ZKB Swiss Real Estate Conference

Zurich, 6 November 2024

Today’s presenter

Daniel Ducrey
CEO

Professional background:

- CEO, Mobimo, Küsnacht, since 2019
- CEO, Steiner Group, Zurich, 2015 – 2018
- CEO, Steiner India Ltd., Mumbai, 2012 – 2015
- Business Unit Head, Steiner Group, Lausanne, 2009 – 2012
- Head Refurbishment and Renovation, Losinger Construction AG, Berne, 1999 – 2009

Education:

- Postgraduate studies in business administration and management, Bern University of Applied Sciences (BFH), 2004
- Certified architect, Bern University of Applied Sciences (BFH), Biel/Bienne, 1992
- Training as a structural draughtsman, Fribourg, 1983

Agenda

- Mobimo's business model
- Real estate portfolio and pipeline
- Highlights first half-year 2024
- Update Sustainability
- Outlook second half-year 2024

MOBIMO

Mobimo's success factors at a glance

A leading player in the Swiss real estate market with a **high-quality and diversified portfolio** in Switzerland's most important economic regions.

Outstanding in-house expertise along the whole value chain for real estate.

Strong track record in rental growth thanks to marketing successes, developments and acquisitions.

Solid balance sheet (equity ratio 48.1%[1]) with **conservative leverage policy** (LTV 43.1%[1,2]).

A pioneer in sustainability with a clear CO_2 reduction path.

Attractive dividend yield of ~4%.

66 commercial properties with a market value of CHF 1,576 million[1].

43 residential properties with a market value of CHF 1,565 million[1].

CHF 3,678 million total portfolio value.

Headcount 160 full-time equivalents

Excellent sustainability ratings

GRESB Green Star

MSCI ESG RATINGS AAA

EPRA BPR GOLD

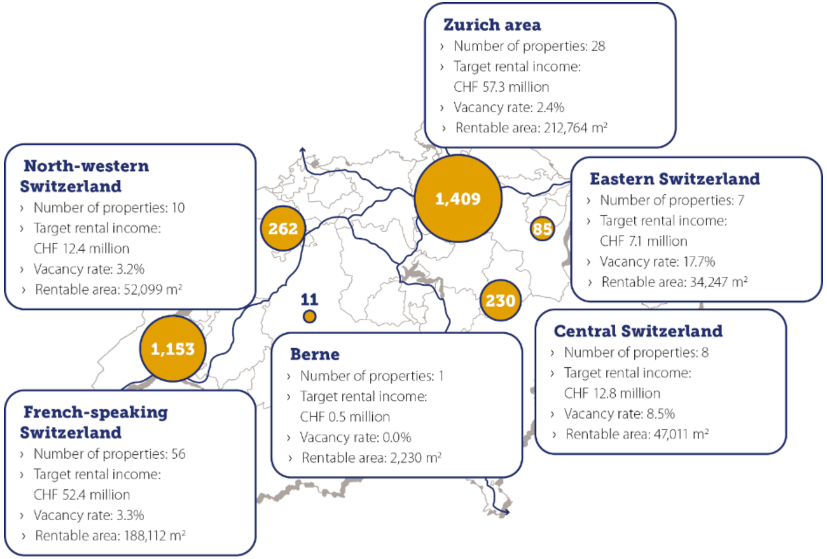
[1] as at 30 June 2024; [2] EPRA LTV

MOBIMO

Broadly diversified portfolio throughout Switzerland

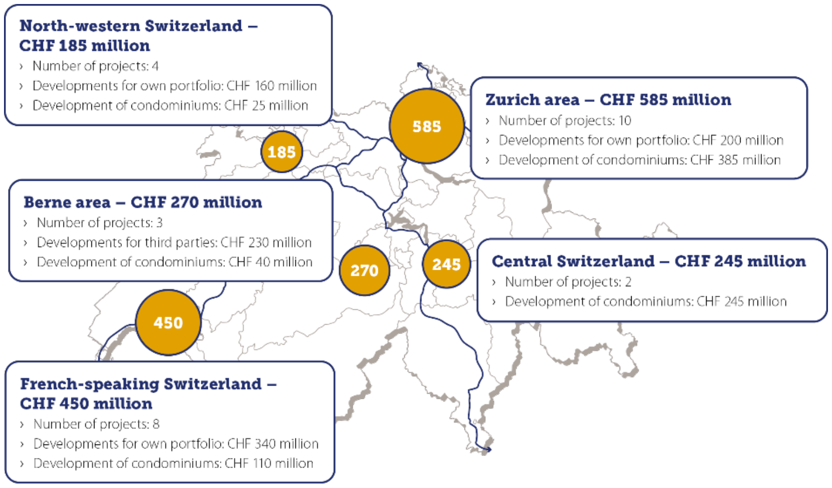
Investment portfolio

Fair value in CHF million



Development portfolio

Planned investment volume in CHF million



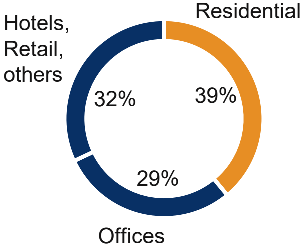
Long-term value creation based on three solid pillars

MOBIMO

Investment properties

~ CHF 3.2 bn

Rental income by type of use



~ CHF 145 million annual rental income

Development properties

Investment ~CHF 0.2 bn

- Development & construction **for own portfolio.**
- **Optimisation** of investment properties.
- **Site development.**

Added value for investment properties

Trading ~ CHF 0.3 bn

- Development, construction & sale of **condominiums**.
- Development for 3rd parties.

Current focus

CHF 20+ million profit p.a. expected on 5-year average

Portfolio structure

min.**75%** | max.**25%**

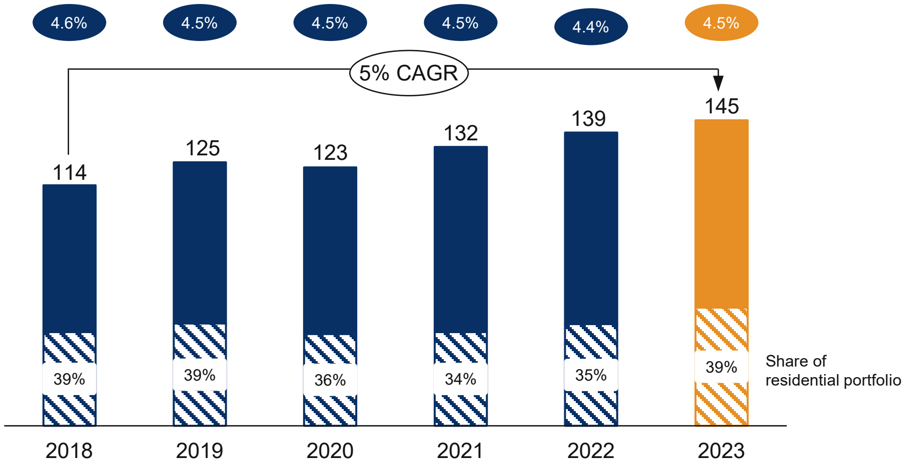
Investment properties: current **~86%**

Development properties: current **~14%**

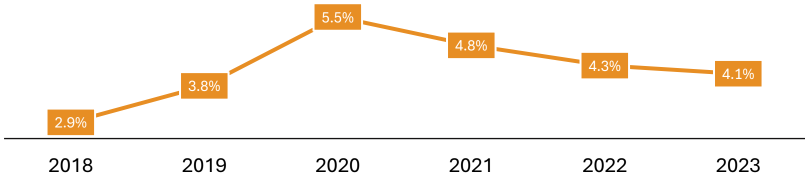
High stability of investment properties as important dividend contributor

Development of rental income and gross yield

in CHF million

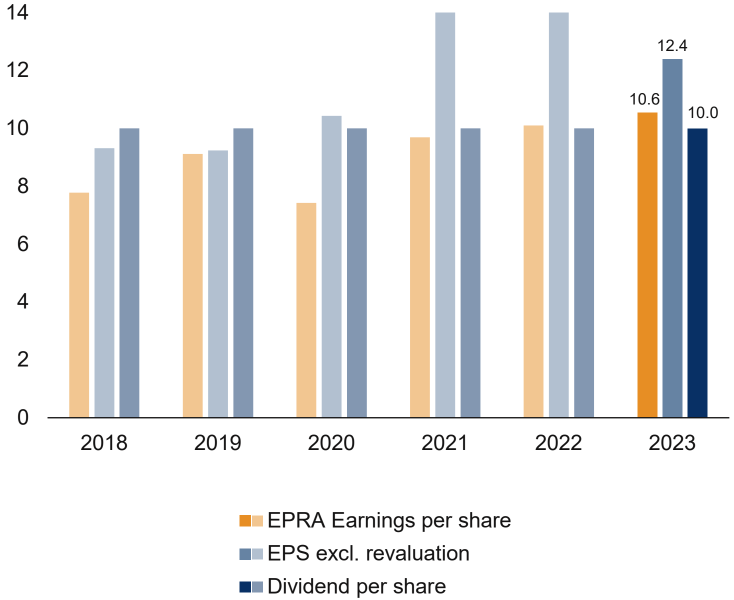


Development of vacancy rate



Development of earnings excl. revaluations, EPRA Earnings and dividend per share

in CHF per share

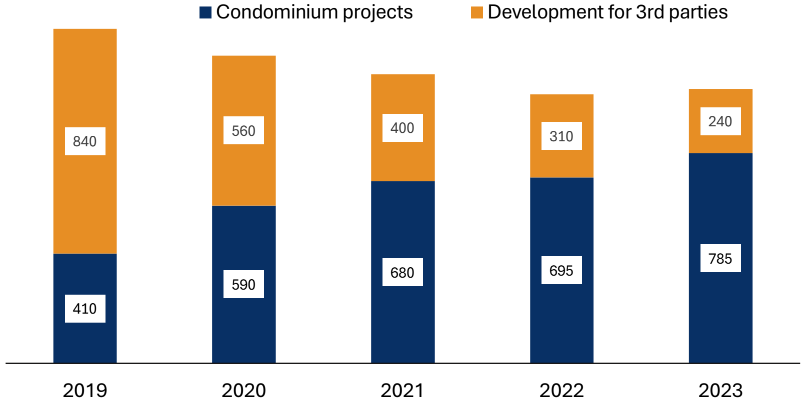


MOBIMO

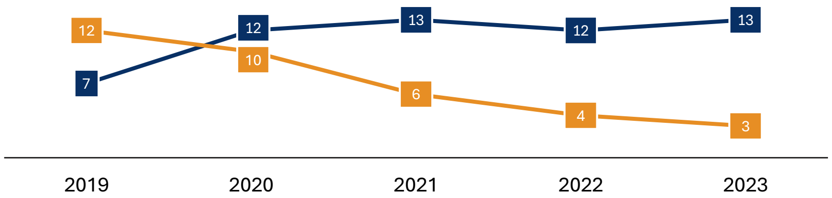
Condominium projects allow for better visibility of development profits

Evolution of development pipeline volume

in CHF million

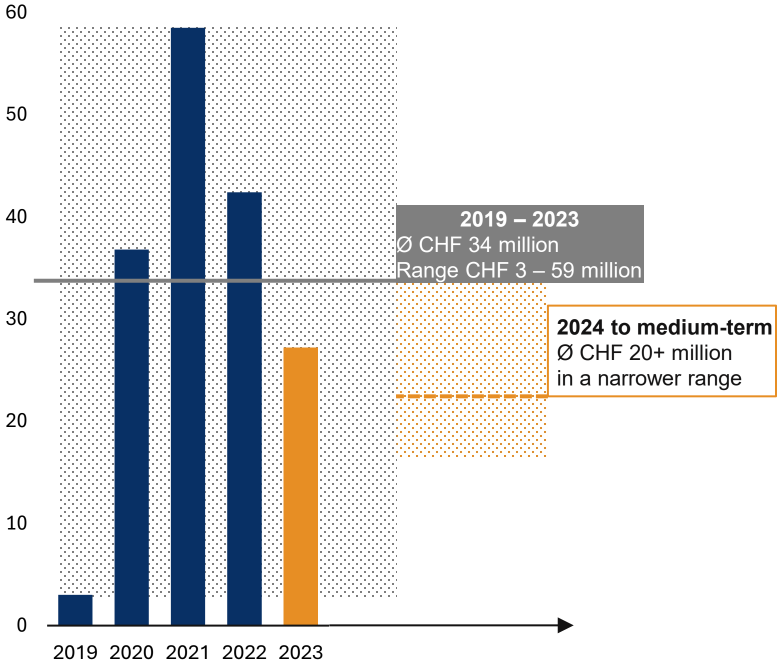


Number of projects in the pipeline



Evolution of development profit

in CHF million



MOBIMO

Mobimo’s business model

Real estate portfolio and pipeline

Highlights first half-year 2024

Update Sustainability

Outlook second half-year 2024

MOBIMO

Sustainable value creation through developments for own portfolio

Under construction CHF 155 million (Previous year CHF 70 million)

	Usage	2024	2025	2026
Lausanne, Rue de Genève 19/21	com			
Zürich, Hardturmstrasse 3/3a/3b (Office Tower)	com			
Lausen, Hauptstrasse	res			
Aarau, Baufeld 3, Hof- und Hallenhaus	res			
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	res/com			

In planning phase[1] CHF 545 million (Previous year CHF 660 million)

	Usage	2024	2025	2026	2027	2028	2029	2030
Aarau, Baufeld 3, Rockwell-Areal, Baubereich 2	res/com							
Lausanne, Rue des Côtes-de-Montbenon 8/10/12	res/com							
Lausanne, Place de la Gare 10; Ch. de Mornex 3; Rue du Petit-Ch. 36/38	com/res							
Zurich, Thurgauerstrasse 23; Siewerdtstrasse 25	res/com							
Zurich, RAD-Areal	res/com							
Wangen-Brüttisellen, Erni-Areal	res/com							
Lausanne, Avenue d'Ouchy 4 – 6[2]	com/res							

Significant changes compared to 31 December 2023

Further details on the pipeline for own investment portfolio can be found on page 35 in the appendix.

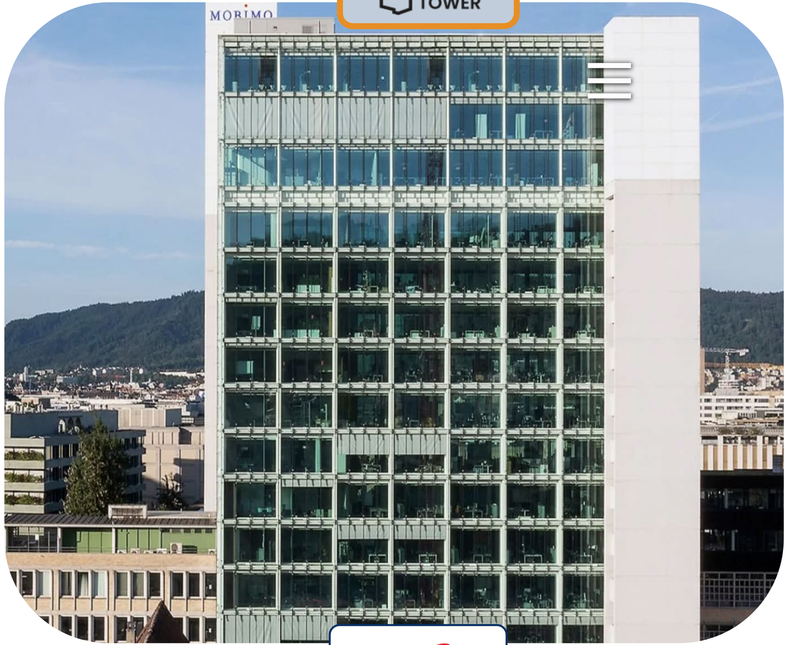
Delays in the approval and realisation process may result in deviations from the schedule.
[1] Projects in planning include plots owned by Mobimo or with secured purchase rights; [2] Completion is planned for 2033.

Project for own portfolio: Zurich, Hardturmstrasse (Office-Tower)

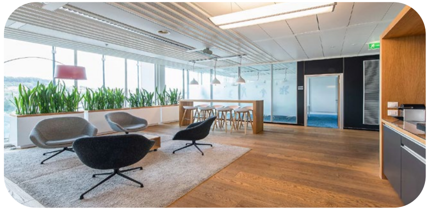
Renovation / conversion
from single tenant to multi tenant usage.

Letting activities started.

OFFICE TOWER



MINERGIE®



Target rent / gross yield

CHF 3.7 million / 4.5%

Planned completion:

H1 2025

MOBIMO

Project for own portfolio: Aarau, Baufeld 3, Hof- und Hallenhaus

2 new buildings / 126 apartments

Hofhaus: Timber house
Hallenhaus: preservation of existing ground floor facade.


Groundbreaking in Sept 2024

MINERGIE-ECO®

Target rent / gross yield

CHF 3.1 million / 3.9%

Planned completion:

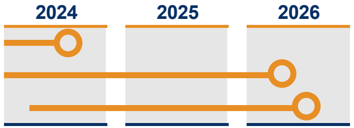
Q2 2026

Marketing status as at 30 September 2024

Steady profit contribution from condominium projects

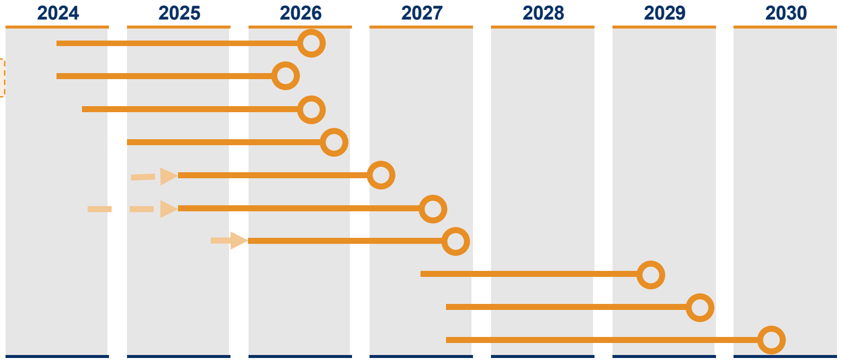
Under construction CHF 290 million (Previous year 200 million)

Horgen, Allmendgütlistrasse 35/39/43
Oberägeri, Lutisbachweg
Merlischachen, Chappelmatt-Strasse (Burgmatt)



In planning phase[1] CHF 515 million (Previous year CHF 585 million)

Köniz, Niederwangen, Papillonallee
Lausanne, Avenue Marc-Dufour 15 — **Transfer to investment portfolio planned**
Lausanne, Avenue de Beaumont 76
Lausanne, Chemin de Montétan 11; Avenue de France 66
Arlesheim, Bruggweg 60
Dietikon, Schöneggstrasse
Maur, Dorfacherstrasse
Uster, Brauereistrasse
Zurich, RAD-Areal
Wangen-Brüttisellen, Erni-Areal



Delays in the approval and realisation process may result in deviations from the schedule.
[1] Projects in planning include plots of land owned by Mobimo or with secured purchase rights.

Significant changes compared to 31 December 2023

Further details on the pipeline of condominium projects can be found on page 37 in the appendix.

- **In July 2024, the acquisition of a development in Dielsdorf with 6 buildings and 41 appartements was notarised. The property is intended as a condominium project.**
- **In addition, two projects totalling approx. CHF 230 million are planned in the "Third-party development" segment in the Berne area.**

MOBIMO

Condominium project: Oberägeri, Lutisbachweg

10 buildings with 90 apartments

Marketing in full swing[1]:

- 62 transfer of ownership
- 15 reservations

Groundbreaking in June 2024

EDENBLICK
ÄGERISEE

MINERGIE®

Expected sales volume:

CHF 210 million

Planned completion:

Q2 2026

Marketing status as at 30 September 2024

Condominium project: Köniz, Niederwangen, Papillonallee

2 buildings with 64 apartments covered by building rights

Marketing started:

› 33 reservations

Expected sales volume:

CHF 45 million

Planned completion:

Q3 2026

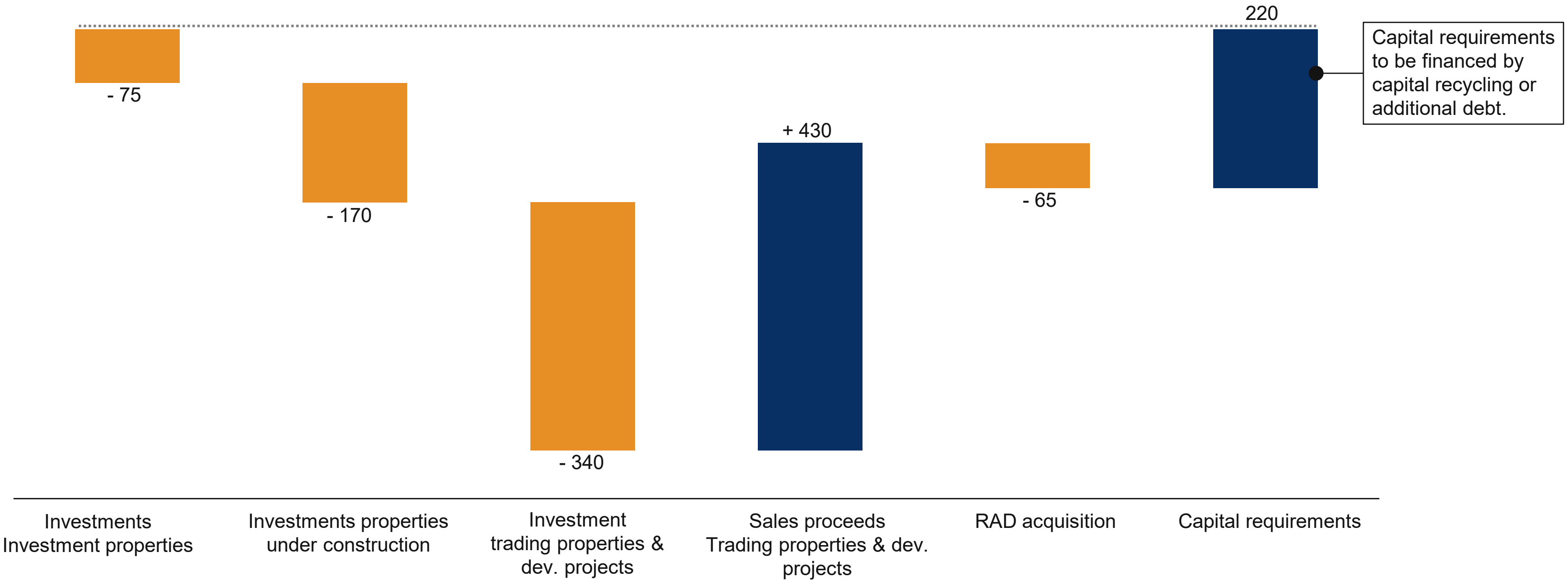
Marketing status as at 30 September 2024

MOBIMO

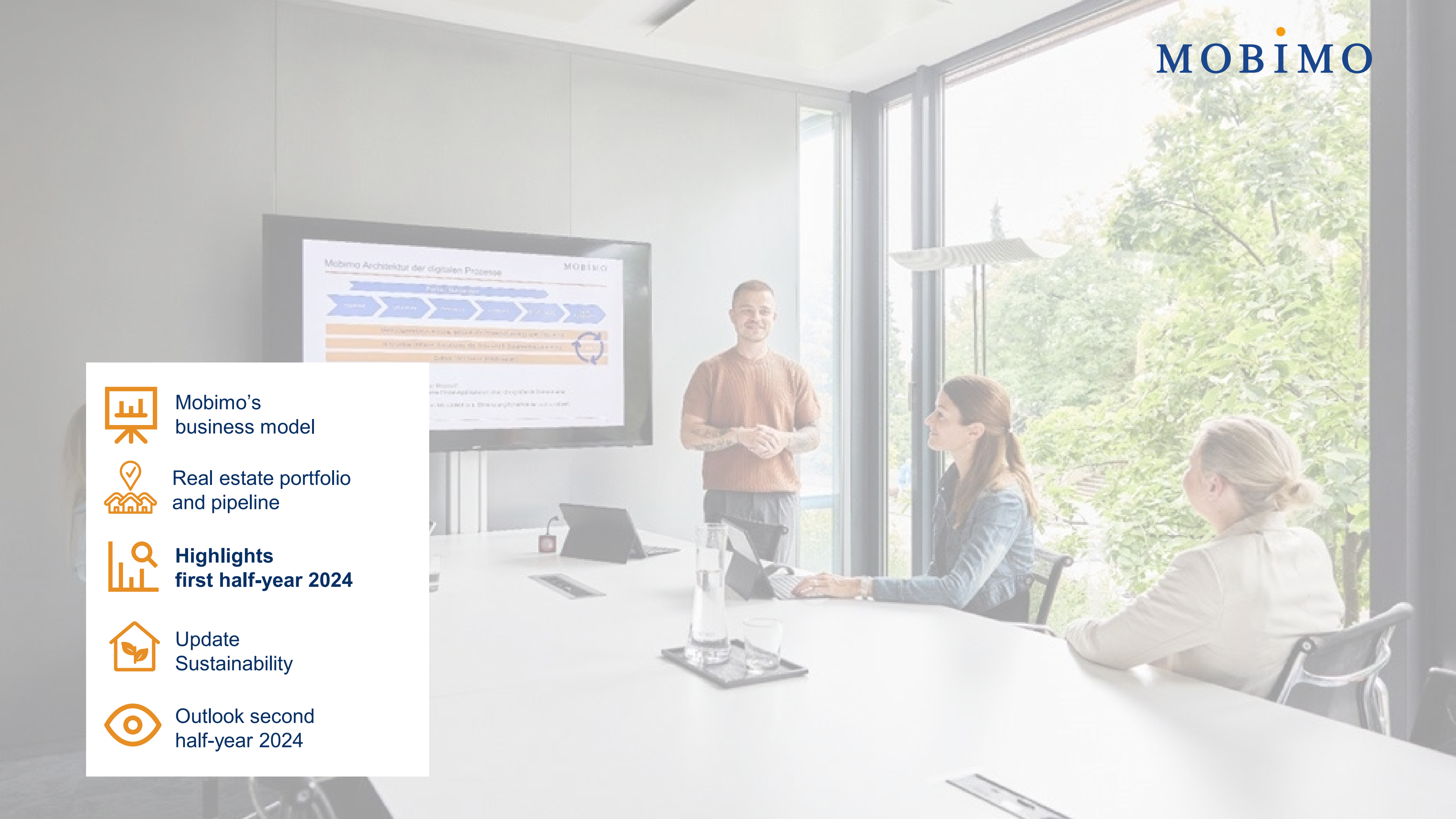
Financing of mid-term pipeline will not require additional equity

Realisation of pipeline 2024 – 2026

in CHF million



Figures rounded;
Assumptions based on internal planning as of 31 March 2024, does not take into account any revaluation effects, disposals or additional acquisitions.



MOBIMO

Mobimo's business model

Real estate portfolio and pipeline

Highlights first half-year 2024

Update Sustainability

Outlook second half-year 2024

Overview of the first-half year 2024

Lausanne,
Les Jumaux

Income from rental of properties

72.5
CHF million
-1.7% / +2.0% l-f-l

Profit on development and sale of trading properties

12.9
CHF million
+43.3%

Earnings per share
excl. revaluation

6.59
CHF
+10.9%

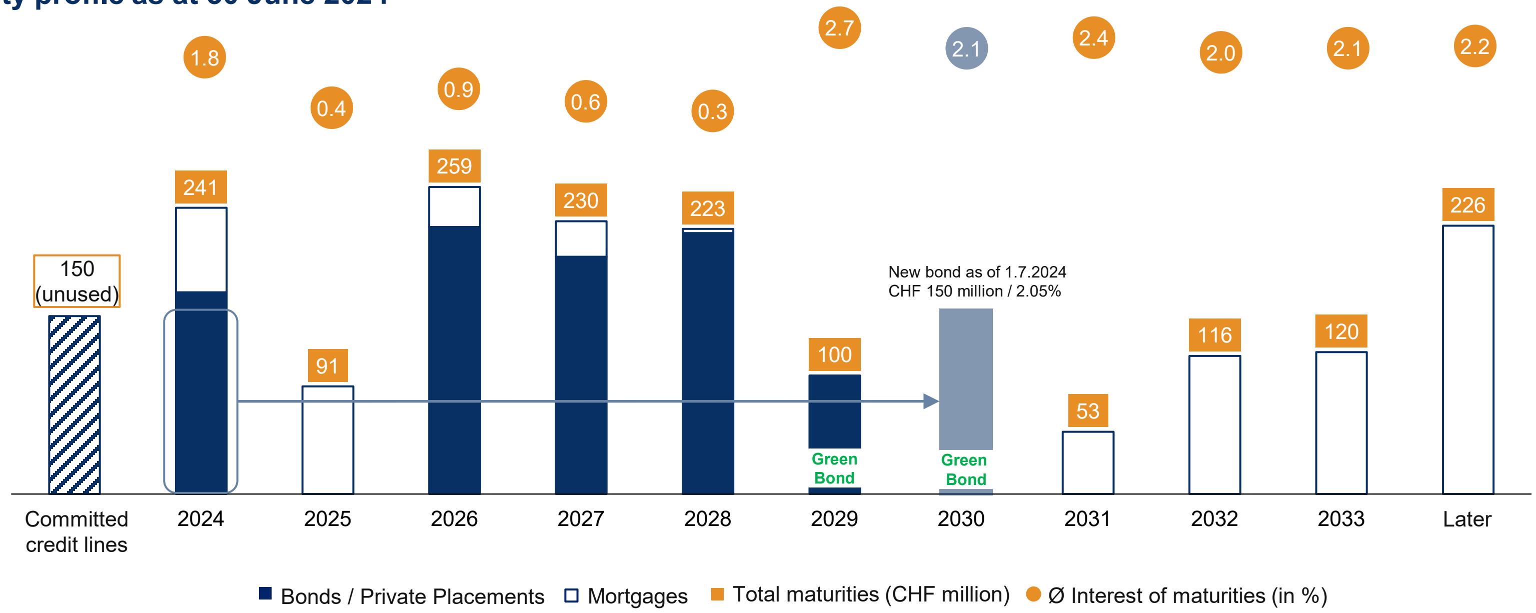
Solid balance sheet

48.1%
Equity ratio

43.1%
EPRA-LTV

Sound and balanced financing situation

Maturity profile as at 30 June 2024[1]



Interest coverage ratio **5.6x**
31 December 2023: 6.1x
Target: > 2.0x[2]

EPRA-LTV **43.1%**
31 December 2023: 42.3%
Target: 40-50%

Unencumbered asset coverage ratio **2.1x**
31 December 2023: 1.8x

[1] Based on carrying amount; [2] Target value according to Mobimo investment guidelines.

MOBIMO

Mobimo's business model

Real estate portfolio and pipeline

Highlights first half-year 2024

Update Sustainability

Outlook second half-year 2024

MOBIMO

Innovations and partnerships as part of our sustainability strategy

Reduction of emissions

- Energetic optimisation of the operation of existing properties has great potential for savings.
- Roll-out of plug & play solution in 26 selected properties for ongoing analysis of room utilisation.
- Optimised system operation derived from this.
- With AI and intelligent management of building data, operation is continuously improved without compromising user comfort.

Photovoltaic expansion

- Planning of 12 additional photovoltaic systems at 6 locations.
- Output of approx. 1,200 kWp and expected electricity production of approx. 1.2 million kWh/a.
- Commissioning in the second half of 2024.
- Partnership with independent electricity partner brings benefits for Mobimo and tenants.

Sustainable Finance

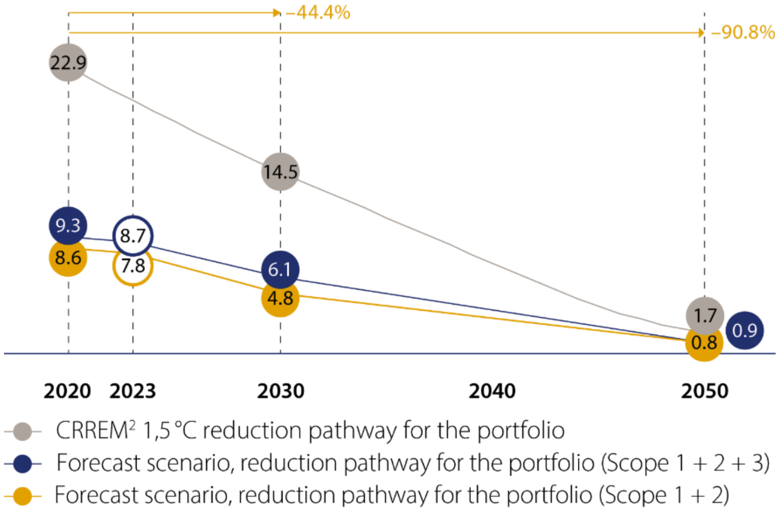
- First Green Bond Report published.
- Proceeds from Green Bond 2023 fully invested in “green projects” in accordance with the Mobimo Green Bond Framework.
- Savings estimated at around 640 tonnes of CO_2 equivalent (CO_2eq) per year through the financed projects.
- Second green bond issued as at 1 July: CHF 150 million at 2.05% p.a. for a term of 6 years.
- First considerations on the basis for further sustainable finance instruments.

MOBIMO

Recalculation of CO_2 reduction path

Mobimo CO_2 reduction path

kg CO_2eq/m^2



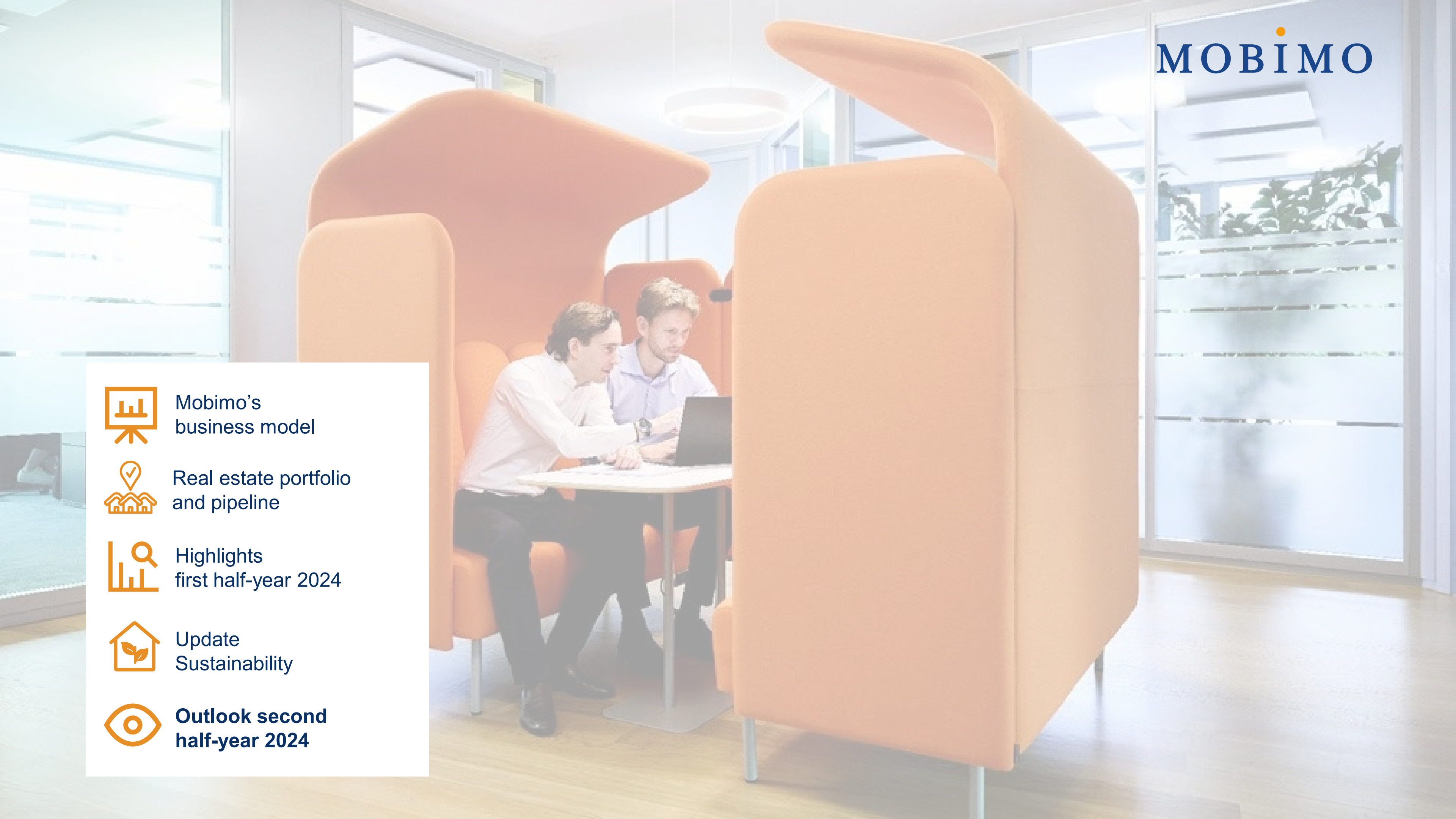
- Recalculation of the Mobimo reduction path due to methodical adjustments in the 2023 reporting year (use of REIDA calculation method[1])
- 2020 baseline and prior years recalculated.
- The percentage reduction targets are unchanged.

Most important measures

- Extensive energy-related renovations.
- Replacement of conventional heating systems through connection to district heating connections and higher proportion of renewable energy sources.
- Expansion of in-house energy production (PV systems).
- Operational optimisations.
- Expansion of portfolio with high-quality own developments.
- Encouragement of positive user behaviour among tenants.

[1] Real Estate Investment Data Association ("REIDA"; www.reida.ch; the set of factors used to calculate the environmental indicators was taken from the intep study 1.2

[2] Carbon Risk Real Estate Monitor (CRREM): reduction path weighted according to the Mobimo portfolio use mix



MOBIMO

Mobimo's business model

Real estate portfolio and pipeline

Highlights first half-year 2024

Update Sustainability

Outlook second half-year 2024

Good operational performance expected to continue

Area	HY 2024	Guidance 2024
Income from rental properties	**CHF 72.5 million**	Stable rental income; rent adjustments offset the absence of one-off effects.
Vacancy rate	**4.2%**	Constant; overall portfolio < 4.5%.
Income from development projects and sale of trading properties	**CHF 36.1 million**	Expected to be slightly above 2023 level; driven by condominium project Oberägeri.
Dividend	**CHF 6.59** earnings per share excl. revaluations **CHF 6.20** FFO I per share	Dividend policy remains attractive.
Sustainability		› Progress on the CO_2 reduction path. › Consideration of grey energy in the planning of construction projects. › Drive certification strategy forward.

We continue to work on our strategic priorities

Increase rental income

Securing development profits

Protect equity

Financial calendar

14.2.2025

Publication of
2024 annual results

31.3.2025

25th Annual General Meeting

8.8.2025

Publication of
2025 half-year results

Disclaimer

The financial data as well as the other information presented herein constitute selected information.

The information in this presentation does not constitute an offer or invitation and may not be construed as a recommendation by us to purchase, hold or sell shares of Mobimo Holding AG. This information or any copy thereof may not be sent or taken to or distributed in any jurisdiction in which such transmission or distribution is unlawful. This document may contain certain “forward-looking” statements. By their nature, forward-looking statements involve risk and uncertainty because they relate to future events and circumstances. Actual outcomes and results may differ materially from any outcomes or results expressed or implied by such forward-looking statements.

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%.

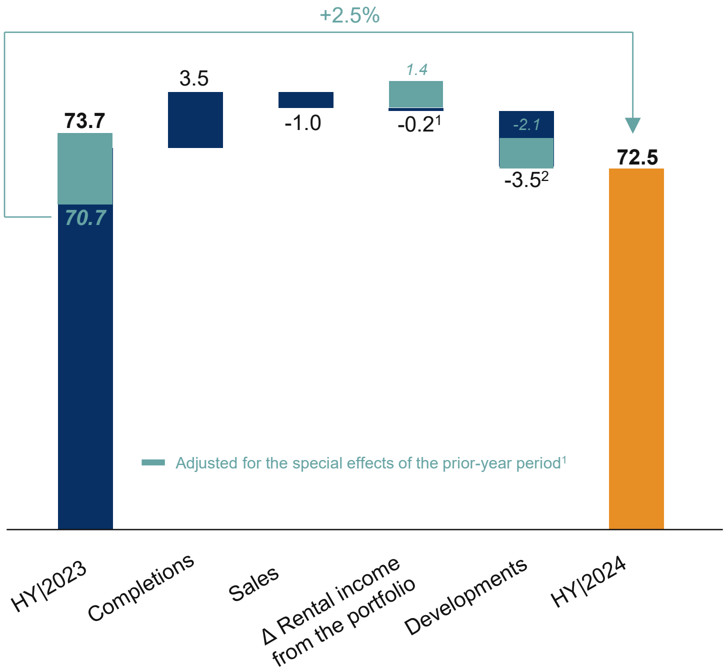
The “Definition of Alternative Performance Measures” document, available at www.mobimo.ch > Investors > Investor services > Glossary, includes definitions of key indicators that are not defined under IFRS, EPRA, SIA (Swiss Society of Engineers and Architects) standard D 2013, Corporate Governance Best Practice Recommendations or other standards.

APPENDIX

Slight increase in rental income

Development of income from rental of properties

in CHF million



- Growth in rental income of +2.5% adjusted for special effects[1,2] in the same period of the previous year. Including the previous year's special effects, there was a slight decline of -1.7%.
- EPRA like-for-like net rental growth, adjusted for special effects[1] from the previous year, was +2.0%. Including special effects from the previous year -0.8%.
- As at 30 June 2024, the vacancy rate remained low at 4.2% (31 December 2023: 4.1%).

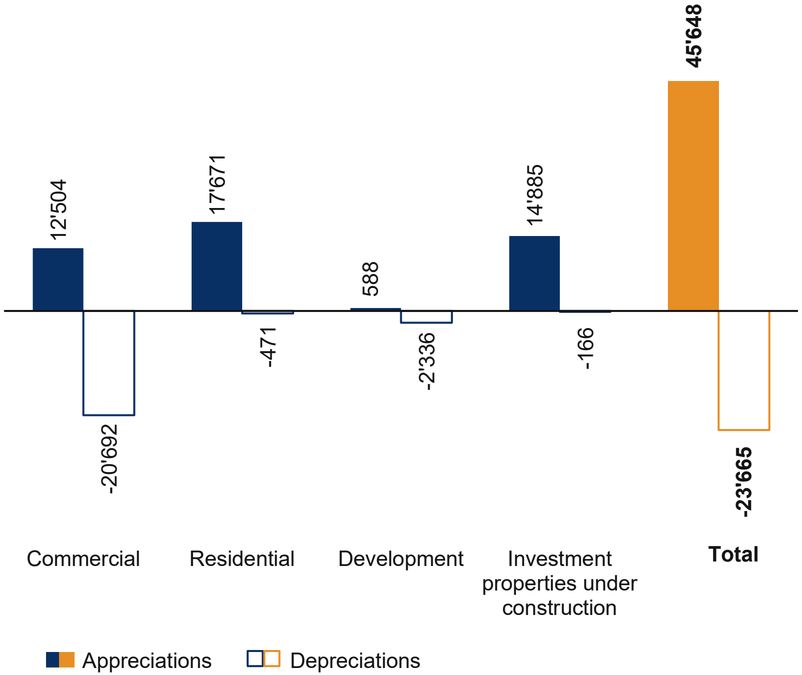
[1] The previous year included special effects of CHF 1.6 million from variable rent payments from commercial properties;
[2] The previous year's figure included compensation of CHF 1.4 million from a tenant for waiving the obligation to remove tenant's improvements.

Valuation result reflects positive market development

MOBIMO

Distribution of net income from revaluation

in TCHF



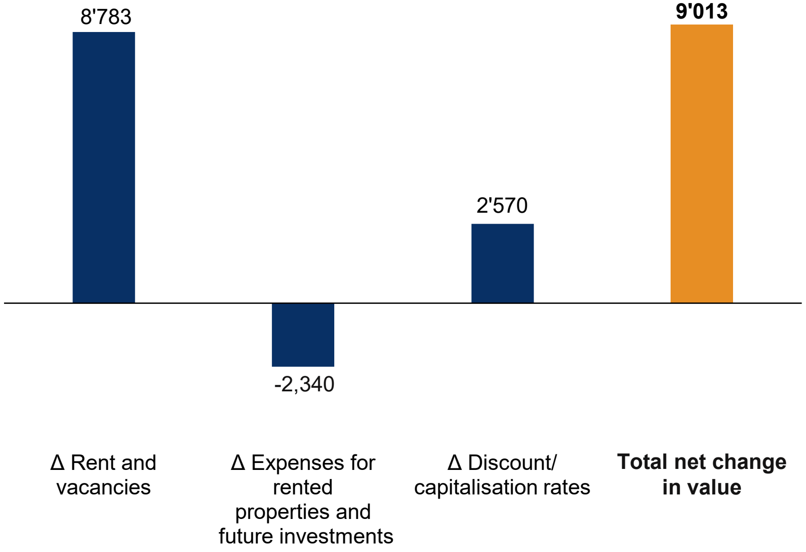
- CHF 22.0 million net appreciation (previous year net depreciation of CHF -9.3 million).
- Net appreciation of CHF 9.0 million in the existing portfolio; driven by an appreciation of CHF 17.2 million in the residential segment and a net depreciation of CHF 8.2 million in the commercial segment.
- The net revaluations of development properties and investment properties under construction totalled CHF +13.0 million, resulting in particular from the start of construction on Baubereich 3 in Aarau.

MOBIMO

Positive impact on valuation by higher rents in residential segment

Breakdown of factors influencing the net income from revaluation of commercial and residential properties

in TCHF



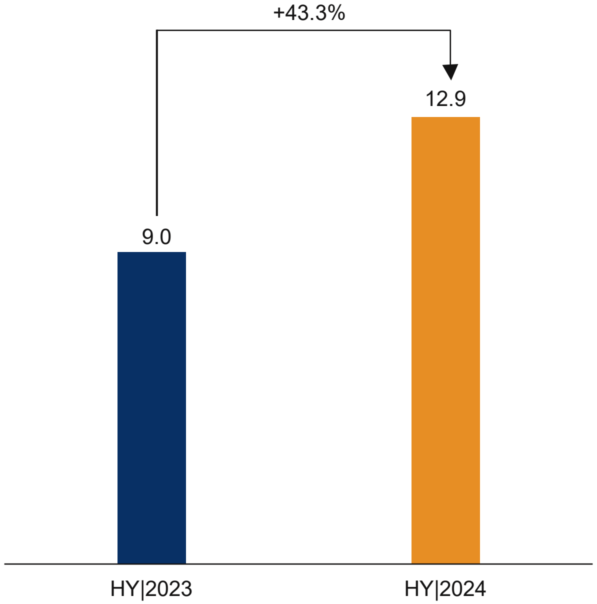
- Higher rents in the residential sector had the greatest impact on valuations.
- Changes in discount rates only had an immaterial impact on the portfolio.
- Ø Discount rate[1]: 4.25% (31.12.2023: 4.26%)
- Ø Capitalisation rate[2]: 3.00% (31.12.2023: 3.01%)

[1] capital-weighted; nominal - in relation to the overall portfolio; [2] capital-weighted; real - in relation to the overall portfolio.

Development success driven by progress in condominium projects

Profit from development projects and sale of trading properties

in CHF million



- Success from development projects and sale of trading properties driven by notarisation of further appartements in Horgen, Allmendgütlistrasse 35/39/43 and Oberägeri, Lutisbachweg as well as the progress of the two projects.

	Apartments notarised		
	31.12.2023	**30.06.2024**	**Δ**
Horgen, Allmendgütlistrasse 35/39/43	35	36	+1
Oberägeri, Lutisbachweg	18	34	+16

	Project progress		
	31.12.2023	**30.06.2024**	**Δ**
Horgen, Allmendgütlistrasse 35/39/43	88.7%	100.0%	+11.3%p
Oberägeri, Lutisbachweg	43.3%	52.9%	+9.6%p

- No significant income from “third-party development” in the reporting period.

MOBIMO

Key income statement figures – 5-year overview

CHF million	HY|2020	HY|2021	HY|2022	HY|2023	HY|2024	Δ y-o-y %
Net rental income	52.0	55.9	60.0	64.4	62.5	-3.0
Profit from development projects and sale of trading properties	2.7	54.4	3.8	9.0	12.9	+43.3
Net income from revaluation	25.1	19.9	31.5	-9.3	22.0	nmf
Profit on disposal of investment properties	1.5	0.0	0.0	0.7	-0.1	-111.6
Personnel, operating and administrative expenses[1]	-16.3	-16.2	-16.0	-16.4	-16.5	+1.0
EBIT	65.8	115.4	81.4	50.8	83.3	+63.9
EBIT excluding revaluation	40.8	95.5	49.8	60.1	61.3	+1.9
Financial result	-14.5	-11.5	-7.8	-9.5	-7.5	-20.8
Tax expense	-9.9	-20.5	-11.5	-8.6	-11.4	+33.2
Profit	41.7	83.7	63.5	34.3	65.6	+91.5
Profit excluding revaluation	21.5	67.3	39.1	43.1	47.8	+11.0

[1] Capitalised own-account services are netted against personnel. operating and administrative expenses in the figures presented here.

MOBIMO

Promising investment projects under construction

	Zurich Hardturmstrasse 3/3a/3b (Office Tower)	Lausen Hauptstrasse	Aarau Aeschbachweg 5 / 7 - 29	Lausanne Avenue d'Ouchy 70/76; Place de la Navigation 2
Usage	Commercial	Residential	Residential	Residential / Commercial
				
Project	Renovation / conversion.	New construction. 2 buildings / 65 apartments.	2 new buildings / 126 apartments.	Comprehensive refurbishment. Attic conversion.
Planned completion date	H1 2025	Q4 2025	Q2 2026	Q2 2026
Target rent / Target gross yield	CHF 3.7 million / 4.5%	CHF 1.2 million / 3.4%	CHF 3.1 million / 3.9%	CHF 1.7 million / 3.8%
Marketing status as at 30.06.2024	Letting activities started.	Start in 2025.	Start in 2026.	Start in 2026.
	MINERGIE®	MINERGIE®	MINERGIE-ECO®	No certification; building protected.

MOBIMO

Details of the development pipeline for own investment portfolio

Projects under construction

	Usage	Construction phase 2024	2025	2026	Site area in m2	Current fair value CHF million	Remaining investment CHF million	Target rental income CHF million	Target return	Project status as at 30 June 2024
Lausanne, Rue de Genève 19/21	com				3'122	37.7	1.2	2.1	6.0%	Final tenant fit-outs underway.
Zurich, Hardturmstrasse 3/3a/3b (Office Tower)	com				1'975	66.9	7.8	3.7	4.5%	Multi-tenant conversion project.
Lausen, Hauptstrasse	res				4'813	16.4	19.6	1.2	3.4%	Project progress 45 %.
Aarau, Aeschbachweg 5 / 7 – 29	res				6'719	23.0	56.6	3.1	3.9%	
Lausanne, Avenue d'Ouchy 70/76; Place de la Navigation 2	res/com				1'710	28.8	12.8	1.7	3.8%	Conversion and extension project.

Projects in planning phase

	Usage	Construction phase 2024	2025	2026	2027	2028	2029	2030	Site area in m²	Current fair value CHF million	Remaining investment CHF million	Target rental income CHF million	Target return	Project status as at 30 June 2024
Aarau, Baufeld 3, Rockwell-Areal, Baubereich 2	res/com								8'418	18.2	529	32	3,5 - 4,7%	Construction project.
Lausanne, Rue des Côtes-de-Montbenon 8/10/12	res/com								1'582	12.4				Construction project.
Lausanne, Place de la Gare 10; Ch. de Mornex 3; Rue du Petit-Ch. 36/38	com/res								3'341	92.8				Preliminary project.
Zürich, Thurgauerstrasse 23; Siewerdtstrasse 25	res/com								2'651	14.5				Construction project.
Zürich, RAD-Areal	res/com								3'320					Study contract.
Wangen-Brüttisellen, Erni-Areal [1]	res/com								5'567					Site design in progress.
Lausanne, Avenue d'Ouchy 4 – 6 [2]	com/res								9'287	59.4				Preliminary examination for the site plan by the canton.

[1] Carrying amount of the entire site under trading properties; [2] Completion is planned for 2033.

Attractive condominium projects in realisation

	Oberägeri Lutisbachweg	**Merlischachen** Chappelmatt-Strasse (Burgmatt)	**Köniz** Niederwangen, Papillonallee	**Lausanne** Avenue de Beaumont 76
				
Project	• 10 buildings with 90 apartments.	• 14 buildings with 79 apartments.	• 2 buildings with 64 apartments covered by building rights.	• Timber construction with 19 apartments.
Planned completion date	Q2 2026	Q4 2026	Q3 2026	Q3 2026
Expected sales volume (rounded)	CHF 210 million	CHF 120 million	CHF 45 million	CHF 35 million
Marketing status as at 30.06.2024	• 34 transfer of ownership. • 31 reservations.	• Start in 2024 planned.	• Start in Q3 2024.	• Start after obtaining legally binding building permit.
Probability of construction start in 2024	Construction has started	Construction has started	High	Low
	MINERGIE®	MINERGIE®	2000 Watt Areal plusenergie quartier	MINERGIE-P-ECO®

Details of pipeline of condominium projects

Projects under construction

	Number of units	Construction phase 2024	2025	2026	Site area in m²	Remaining investment CHF million	Expected sales proceeds CHF million	Project status as at 30 June 2024
Horgen, Allmendgütlistrasse 35/39/43	37				5,526	3.6	70	10 transfer of ownership, 26 notarisations, 1 reservation
Oberägeri, Lutisbachweg	90				24,167	76.9	209	34 transfer of ownership, 31 reservations, project progress 53%
Merlischachen, Chappelmatt-Strasse (Burgmatt)	79				15,283	60.2	119	

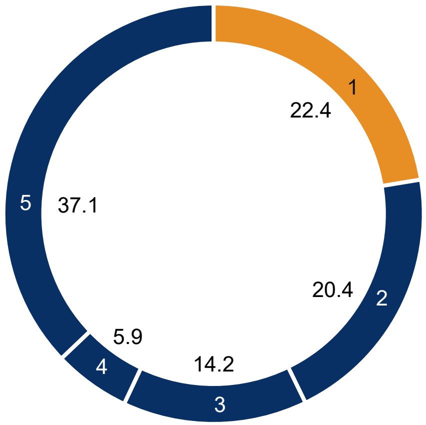
Projects in planning phase

	Number of units	Construction phase 2024	2025	2026	2027	2028	2029	2030	Site area in m²	Current fair value CHF million	Remaining investment CHF million	Expected sales proceeds CHF million	Notes
Köniz, Niederwangen, Papillonallee	64								6,850	3.6	35	45	Im Baurecht
Lausanne, Avenue de Beaumont 76	19								2,190	10.7	285	485	
Lausanne, Chemin de Montétan 11; Avenue de France 66	28								1,406	13.0			
Arlesheim, Bruggweg 60	14								3,855	8.3			
Dietikon, Schöneggstrasse	29								4,213	13.3			
Maur, Dorfacherstrasse	21								5,033	12.1			
Uster, Brauereistrasse	52								5,335	23.3			
Zurich, RAD-Areal	63								7,745				
Wangen-Brüttisellen, Erni-Areal	139								7,752	42.6			
Lausanne, Avenue Marc-Dufour 15									1,618	29.7			Transfer to investment portfolio planned by end of 2024

Broadly diversified shareholder base

Composition of shareholders

%



1 Foundations, funds
2 Pension funds, insurers, banks
3 Individuals
4 Other companies
5 Shares pending registration

Shares pending registration at closure of the share register before the 2024 Annual General Meeting: 18.5%

- Free float as at 30 June 2024: 100% (as defined by SIX Swiss Exchange)
- As at 30 June 2024, the following shareholders held 3% or more of the share capital:
  - UBS Fund Management (Switzerland) AG 12.9%.
  - BlackRock. Inc. 5.0%.
  - Dimensional Holdings Inc. 3.0%.

Source: Disclosures in accordance with SIX Exchange Regulation (Significant Shareholders) and Mobimo share register.

Mobimo Holding AG
Rütligasse 1
CH-6000 Luzern
info@mobimo.ch
+41 41 249 49 80