retained and extended with four residential cubes. 122 rental apartments are being built. In addition to communal areas designed as meeting spaces, the ground floor also features traditional commercial premises. The project meets the Minergie-ECO standard.
Project status/ estimated completion date	The hazardous materials remediation work was completed by the end of 2025. Partial demolition will begin in early 2026. Completion is scheduled for the second half of 2028.
Marketing	Letting activities are due to begin in 2028.

Kloten, Lindenstrasse 15; Bahnhofstrasse 13	
Project description	The residential and commercial building, right next to Kloten railway station, has 36 apartments on the upper floors. Office space is being created on the first floor (basic construction). The ground floor contains approx. 380 m^2 of commercial space. The project meets the Minergie standard.
Project status/ estimated completion date	The structural work is in progress. Completion is scheduled for the third quarter of 2027.
Marketing	The letting activities for the office and commercial spaces have already started. Marketing of the apartments is planned for 2027.

Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	
Project description	This residential property, in a stunning location on the shores of Lake Geneva, has been refurbished. All the living areas have been upgraded, the kitchens and bathrooms structurally redesigned and the building services infrastructure modernised. The property has been refurbished in semi-let condition. The conversion of the top floor has created seven additional, modern apartments.
Project status/ estimated completion date	The renovations of the apartments and commercial spaces on the ground floor have been completed.
Marketing	The property is fully let.

Oberengstringen, Zürcherstr. 1A,1B,3,5	
Project description	The 26-apartment renovation project is located within walking distance of Werdinsel and can be reached in 25 minutes by tram from Zurich main station. The buildings are showing their age and need to be completely renovated. The work is being carried out while the buildings are occupied, which avoids the need to terminate existing tenancies. The building is Minergie-certified.
Project status/ estimated completion date	Construction commenced in the second quarter of 2026. Completion is scheduled for summer 2028.
Marketing	Any vacant apartments will be re-let following completion of the renovation.

Zurich, Berninastrasse 56	
Project description	The residential building with 16 apartments fits harmoniously into the existing small-scale development structure. The project meets the Minergie standard.
Project status/ estimated completion date	The structural work has been completed. Final completion is scheduled for the fourth quarter of 2026.
Marketing	The letting activities commenced in the second quarter of 2026. Three apartments are currently let.

Zürich, Thurgauerstrasse 23; Siewerdtstrasse 25	
Project description	The project, comprising 69 apartments and 8 small commercial units, is within walking distance of Oerlikon railway station and near the Hallenstadion. The project meets the SNBS Gold standard.
Project status/ estimated completion date	The construction permit was received at the end of 2024 and has become legally binding. The last commercial tenants will vacate the building in mid-2026. Construction is due to start in the third quarter of 2026.
Marketing	The letting activities will be carried out at the end of 2027/beginning of 2028.

Zurich, Tulpenstrasse 5	
Project description	The residential building with 58 apartments is located right next to the new city park, above the new road enclosure in Schwamendingen. The project meets the Minergie standard.
Project status/ estimated completion date	The civil engineering work is in progress, with completion scheduled for the fourth quarter of 2027.
Marketing	Letting activities are due to begin in 2027.

The remaining development properties not listed are currently still at an early stage in the project, which is why they are not described in more detail here.

Shape the future with confidence

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To the Board of Directors of
Mobimo Holding AG, Lucerne

Lucerne, 4 August 2026

Report on the review of condensed consolidated interim financial statements

Introduction

We have reviewed the accompanying condensed consolidated interim financial statements (consolidated statement of income, consolidated statement of comprehensive income, consolidated balance sheet, consolidated cash flow statement, consolidated statement of changes in equity and notes, pages 13 to 49) of Mobimo Holding AG for the period from 1 January 2026 to 30 June 2026. The Board of Directors is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34 "Interim Financial Reporting" and article 17 of the Directive on Financial Reporting (Directive Financial Reporting, DFR) issued by the SIX Exchange Regulation AG. Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with IAS 34 "Interim Financial Reporting" and article 17 of the Directive on Financial Reporting (Directive Financial Reporting, DFR) issued by the SIX Exchange Regulation AG.

Ernst & Young Ltd

Rico Fehr
Licensed audit expert
(Auditor in charge)

Katharina Gautschi
Licensed audit expert

Report of the independent valuation experts Jones Lang LaSalle AG

Mandate

Mobimo Holding AG commissioned Jones Lang LaSalle AG (JLL) to perform the valuation (market value) for accounting purposes of the investment properties owned by the companies of the Mobimo Group (Mobimo) as at 30 June 2026. The valuation concerns all investment properties (including development and investment properties under construction) except trading properties (development and sale of condominiums).

Valuation standard

JLL confirms that the valuations were carried out within the framework of common national and international standards and guidelines, particularly following the International Valuation Standards (IVS, RICS/Red Book) and the Swiss Valuation Standards (SVS). Furthermore, the valuations were realised according to the SIX Swiss Exchange requirements.

Accounting standard

The market values determined for the investment properties represent the fair value as defined in the IFRS Accounting Standards based on IAS 40 (Investment Property) and IFRS 13 (Fair Value Measurement).

Definition of fair value

The fair value is the price that would be received to sell an asset or paid to transfer a liability (debt) in an orderly transaction between market participants at the measurement date. An exit price is the selling price as stated in the purchase contract on which the parties have agreed. Transaction costs, typically consisting of brokerage commissions, transaction taxes and land registration and notary fees, are not considered in the fair value. Therefore, the fair value, per clause 25 of IFRS 13, is not corrected for the transaction costs incurred by the purchaser in a sale (gross fair value). This corresponds to the Swiss valuation practice.

The fair value valuation assumes that the hypothetical transaction for the asset being valued takes place on the market with the greatest volume and the largest business activity (principal market). Furthermore, it assumes that transactions of sufficient frequency and volume occur so that sufficient pricing information is available for the market (active market). Finally, if such a market cannot be identified, a market for the asset is assumed that would maximise the selling price.

Realisation of fair value

The fair value is determined on the basis of the best possible use of a property (highest and best use). The best use is the use that maximises the property's value. This assumption of use must be technically/physically possible, legally permissible and financially feasible. As maximisation of utility is assumed in the determination of fair value, the highest and best use may differ from the actual or planned use. Future capital expenditure that will improve or increase the value of a property is taken into account appropriately in the fair value measurement.

The application of the highest and best use approach is based on the principle of the materiality of the potential difference in value in relation to the value of the individual property and the total real estate assets, as well as in relation to the possible absolute value difference. Potential increased real estate values that lie within the usual valuation tolerance of a single valuation are considered insignificant and disregarded as a result.

The determination of fair value depends on the quality and reliability of measurement parameters, with decreasing quality and reliability: Level 1 market prices, Level 2 modified market prices and Level 3 model-based valuation. Different levels for different application parameters can be applied simultaneously for a fair value appraisal of a property. In such cases, the entire valuation is classified according to the lowest fair value hierarchy level that contains the major valuation parameters.

The investment properties of Mobimo are valued with a model-based valuation in accordance with Level 3, on the basis of input parameters not directly observable on the market. Adjusted Level 2 inputs (e.g. market rents, operational and maintenance costs, discount/capitalisation rates) are overlaid onto this. Non-observable inputs are only used when relevant observable inputs are not available.

The methodologies applied are appropriate in every circumstance and chosen in function of data availability, whereby the use of relevant observable inputs is maximised, and the use of non-observable inputs is minimised.

Valuation method

JLL values the investment properties of Mobimo Holding AG using the discounted cash flow (DCF) method. This method determines the yield potential of a property based on future income and expenditure. The resulting cash flows correspond to the current and projected net cash flows after deducting all costs not recoverable from the tenant (before taxes and borrowing costs). The annual cash flows are discounted to the valuation date. The discount rate is based on the interest rate on long-term, risk-free investments, such as a ten-year federal bond, plus a specific risk premium. This considers market risks, and the higher illiquidity of properties compared with federal bonds. The discount rates vary according to the macro and micro situation and property segment.

The residual valuation method is applied for valuing the investment properties under construction. Under this method, the project's total construction costs are subtracted from the future market value after completion. The underlying costs are related to preliminary works (e.g. demolition and infrastructural requirements), building and ancillary costs, and financing costs. After subtracting these costs from the market value after completion, taking into account the risk and time effect, a residual value remains, representing the economically justifiable amount to acquire the project.

Basis of the valuations

All properties are known to JLL through the inspections carried out and the documents provided. JLL analysed quality and risks (attractiveness and lettability of the rented premises, construction and condition, micro and macro location).

As a part of the revaluation services, JLL intends to inspect all investment properties every three years on a rolling basis. Furthermore, properties affected by significant changes (e.g. completion of large renovation projects) compared with the former reporting period will also be visited after consultation with Mobimo.

JLL confirms that all properties have been inspected in the last three years.

Valuation result

Taking into account the above statements, as at 30 June 2026 JLL assessed the market value of the 128 investment properties (including development and investment properties under construction) owned by Mobimo as follows:

Asset class	No.	Fair Value
Commercial investment properties	65	CHF 1,602,260,000
Development properties	8	CHF 200,550,000
Residential investment properties	46	CHF 1,843,380,000
Investment properties under construction	9	CHF 344,840,000
Total investment properties	**128**	**CHF 3,991,030,000**

The valuation result in words: three billion nine hundred ninety-one million thirty thousand Swiss francs.

Changes during the reporting period

During the reporting period from 1 January to 30 June 2026, no properties were sold or acquired.

The properties at Zurich, Thurgauerstrasse 23, Siewerdtstrasse 25 and Oberengstringen, Zürcherstrasse 1A/1B/3/5 were transferred from the commercial and residential investment properties portfolios to the investment properties under construction.

The former commercial property at Lausanne, Place de la Gare 10; Chemin de Mornex 3, Rue du Petit-Chêne 36/38 (Plaza Colombo), as well as the former trading property at Herrenschwanden, Mettlenwaldweg 19, were added to the development properties portfolio.

The property at Zurich, Hardturmstrasse 3/3a/3b (Office Tower) was transferred back from investment properties under construction to commercial investment properties after completion of construction works.

The property at Birchstrasse 149, Zurich (RAD site), which was previously classified as a development property, has been divided into four properties. The properties at Zurich, Gertrud-Kurz-Strasse, Längsbau (Neutor Oerlikon) and Zurich, Gertrud-Kurz-Strasse, Stufenbau (Neutor Oerlikon) remain in the development portfolio, whilst the properties at Zurich, Gertrud-Kurz-Strasse, Annexbau (Neutor Oerlikon) and Zurich, Birchstrasse, Riegelbau (Neutor Oerlikon) were transferred to the trading properties.

Notes on current market conditions

Macro events such as geo-political disputes, wars or acts of aggression, and restrictions on trade can cause market conditions to change quickly thereby impacting real estate values. Specifically, events in Iran and the wider Middle East region may have global repercussions resulting in increased oil prices, market stagnation and general uncertainty.

In recognition of this, we highlight the importance of the valuation date and confirm the conclusions in our report are valid at the time of reporting only. We advise you to keep the valuation under regular review.

For the avoidance of doubt, we are not reporting «material valuation uncertainty» as per VPS 3 and VPGA 10 of the RICS Red Book Global.

Use of artificial intelligence

The use of artificial intelligence (AI) in this valuation assignment has been undertaken in accordance with JLL's Responsible AI Statement and applicable professional standards. The use of AI-generated inputs, outputs and methodologies have been reviewed and validated by appropriately qualified valuers who have applied professional judgment and scepticism. Where AI has materially contributed to specific aspects of this valuation assignment, such contributions have been discussed and documented internally. The signatories of this valuation report remain the valuer(s) of record with overall responsibility for the analysis and conclusions, or recommendations, contained herein. The use of AI does not diminish anyone's professionalism or duty of care for the accuracy and appropriateness of this valuation assignment.

Independence and purpose

In accordance with the business policy of JLL, the valuation of the properties held by subsidiaries of Mobimo Holding AG has been conducted independently and neutrally. It serves only the purpose previously mentioned. JLL assumes no liability towards third parties.

The remuneration for the valuation services is independent of the valuation result and is based on consistent fee rates per property.

Jones Lang LaSalle AG
Zurich, 14. July 2026



Daniel Macht, MRICS
Managing Director



Nils Donner
Vice President

Appendix: valuation model and assumptions

Valuation model

JLL's DCF model is a two-phase model that determines the market value of the properties based on future cash flows. First, based on a forecast of future income and expenditure over a detailed analysis period of ten years, the potential annual target rental income is identified and reduced by costs that cannot be passed on to tenants. The resulting cash flows thus correspond to the projected net cash flows after deducting all expenses not recoverable from tenants but before financing and taxes. At the end of the detailed analysis period, a residual value (exit value) is determined based on a perpetual annuity from the exit cash flow, and the future repair works incumbent on the owner. The market value is the sum of the net cash flows discounted to the valuation date over the detailed analysis period and the discounted residual value.

Discount and capitalisation rate

The discount rate used for the valuation is based on the interest rate on long-term, risk-free investments, such as a 10-year federal bond, plus a specific risk premium that considers the current transaction market and the usage, location and size of the property. This risk premium thus assumes market risks and the higher illiquidity associated with properties compared with federal bonds. In addition, the yield difference (spread) between a federal bond and a property investment is regularly verified by JLL based on property transactions.

The nominal discount and real capitalisation rates are differentiated according to the property with regard to macro and micro situations as well as property segments:

Asset class	Input factors	Minimum	Weighted average	Maximum
	Discount rate (nominal)	3.70%	4.31%	5.60%
Commercial investment properties	Capitalisation rate (real)	2.70%	3.31%	4.60%
	Discount rate (nominal)	4.00%	4.21%	5.55%
Development properties[1]	Capitalisation rate (real)	3.00%	3.21%	4.55%
	Discount rate (nominal)	3.05%	3.33%	4.45%
Residential investment properties	Capitalisation rate (real)	2.05%	2.33%	3.45%
	Discount rate (nominal)	3.05%	3.35%	3.55%
Investment properties under construction	Capitalisation rate (real)	2.05%	2.35%	2.55%
	Discount rate (nominal)	**3.05%**	**3.76%**	**5.60%**
Total Investment properties[1]	**Capitalisation rate (real)**	**2.05%**	**2.76%**	**4.60%**

[1] The valuation does not include the land values of the properties at Zurich, Zürich, Gertrud-Kurz-Strasse, Annexbau (Neutor Oerlikon) sowie Zürich, Gertrud-Kurz-Strasse, Riegelbau (Neutor Oerlikon). The discount and capitalisation rates used in the valuations relate to the market value upon completion and are therefore not taken into account.

Rental income

The valuations are based on the rental income at the valuation date of 30 June 2026. Starting from the current contractual rent, the annual target rental income and the time for its realisation are estimated. This assumption takes into consideration possible temporary rental controls due to the cantonal Residential Property Demolition, Conversion and Renovation Acts (LDTR, LPPPL) as well as the risk of new tenants contesting higher rents, without modelling these in detail. In the case of expiring commercial leases, sustainable market rents are applied, as assessed from today's point of view. The market rents are based on the rental price databases and the property research of JLL. Usually, the lower market rent and contract rent is used for tenant-side lease renewal options.

Indexing

Rents for office and commercial spaces are linked to the national consumer price index (CPI). In contrast, residential rents are related to the change in the reference interest rate calculated quarterly by the Federal Housing Office (BWO), but also include an inflation component. JLL studies the forecasts of the relevant economic research agencies (KOF, BAK, SECO) regarding the development of the CPI and mortgage interest rates. Hence, regular assumptions for the future indexation of the contractual rents are made, whereby the same assumptions are used for all valuations prepared as at the same valuation date.

For the valuations as of 30 June 2026, JLL assumes a long-term average inflation of 1.00% per year from year 2 until the exit year. In the case of commercial rents, the contractually agreed percentage rates of the CPI indexation are considered in the valuations for each rental unit. Without such information, 100% of future rental income is linked to the assumed growth rates.

Based on relevant legislation regarding rent adjustments under the Swiss Code of Obligations, it is assumed that residential rents are linked at 40% to the effective inflation rates during the 10-year detailed planning period. From today's perspective, a 100% link to the inflation rate is assumed for residential market rents, which is considered sustainable. In the first ten years, inflation is considered in the cash flows, and a real capitalisation rate reduced by inflation is used for the exit value.

Vacancy

A property and segment-specific vacancy is applied for expiring leases of retail and office spaces. This absorption time (vacancy in months after contract end) is specifically determined for each property and usually lies between six and twelve months. In exceptional cases, longer or shorter reletting scenarios can also be applied. The general vacancy risk is considered with a structural vacancy rate, which is also explicitly applied to the property.

The market value determination of properties that are completely or partially vacant is based on the assumption that re-letting will take a certain amount of time. Therefore, rent losses, rent-free periods and other incentives for new tenants that correspond to market standards at the date of valuation are taken into account in the assessment.

In the case of residential properties, no specific vacancies are usually applied since the leases are generally open-ended. Instead, the normal tenant fluctuation is taken into account with the help of structural vacancies, which are applied specifically to the property.

Operating costs

The property operating costs are based on the respective property accounts. The non-recoverable costs concern operating and maintenance costs that cannot be passed on to tenants due to contractual conditions or running costs that the owner must bear due to vacancy. JLL models all future running costs based on the analysis of the historical figures and benchmarks.

Repair costs

As well as rental income, future repair costs are also very important. The investments considered during the ten-year DCF analysis period are based in part on the projections of the landlord or the property management company, plausibility-tested in advance by JLL.

The capital expenditure that will be needed on a long-term basis is calculated specifically for the property for the determination of the exit value on the assumption that, depending on the building method and use of the property, various parts of the building have limited life spans and therefore must be renewed cyclically. The amount converted into a capital expenditure fund in the exit year considers only the cost of the ongoing renovation of the property, which secures on a long-term basis the contractual and market rents on which the valuation is based.

Basis of valuation of investment properties under construction

As a basis for the valuation of the investment properties under construction, Mobimo provides capital budgets and further project documentation, which give detailed information about the project status (construction status, letting status), project development and construction costs already incurred or estimated, and deadlines (expected completion date). JLL conducts plausibility checks on the documentation provided and feeds these into the valuations.

Sustainability assessment

JLL has reviewed the sustainability factors (ESG) and any effects on the market values in this context. As of the valuation date, JLL did not have sufficient market evidence for an explicit premium or discount that was applied in the pricing of comparable assets and could be attributed beyond doubt to their ESG quality. Accordingly, to the best of our knowledge and in accordance with our current perception of the relevant property market, we have implicitly taken into account the characteristics of the properties as perceived by us in this context in our general valuation approaches.

High ESG quality can result in competitive advantages in the letting market and can lead to higher rental income and lower rent losses. Properties that do not meet the expected sustainability requirements of a market, on the other hand, can represent a higher investment risk.

JLL carried out the sustainability assessment on the basis of the documents provided, on-site impressions and other publicly available sources. As experts unanimously agree that the influence of the various sustainability factors on the property markets will continue to increase in the coming years, we recommend regular monitoring of the ESG quality of the properties.

EPRA key performance measures

The Mobimo Group reports its key performance and cost ratio measures in accordance with the Best Practices Recommendations of the EPRA Reporting and Accounting Committee. The European Public Real Estate Association is an association of leading European property companies and is a partner of the FTSE EPRA/NAREIT index family, which added the Mobimo Holding AG share as one of its components on 20 June 2011. The figures published elsewhere by Mobimo on NAV, net initial yield and vacancy rates may deviate from the EPRA measures set out below, as Mobimo does not, for example, include the market value of trading properties, which are recognised at cost, and bases its calculations on effective rents. However, when calculating earnings per share, Mobimo does take account of gains on the sale of trading and investment properties.

1. EPRA Earnings and EPRA Earnings per Share		Unit	HY 2026	HY 2025
Earnings per IFRS Accounting Standards		**TCHF**	**126,775**	**109,750**
(i)	Changes in value of investment properties, development properties held for investment and other interests	TCHF	–97,208	–71,589
(ii)	Profits or losses on disposal of investment properties, development properties held for investment and other interests	TCHF	0	41
(iii)	Profits or losses on sales of trading properties and development services adjusted	TCHF	–14,457	–20,241
(iv)	Tax on profits or losses on disposals	TCHF	5,802	2,524
(v)	Negative goodwill/goodwill impairment	TCHF	n/a	n/a
(vi)	Changes in fair value of financial instruments and associated close-out costs	TCHF	0	2,168
(vii)	Acquisition costs on share deals and non-controlling joint venture interests	TCHF	n/a	n/a
(viii)	Adjustments related to funding structure	TCHF	0	0
(ix)	Adjustments related to non-operating and exceptional items	TCHF	256	0
(x)	Deferred tax in respect of EPRA adjustments	TCHF	18,300	13,018
(xi)	Adjustments (i) to (x) above in respect of joint ventures	TCHF	0	0
(xii)	Non-controlling interests in respect of the above	TCHF	0	0
EPRA Earnings		**TCHF**	**39,468**	**35,671**
Average no. of shares outstanding			7,444,106	7,254,029
EPRA Earnings per Share		**CHF**	**5.30**	**4.92**

In item (iii), the profit from sales of trading properties and development services of CHF 19.5 million (previous year CHF 24.6 million) is deducted. Furthermore, the expenses and allocated financing costs of the development segment in the amount of CHF 5.0 million (previous year CHF 4.4 million) are excluded.

In item (ix), depreciation for owner-occupied properties is added back.

The definitions of the above key performance measures can be found at www.epra.com.

2. EPRA Net Asset Value Metrics		Unit	EPRA NRV 30.6.2026	EPRA NTA 30.6.2026	EPRA NDV 30.6.2026
IFRS Accounting Standards Equity attributable to shareholders		**TCHF**	**2,156,955**	**2,156,955**	**2,156,955**
Include/exclude					
i)	Hybrid instruments	TCHF	n/a	n/a	n/a
Diluted EPRA NAV		**TCHF**	**2,156,955**	**2,156,955**	**2,156,955**
Include					
ii.a)	Revaluation of IP (if IAS 40 cost option is used)	TCHF	n/a	n/a	n/a
ii.b)	Revaluation of IPUC (if IAS 40 cost option is used)	TCHF	n/a	n/a	n/a
ii.c)	Revaluation of other non-current investments[1]	TCHF	15,659	15,659	15,659
iii)	Revaluation of tenant leases held as finance leases	TCHF	n/a	n/a	n/a
iv)	Revaluation of trading properties[2]	TCHF	4,974	4,974	4,974
Diluted EPRA NAV at Fair Value		**TCHF**	**2,177,589**	**2,177,589**	**2,177,589**
Exclude					
v)	Deferred tax in relation to fair value gains of IP	TCHF	313,690	156,845	
vi)	Fair value of financial instruments	TCHF	4,194	4,194	
vii)	Goodwill as a result of deferred tax	TCHF	n/a	n/a	n/a
viii.a)	Goodwill as per the IFRS Accounting Standards balance sheet	TCHF		n/a	n/a
viii.b)	Intangibles as per the IFRS Accounting Standards balance sheet	TCHF		–1,052	
Include					
ix)	Fair value of fixed interest rate debt	TCHF			–41,160
x)	Revaluation of intangibles to fair value	TCHF	0		
xi)	Real estate transfer tax	TCHF	48,534	24,267	
EPRA NAV		**TCHF**	**2,544,007**	**2,361,843**	**2,136,429**
Fully diluted no. of shares			7,449,629	7,449,629	7,449,629
EPRA NAV per share		**CHF**	**341.49**	**317.04**	**286.78**

[1] Based on the valuation of the external property appraiser.
[2] Based on an internal capitalised earnings value calculation.

The definitions of the above key performance measures can be found at www.epra.com.

2. EPRA Net Asset Value Metrics		Unit	EPRA NRV 31.12.2025	EPRA NTA 31.12.2025	EPRA NDV 31.12.2025
IFRS Accounting Standards Equity attributable to shareholders		**TCHF**	**2,106,736**	**2,106,736**	**2,106,736**
Include/exclude					
i)	Hybrid instruments	TCHF	n/a	n/a	n/a
Diluted EPRA NAV		**TCHF**	**2,106,736**	**2,106,736**	**2,106,736**
Include					
ii.a)	Revaluation of IP (if IAS 40 cost option is used)	TCHF	n/a	n/a	n/a
ii.b)	Revaluation of IPUC (if IAS 40 cost option is used)	TCHF	n/a	n/a	n/a
ii.c)	Revaluation of other non-current investments[1]	TCHF	15,766	15,766	15,766
iii)	Revaluation of tenant leases held as finance leases	TCHF	n/a	n/a	n/a
iv)	Revaluation of trading properties[2]	TCHF	8,111	8,111	8,111
Diluted EPRA NAV at Fair Value		**TCHF**	**2,130,613**	**2,130,613**	**2,130,613**
Exclude					
v)	Deferred tax in relation to fair value gains of IP	TCHF	291,124	145,562	
vi)	Fair value of financial instruments	TCHF	3,649	3,649	
vii)	Goodwill as a result of deferred tax	TCHF	n/a	n/a	n/a
viii.a)	Goodwill as per the IFRS Accounting Standards balance sheet	TCHF		n/a	n/a
viii.b)	Intangibles as per the IFRS Accounting Standards balance sheet	TCHF		–1,166	
Include					
ix)	Fair value of fixed interest rate debt	TCHF			–18,419
x)	Revaluation of intangibles to fair value	TCHF	0		
xi)	Real estate transfer tax	TCHF	47,750	23,875	
EPRA NAV		**TCHF**	**2,473,136**	**2,302,533**	**2,112,194**
Fully diluted no. of shares			7,446,529	7,446,529	7,446,529
EPRA NAV per share		**CHF**	**332.12**	**309.21**	**283.65**

[1] Based on the valuation of the external property appraiser.
[2] Based on an internal capitalised earnings value calculation.

The definitions of the above key performance measures can be found at www.epra.com.

3. EPRA Net Initial Yield	Unit	30.6.2026	31.12.2025
Investment properties – wholly owned	TCHF	3,991,030	3,879,880
Investment properties – share of joint ventures/funds	TCHF	0	0
Trading property	TCHF	305,617	304,146
Less developments	TCHF	–789,917	–692,846
Completed property portfolio	**TCHF**	**3,506,730**	**3,491,180**
Allowance for estimated purchasers' costs	TCHF	0	0
Gross up completed property portfolio valuation (B)	**TCHF**	**3,506,730**	**3,491,180**
Annualised cash passing rental income	TCHF	140,212	143,774
Property outgoings	TCHF	–25,235	–26,281
Annualised net rents (A)	**TCHF**	**114,977**	**117,492**
Add: additional notional rent expiration of rent-free periods or other lease incentives[1]	TCHF	184	159
Topped-up net annualised rent (C)	**TCHF**	**115,161**	**117,651**
EPRA net initial yield (A/B)	**%**	**3.3**	**3.4**
EPRA "topped-up" net initial yield (C/B)	**%**	**3.3**	**3.4**

4. EPRA Vacancy Rate	Unit	30.6.2026	31.12.2025
Estimated rental value of vacant space	TCHF	6,377	6,328
Estimated rental value of the whole portfolio	TCHF	145,525	148,471
EPRA Vacancy Rate	**%**	**4.4**	**4.3**

[1] The current rent incentives consist mainly of graduated rents.

The definitions of the above key performance measures can be found at www.epra.com.

6. EPRA LTV Metric	Unit	HY 2026 IFRS as reported	Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	HY 2026 Combined
Include						
Borrowings from Financial Institutions	TCHF	765,125	n/a	n/a	n/a	765,125
Commercial paper	TCHF	0	n/a	n/a	n/a	0
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	TCHF	0	n/a	n/a	n/a	0
Bond Loans	TCHF	1,181,217	n/a	n/a	n/a	1,181,217
Foreign currency derivatives (futures, swaps, options and forwards)	TCHF	0	n/a	n/a	n/a	0
Net Payables	TCHF	0	n/a	n/a	n/a	0
Owner-occupied property (debt)	TCHF	0	n/a	n/a	n/a	0
Current accounts (equity characteristic)	TCHF	0	n/a	n/a	n/a	0
Exclude						
Cash and cash equivalents	TCHF	–19,771	n/a	n/a	n/a	–19,771
Net Debt (a)	**TCHF**	**1,926,571**	**n/a**	**n/a**	**n/a**	**1,926,571**
Owner-occupied property	TCHF	24,470	n/a	n/a	n/a	24,470
Investment properties at fair value	TCHF	3,445,640	n/a	n/a	n/a	3,445,640
Properties held for sale	TCHF	311,926	n/a	n/a	n/a	311,926
Properties under development	TCHF	545,390	n/a	n/a	n/a	545,390
Intangibles	TCHF	1,052	n/a	n/a	n/a	1,052
Net receivables	TCHF	91,618	n/a	n/a	n/a	91,618
Financial assets	TCHF	–0	n/a	n/a	n/a	–0
Total Property Value (b)	**TCHF**	**4,420,096**	**n/a**	**n/a**	**n/a**	**4,420,096**
LTV (a/b)	**%**	**43.6**	**n/a**	**n/a**	**n/a**	**43.6**
Reconciliation of net receivables						
Trade receivables	TCHF	2,969	n/a	n/a	n/a	2,969
Other receivables	TCHF	1,444	n/a	n/a	n/a	1,444
Trade payables	TCHF	–18,034	n/a	n/a	n/a	–18,034
Other payables	TCHF	–2,480	n/a	n/a	n/a	–2,480
Advance payments from buyers	TCHF	–968	n/a	n/a	n/a	–968
Contract assets	TCHF	108,686	n/a	n/a	n/a	108,686
Contract liabilities	TCHF	0	n/a	n/a	n/a	0
Net receivables	**TCHF**	**91,618**	**n/a**	**n/a**	**n/a**	**91,618**

The definitions of the above key performance measures can be found at www.epra.com.

6. EPRA LTV Metric	Unit	31.12.2025 IFRS as reported	Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	31.12.2025 Combined
Include						
Borrowings from Financial Institutions	TCHF	752,451	n/a	n/a	n/a	752,451
Commercial paper	TCHF	0	n/a	n/a	n/a	0
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	TCHF	0	n/a	n/a	n/a	0
Bond Loans	TCHF	1,188,521	n/a	n/a	n/a	1,188,521
Foreign currency derivatives (futures, swaps, options and forwards)	TCHF	0	n/a	n/a	n/a	0
Net Payables	TCHF	0	n/a	n/a	n/a	0
Owner-occupied property (debt)	TCHF	0	n/a	n/a	n/a	0
Current accounts (equity characteristic)	TCHF	0	n/a	n/a	n/a	0
Exclude						
Cash and cash equivalents	TCHF	–27,495	n/a	n/a	n/a	–27,495
Net Debt (a)	**TCHF**	**1,913,477**	**n/a**	**n/a**	**n/a**	**1,913,477**
Owner-occupied property	TCHF	24,440	n/a	n/a	n/a	24,440
Investment properties at fair value	TCHF	3,430,700	n/a	n/a	n/a	3,430,700
Properties held for sale	TCHF	314,130	n/a	n/a	n/a	314,130
Properties under development	TCHF	449,180	n/a	n/a	n/a	449,180
Intangibles	TCHF	1,166	n/a	n/a	n/a	1,166
Net receivables	TCHF	116,333	n/a	n/a	n/a	116,333
Financial assets	TCHF	0	n/a	n/a	n/a	0
Total Property Value (b)	**TCHF**	**4,335,949**	**n/a**	**n/a**	**n/a**	**4,335,949**
LTV (a/b)	**%**	**44.1**	**n/a**	**n/a**	**n/a**	**44.1**
Reconciliation of net receivables						
Trade receivables	TCHF	3,533	n/a	n/a	n/a	3,533
Other receivables	TCHF	2,058	n/a	n/a	n/a	2,058
Trade payables	TCHF	–23,951	n/a	n/a	n/a	–23,951
Other payables	TCHF	–144	n/a	n/a	n/a	–144
Advance payments from buyers	TCHF	–3,003	n/a	n/a	n/a	–3,003
Contract assets	TCHF	137,840	n/a	n/a	n/a	137,840
Contract liabilities	TCHF	0	n/a	n/a	n/a	0
Net receivables	**TCHF**	**116,333**	**n/a**	**n/a**	**n/a**	**116,333**

The definitions of the above key performance measures can be found at www.epra.com.

Additional information

Publication overview

Annual Report



Half-Year Report



Mobimo publishes information on its business performance every six months. The Half-Year Report and Annual Report are available in German, English and French, with the French report being an abridged version. The original German version is always binding.

For environmental reasons, Mobimo does not produce a print version of the Half-Year Report. All of the publications and further information are available at www.mobimo.ch.

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Our current sustainability ratings

Inrate
B-

Sustainalytics
low risk, 13.5 points

MSCI
AAA

GRESB
Green Star (4 stars)
Standing investment:
89 points
Development:
94 points

EPRA sBPR
Gold Award

Publishing details
Overall responsibility and editing:
Mobimo Holding AG

Content development and creative design, consulting and implementation:
NeidhartSchön AG, Zurich

Photos:
Markus Bertschi, Zurich (www.markusbertschi.com)

Images:
Ilot d'Ouchy, Lausanne – an architectural jewel in Mobimo's portfolio.
Built in 1895 on the shores of Lake Geneva, the buildings at Avenue d'Ouchy 70/76 and Place de la Navigation 2 have been renovated to an exemplary standard, bringing to life the full splendour of this unique part of Lausanne's cultural heritage.

Back cover:
The ground floor contains commercial spaces that continue the dialogue between the building and its surroundings. At Avenue d'Ouchy 70, the contemporary art gallery blends seamlessly into this dynamic.

Future-oriented statements
This report contains future-oriented statements on future financial and operational developments and events. Such statements are based on Mobimo's current expectations, estimates, forecasts and assumptions at the time of publication of this report. They are inherently subject to known and unknown risks, uncertainties and other factors that could cause the actual results, financial position, development or performance of the company to differ materially from those expressed or implied in these forward-looking statements.

Forward-looking statements do not constitute a guarantee of future developments. Mobimo undertakes no obligation to update or revise any forward-looking statements based on new information, future events or other circumstances, unless required by law or stock exchange regulations.

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