

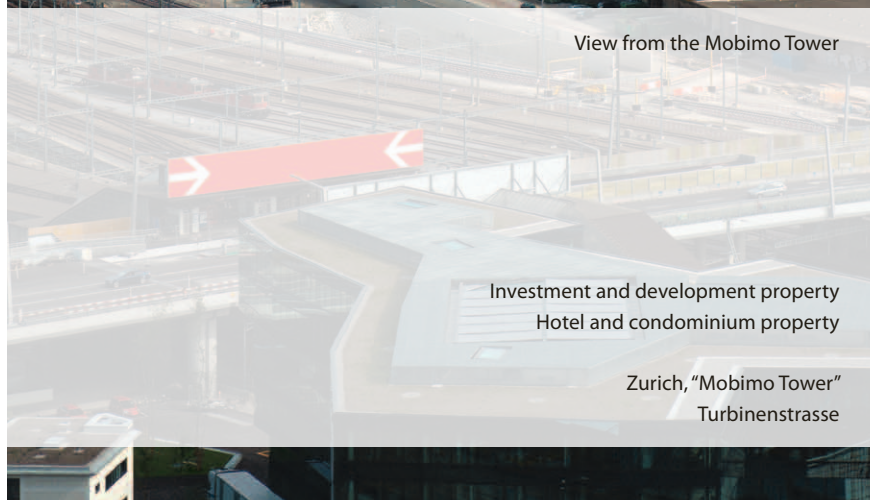
RENAISSANCE

HALF-YEAR REPORT 2011

MOBIMO HOLDING



View from the Mobimo Tower



Investment and development property
Hotel and condominium property

Zurich, "Mobimo Tower"
Turbinenstrasse



KEY FIGURES

Mobimo Group (consolidated)

		30.06.2011	30.06.2010
Profit on sale of trading properties	CHF million	0.5	4.6
Net rental income	CHF million	37.1	38.2
Net income from revaluation	CHF million	16.6 ¹	16.5
Operating result (EBIT)	CHF million	46.2	49.3
Profit after tax	CHF million	34.5	28.8
Profit after tax not including revaluation	CHF million	22.0	16.4

		30.06.2011	31.12.2010
Equity	CHF million	957.5	971.3
Equity ratio		43 %	45 %
Return on equity ²		7.3 %	7.1 %
Return on equity not including revaluation ³		4.6 %	4.8 %
Net gearing ⁴		102 %	92 %
Commercial investment properties	CHF million	1,065.0	1,131.9
Residential investment properties	CHF million	256.9	202.8
Commercial development properties	CHF million	341.6	253.4
Residential development properties	CHF million	413.5	423.8
Total properties	CHF million	2,077.0	2,011.9
Investment property vacancy rate		4.4 %	5.1 %
Ø Discount rate for revaluation		4.82 %	4.90 %
Ø Headcount (full time equivalents) ⁵		75.9	64.2
Ø Rate of interest on financial liabilities		3.0 %	2.9 %
Ø Residual maturity of financial liabilities	Years	4.8	5.1

Mobimo share

		30.06.2011	30.06.2010
Share capital	CHF million	148.9	193.1
No. of shares outstanding ⁶		5,132,706	5,078,968
Earnings per share	CHF	6.72	5.68
Earnings per share not including revaluation	CHF	4.29	3.24
Distribution ⁷	CHF	9.00	9.00
Nominal value per share	CHF	29.00	38.00
NAV per outstanding share after options and convertible bond ⁸	CHF	188.28	191.43
Share price as at 30 June	CHF	217.70	188.00
Market capitalisation as at 30 June	CHF million	1,117.8	955.1

¹ CHF 15.4 million of net income from revaluation is attributable to operating performance, with CHF 4.1 million relating to investment properties under construction and a further CHF 11.3 million mainly coming from successful letting. An additional CHF 1.2 million is attributable to market-driven changes in the discount rate.

² Profit as a percentage of average equity (equity as at 1 January plus capital increase/reduction) for the period under review.

³ Profit not including revaluation (and attributable deferred taxes) as a percentage of average equity (equity as at 1 January plus capital increase/reduction) for the period under review.

⁴ Net financial liabilities as a percentage of equity

⁵ Changes in headcount, see also Note 14

⁶ No. of shares issued 5,134,469 less treasury shares 1,763 = no. of outstanding shares 5,132,706

⁷ Distribution of the capital contribution reserves for the 2010 financial year of CHF 9.00 per share as resolved by the General Meeting on 6 April 2011. In accordance with the ruling of the tax authorities, capital contribution reserves totalling CHF 260 million were accepted as distributable share premium reserves, of which CHF 46.2 million have been distributed.

⁸ Assuming all options granted and the conversion bond are exercised



Roof garden

Investment property
Residential and commercial property

Lausanne-Flon, "Genève 7"
Rue de Genève 7



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English Translation of German Original

This is an English translation of the German original version (available from ir@mobimo.ch or at www.mobimo.ch).

Only the German original is legally binding.



ABOUT MOBIMO

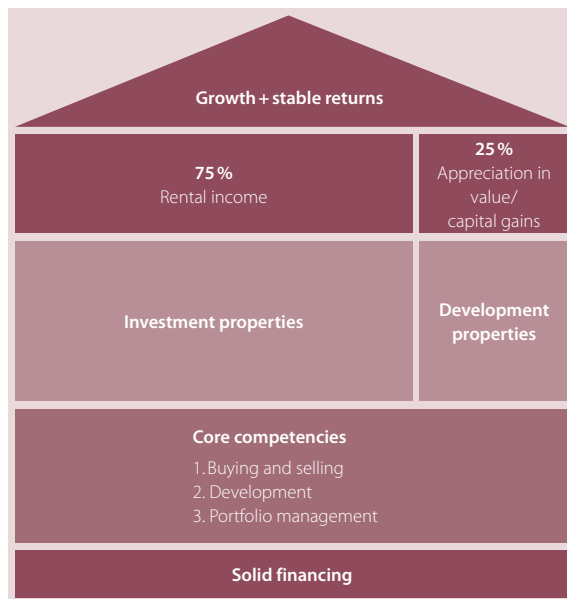
Investment property
Commercial property

Lausanne-Flon, "Les Pépinières"
Rue des Côtes-de-Montbenon 20-24



Mobimo – a leading Swiss real estate company

Mobimo Holding AG was established in Lucerne in 1999 and has been listed on the SIX Swiss Exchange since 2005. Today Mobimo is one of the leading real estate companies in Switzerland. Following the merger with LO Holding Lausanne-Ouchy SA at the end of 2009, it now ranks as one of the biggest market players in both German-speaking and French-speaking Switzerland. Acquisitions and investments are targeted mainly in the economic areas of Zurich and Lausanne/Geneva and in Basel, Lucerne/Zug, Aarau and St. Gallen.



Mobimo's business model sets it apart from its competitors.

Business model combines stable returns with growth

With a solid financing base and a high equity share of not less than 40% of total assets, Mobimo plans, builds and maintains return-oriented investment properties and realises development properties offering attractive potential gains.

Based on its three core competencies – buying/selling, development and portfolio management – Mobimo has successfully built up a premium investment portfolio comprising commercial, industrial and residential properties and generating broad-based rental income with steady returns. A well stocked project pipeline provides a steady supply of new investment properties to be held in the portfolio and attractive condominiums which, when sold, will generate capital gains.

A premium portfolio

As at 30 June 2011, the real estate portfolio comprises 128 properties with a value of approximately CHF 2,077 million, which breaks down into CHF 1,322 million for investment properties and CHF 755 million for development properties. The portfolio mix is optimised on an ongoing basis, and the residential component is gradually being increased through the planning and construction of investment properties for the company's own property portfolio. The medium-term target is for office space, residential and other commercial usage to each account for around 30% of the portfolio.

Secure earnings

Around three-quarters of the property portfolio is invested in investment properties which are broadly diversified in terms of both location and use. The rentable area of 467,100 m² generated potential rental income of CHF 89 million p.a. as at 30 June 2011. This means that a high proportion of revenues are stable and predictable. The company's portfolio management team ensures close proximity to the market and allows the company to react swiftly to any changes in the market.

Development properties with appreciation potential

Mobimo is currently planning and realising investment (CHF 1,260 million) and trading properties (CHF 760 million) with an investment volume of roughly CHF 2,020 million, including the Mobimo Tower in Zurich West, the Group's biggest project at present.

Attractive distribution yield

Mobimo has consistently distributed a high dividend. Since the initial public offering in 2005, each year CHF 9.00 has been paid out to shareholders in the form of a withholding tax-exempt nominal value repayment or capital repayment. Over the past five years the dividend yield (nominal value repayment or capital repayment) has consistently been in the region of 5%, calculated on the basis of the year-end share price.

GROUP STRUCTURE

Mobimo Holding AG

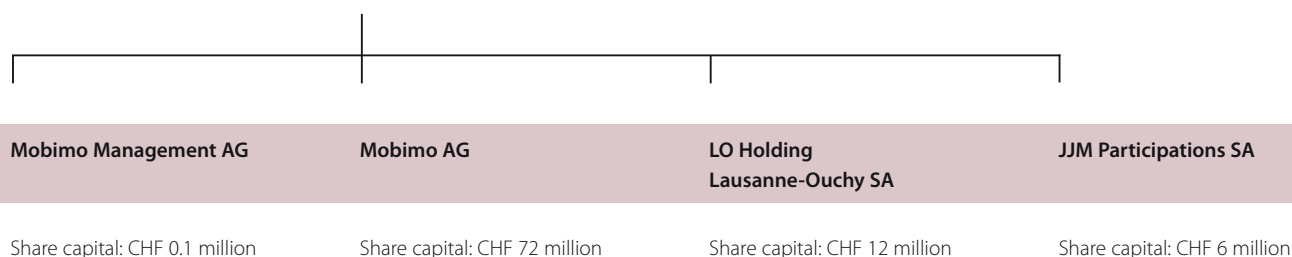
Share capital: CHF 148.9 million

BoD: Urs Ledermann, Daniel Crausaz, Brian Fischer, Bernard Guillelmon, Wilhelm Hansen, Paul Rambert, Peter Schaub, Georges Theiler

Executive Board: Dr. Christoph Caviezel, Manuel Itten,

Peter Grossenbacher, Andreas Hämmerli

External auditor: KPMG AG



MILESTONES

1997

On 15 October 1997 Dr. Alfred Meili, together with private banker Karl Reichmuth and other investors, founded Mobimo AG, with its headquarters in Lucerne. The company's share capital was CHF 36 million, on top of which there was another CHF 36 million in the form of shareholder loans.

1999

Mobimo Holding AG, Lucerne, was founded on 27 December 1999. Its share capital amounted to CHF 73.1 million.

2000

Under a private placement in October 2000 Mobimo Holding AG's share capital was increased to CHF 181.1 million.

2005

On 23 June 2005 Mobimo Holding AG was listed on the SIX Swiss Exchange following a successful IPO, involving an issue volume of CHF 111.8 million.

2006

On 8 June 2006 Mobimo conducted a capital increase of CHF 143 million; at the end of June 2006 share capital amounted to CHF 225 million and equity to CHF 596 million.

2007

A further capital increase of CHF 149.1 million took place on 4 June 2007. As at 30 June 2007, Mobimo's equity stood at CHF 757 million.

2008

The newly established Board of Directors and Executive Board revised the company's strategy and focus.

2009

Mobimo Holding AG's exchange offer for LO Holding Lausanne-Ouchy SA was successfully completed on 9 November 2010. The share capital was increased by CHF 26.9 million in order to carry out the conversion.

2010

In June 2010 Mobimo Holding AG successfully completed a CHF 175 million convertible bond issue maturing on 30 June 2014.

2011

As part of the restructuring of the Mobimo Group, the assets of Mobimo Finance Ltd. were transferred to Mobimo Holding AG and LO Holding Lausanne-Ouchy SA and the company was subsequently liquidated. The investment in O4Real AG was also transferred to the LO Holding Lausanne-Ouchy SA.

Qualitative growth

Mobimo strives for gradual growth in its real estate portfolio. This growth takes place primarily through the construction of investment properties for the company's own portfolio as well as through the acquisition of individual properties or portfolios. Growth may also be achieved via company takeovers.

The decision to grow is taken when the elements of price, location and future prospects come together in such a way as to create value for shareholders. Mobimo invests in promising locations in Switzerland. We see these primarily as the economic areas of Zurich and Lausanne / Geneva, as well as those of Basel, Lucerne / Zug, Aarau and St. Gallen. Investments are only made in good locations.

Good portfolio mix

Over the medium term, the investment portfolio comprises approximately one-third residential usage, one-third office usage and one-third other commercial usage.

Active portfolio management

The real estate portfolio is optimised and adjusted on an ongoing basis. Value is rigorously maintained and increased by cultivating relations with lessees, increases in the level of rental occupancy, cost optimisation and the implementation of effective marketing strategies.

Value through development

Real estate development focuses on three areas:

- the development, construction and sale of owner-occupied residential property
- the development and construction of investment properties for the company's own portfolio and for third parties
- the continued development and optimisation of the proprietary real estate portfolio.

Following the continued expansion of the real estate portfolio, development properties now account for around one-quarter of the overall portfolio over the medium term.

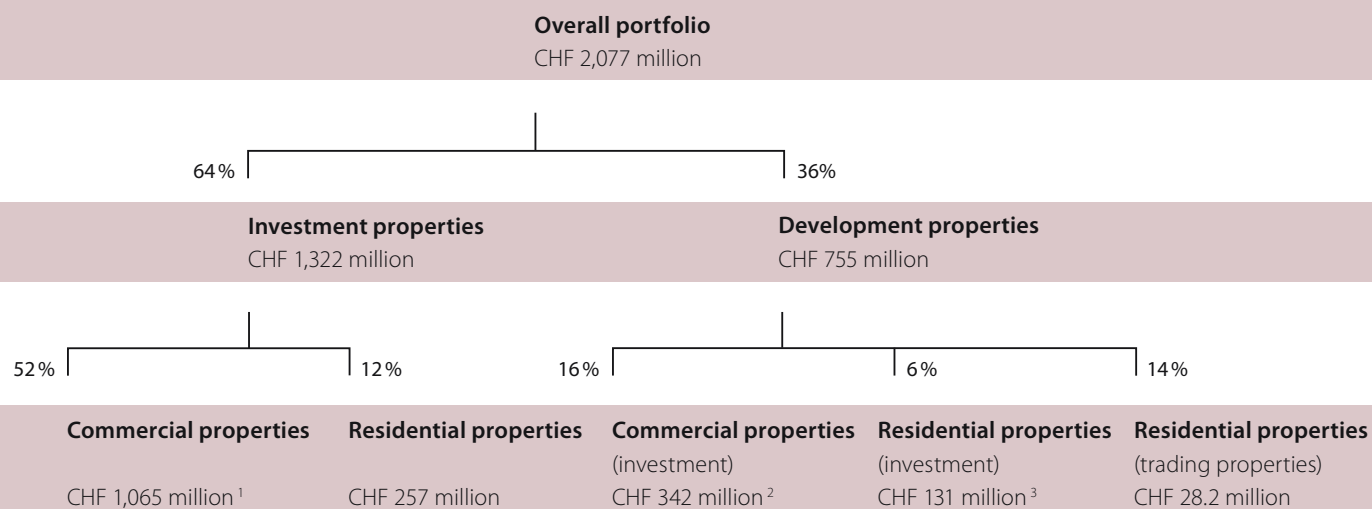
Solid financing

Mobimo can borrow on both a short and long-term basis. Equity should amount to at least 40 % of total assets.

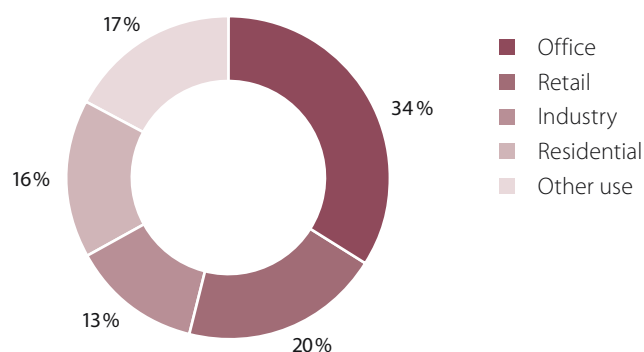
Profitable investment

The Mobimo share regularly generates high dividends. It is characterised by a steady development in value and a high payout ratio.

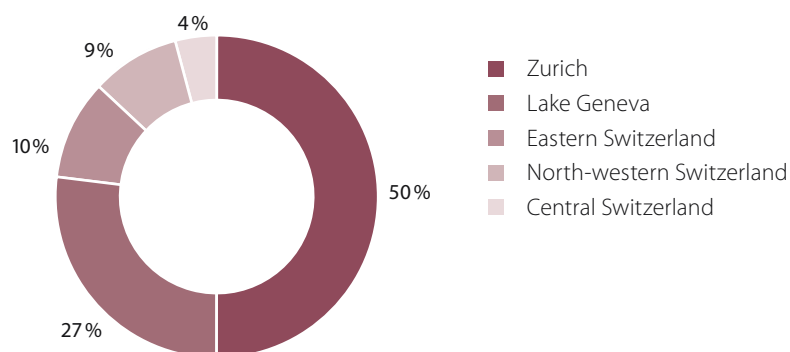
REAL ESTATE PORTFOLIO AS AT 30 JUNE 2011



PORTFOLIO MIX AS AT 30 JUNE 2011⁴



BREAKDOWN OF PORTFOLIO BY ECONOMIC AREA⁵



¹ Including owner occupied properties

² Including commercial property Zurich, Turbinenstrasse, Hotel (Mobimo Tower); Horgen, Seestrasse 93; Lausanne, Place de l'Europe 6 and Lausanne, Rue de Genève 7; Aarau, Polygon – Industriestrasse, site 3 (investment properties under construction) as own-portfolio developments

³ Including residential properties Lausanne, Beau Séjour 8; Zurich, Manessestrasse 190/192 and Zurich, Turbinenstrasse, City West – site C (investment properties under construction) as own-portfolio developments

⁴ Breakdown of target rental income by type of use

⁵ Breakdown of market / carrying amounts of properties by economic area

I. Overview

Share information

Share information as at 30 June (prior years as at 31 December)	2011	2010	2009	2008	2007
Share capital (in TCHF)	148,900	148,804	192,035	204,230	243,232
No. of registered shares issued	5,134,469	5,131,170	5,053,552	4,355,323	4,343,425
Nominal value per registered share (in CHF)	29	29	38	47	56
Of which treasury shares	1,763	1,071	4,373	10,000	0
No. of registered shares outstanding	5,132,706	5,130,099	5,049,179	4,345,323	4,343,425

Key share data

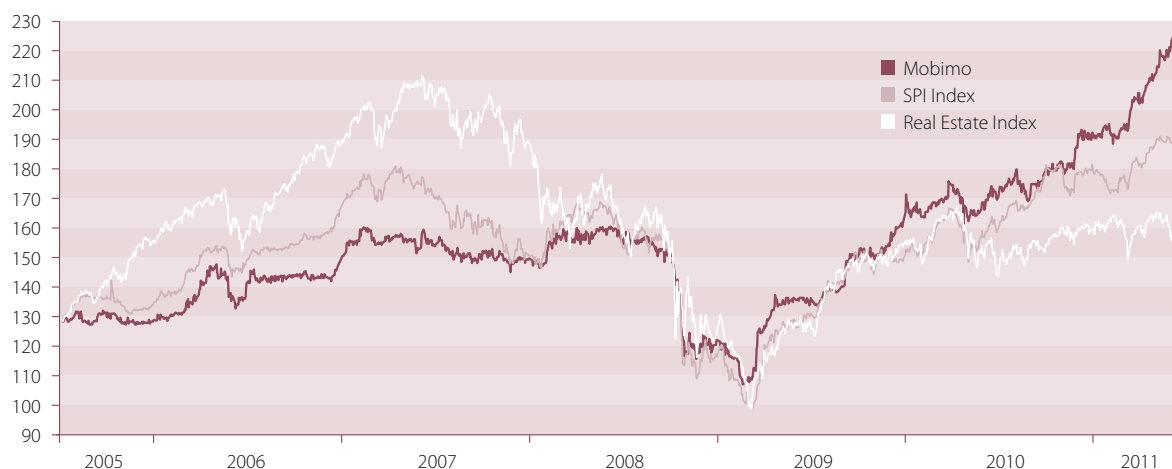
Key data in CHF as at 30 June	2011	2010	2009	2008	2007
Earnings per share	6.72	5.68	8.18	6.80	5.13
Earnings per share not including revaluation	4.29	3.24	6.61	5.30	3.91
NAV per share, after options and conversion rights	188.28	191.43	176.74	183.27	171.70
Share price – high ¹	224.60	191.90	142.87	166.91	166.70
Share price – low ¹	196.00	176.00	110.88	152.36	157.52
Half-year-end price ¹	217.70	188.00	139.19	160.92	160.92
Average no. of shares traded per day	8,646	6,291	4,734	3,975	3,974
Market capitalisation (in CHF million)	1,117.8	955.1	634.4	816.6	814.7

Source: SIX Swiss Exchange

The registered shares of Mobimo Holding AG are traded on the main segment of the SIX Swiss Exchange in Zurich. Code: MOBN / Swiss security no.: 1110887 / ISIN code: CH0011108872, Bloomberg: MOBN SW Equity / Reuters: MOBN.S The latest stock market data can be found at www.mobimo.ch

II. Share price performance

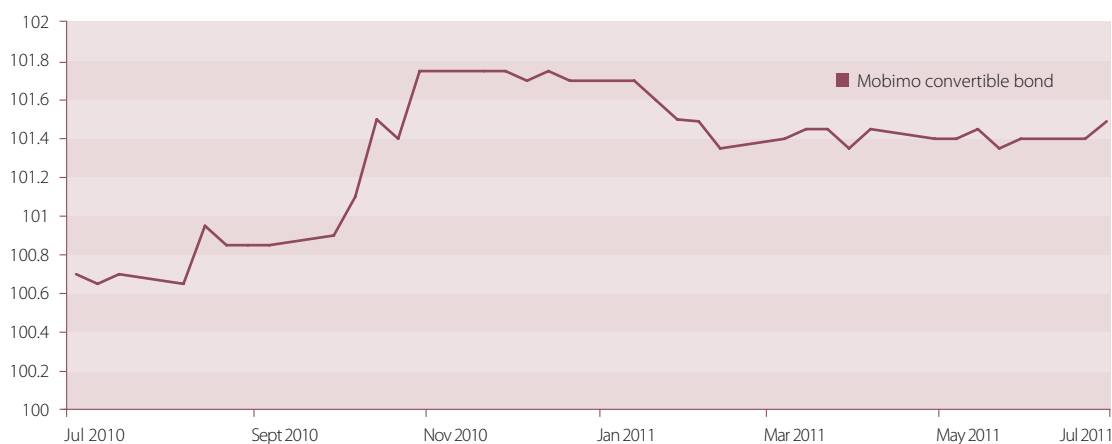
23 June 2005 to 30 June 2011



Mobimo's share price went up by 9.0% in the first half of 2011, rising from CHF 199.70 to CHF 217.70. As at 30 June 2011 Mobimo's share price of CHF 217.70 was 15.6% above the diluted NAV of CHF 188.28. The liquidity of the Mobimo share and the trading volume remained positive. The average number of shares traded per day was 8,646 (prior year 6,780). This was equivalent to a daily trading volume of approximately CHF 1.8 million (prior year CHF 1.2 million). The Mobimo share posted a total trading volume of CHF 224 million (prior year CHF 143 million) on the SIX Swiss Exchange in the first half of 2011.

¹ Historical prices restated (source: Bloomberg)

III. Convertible bond



Source: Bloomberg

The convertible bonds of Mobimo Holding AG are traded on the SIX Swiss Exchange in Zurich in accordance with the Standard for Bonds.

Code: MOB10 / Swiss security no.: 11299133 / ISIN code: CH0112991333, Bloomberg: MOBIMO Corp. / Reuters: CH11299133

In June 2011 Mobimo successfully completed a CHF 175 million convertible bond issue with a coupon of 2.125 %, maturing in mid-2014, and a conversion price of CHF 210.37.

Published credit ratings for Mobimo: UBS: BBB stable; ZKB: BBB+.

IV. Shareholders

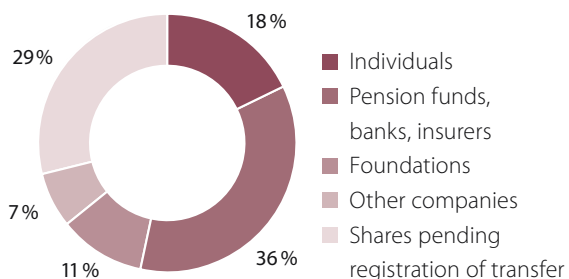
Significant shareholders

The following shareholders held more than 3% of the share capital as at 30 June 2011:

Zuger Pensionskasse, 3.41%

Free float as at 30 June 2011 (as per SIX Swiss Exchange definition): 100 %

Shareholder structure



V. Communication

Mobimo provides information on its business performance via annual and half-year reports prepared in English, German and French. Price-relevant facts are communicated via ad hoc notices.

Information on our company, the Mobimo share, key dates and answers to commonly asked questions can be found on the website www.mobimo.ch. The information is updated on an ongoing basis.

To protect the environment and keep costs down, print versions of Mobimo Holding AG's annual and half-year reports are only sent out by post upon request.

VI. Contact addresses and calendar

Mobimo Holding AG
Dr. Christoph Caviezel, CEO
Manuel Itten, CFO
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ir@mobimo.ch

Share register

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info@sharecomm.ch

General Meeting 2012

18 April 2012, Métropole Lausanne

Financial reporting 2011

6 March 2012





FIRST HALF OF 2011

Investment property
Rental apartments

Lausanne, "Beau-Séjour"
Rue Beau-Séjour 8



View over Lake Geneva

STRONG BUSINESS MOMENTUM IN THE FIRST HALF OF 2011

DEAR SHAREHOLDERS,
LADIES AND GENTLEMEN

In the first half of 2011, Mobimo Holding AG continued to pursue its systematic growth strategy. Major construction projects such as the Beau-Séjour residential development and the Genève 7 commercial property in Lausanne were completed, whilst work got under way on key building projects such as Torfeld Süd in Aarau, the OVA site in Affoltern am Albis and the "am Pfingstweidpark" housing development in Zurich City West. In addition, attractive new projects were steadily added to the pipeline. At the same time, the portfolio of investment properties with a value of over CHF 50 million was adjusted. A milestone in Mobimo's history is the completion of the Mobimo Tower and the handover of the Renaissance Zurich Tower Hotel to its new tenant, SV Group.

Gratifying performance in all areas

In terms of the numbers, Mobimo's business performance in the first half of 2011 was as follows. Rental income was practically unchanged against the prior-year figure at CHF 42.9 million. Positive contributions came from the improvement in rental income from the existing portfolio, a further fall in the vacancy rate from 5.1 % to a low 4.4 % and the addition of new Mobimo-built investment properties, particularly residential ones. On the other hand, extensive portfolio optimisation over the last twelve months (to the tune of around CHF 140 million) acted to reduce total rental income. Completion of the Beau-Séjour residential development and the mixed-use Rue de Genève 7 premises in Lausanne as well as securing a tenant for the Renaissance Zurich Tower Hotel in the Mobimo Tower from August will give a further boost to rental income in the second half of the year.

Sales of condominium properties also continued to perform well. In the period under review, apartments with a value just short of CHF 30 million were sold. Interest in buying residential property remains buoyant, even if the banks have become more restrictive in their mortgage lending. Mobimo's sales success in the first half is not (yet) reflected in the income statement, as practically no transfers of ownership

have taken place. However, the income expected from these operations will be above par in the second half, particularly given the completion of the Mobimo Tower along with other smaller projects.

The total value of the portfolio at the end of the reporting period was CHF 2,077.0 million (end of 2010: CHF 2,011.9 million). This includes revaluation gains of over CHF 16.6 million due to progress on projects and optimised utilisation. In addition, the sale of four properties in Oberglatt, Frenkendorf and Tagelswangen produced profits of CHF 1.1 million. This means the major portfolio optimisation initiated two years ago is almost complete.

A well-stocked project pipeline

Market demand for investment properties remains high, which in some cases has driven prices to high levels. Mobimo therefore continues to concentrate on buying properties and sites with scope for development and expansion, giving it the opportunity to add value. The good reputation it enjoys on the market as a developer has brought increasing opportunities in recent years, leading to a very well-stocked project pipeline. In June construction work began on the Torfeld Süd site in Aarau – the first project from the development department to be sold directly to an institutional investor. From 2012 this service is to be progressively expanded, and a new business area has been created to handle it.

Attractive new developments and projects

Not only in Aarau but also in Lausanne (Pepinières) and Zurich ("am Pfingsweidpark") work began on major construction projects, or is just about to commence. An attractive new use has been found for the old Grob factory site in Horgen on Lake Zurich. The old machine rooms in Horgen will house a vintage car centre with all the accompanying services such as a catering and events zone. In Zurich Altstetten, Mobimo acquired the old Labitzke site, on which it plans to build a residential complex with around 300 mid-priced apartments for rent.

Mobimo shares perform positively and become more liquid

Mobimo's solid performance was also rewarded on the capital market. In the period under review, the share price rose by 14% including a dividend of CHF 9.00. With the inclusion of our share in the EPRA index of leading European real estate stocks, trading in our share also saw a further significant pick-up.

Outlook

The Board of Directors and the Executive Board are confident about the Group's performance over the rest of the financial year. At the end of the first half, all the signs indicate that Mobimo will achieve a full-year result for 2011 that will enable us to continue our attractive dividend policy.

With many thanks for the trust you have placed in us,



Urs Ledermann

Chairman of the Board
of Directors



Dr. Christoph Caviezel

Chief Executive Officer

SOLID PERFORMANCE IN ALL AREAS

In the first half of 2011, Mobimo recorded another solid performance. Total profit, at CHF 34.5 million (prior year CHF 28.8 million), was up 20% on the prior-year period. Before revaluations, profit was CHF 22.0 million (prior year CHF 16.4 million), an increase of 30% over the prior-year period. This translates into an 18% rise in earnings per share to CHF 6.72 (prior year CHF 5.68) and 32% higher earnings per share before revaluations of CHF 4.29 for the period (prior year CHF 3.24). The total value of the portfolio rose to CHF 2,077.0 million (end-2010 CHF 2,011.9 million).

At CHF 37.1 million (prior year CHF 38.2 million), net rental income in the first half was on a par with the prior-year period. As expected, net income from the sale of trading properties was a low CHF 0.5 million in the first half (prior year CHF 4.6 million), on account of the small number of projects in which residential properties were transferred to the ownership of the buyers. At CHF 16.6 million (prior year CHF 16.5 million), net income from revaluations was on a par with the prior-year period. The revaluation gains are largely attributable to operating performance, with CHF 4.1 million stemming from the development of properties under construction for the company's own portfolio and CHF 11.3 million from successful lettings and developments in the existing portfolio. The share of revaluation gains accounted for by market factors amounted to CHF 1.2 million.

The ruling issued by the Swiss Federal Supreme Court on 4 April 2011 put an end to a long-running legal dispute between Mobimo Holding AG ("Mobimo") and the City of Zurich with respect to various aspects of the assessment of property gains tax. As a result of the Supreme Court ruling, which was positive for Mobimo, tax provisions no longer needed were released in the reporting period. This led, as a non-recurring effect, to a very low tax expense figure of CHF 1.3 million in the first half (prior year CHF 7.0 million).

Solid financing structure and attractive yield spread

With an equity ratio of 43%, Mobimo remains solidly financed.

The average residual maturity of financial liabilities fell slightly for a short period, from 5.1 years to 4.8 years. In renewing financial liabilities, the focus remains on locking in favourable interest rates for the long term and thus extending the average residual maturity.

The net yield achieved on investment properties in the first six months of the year was 5.0% (end-2010 5.1%). After deducting average borrowing costs of 3.0%, the yield spread is 2.0% (end-2010 2.2%).

Stable rental income performance and reduction of vacancy rate

Income from rentals came to CHF 42.9 million (prior year CHF 43.7 million) in the first half of the year. In the previous year eleven properties were sold as part of the portfolio adjustment process, whilst in the first half of 2011 a further four were sold. These portfolio adjustments reduced potential rental income by CHF 12.3 million a year. This decline was offset by the purchase of three properties in the same period and by rental income from completed properties in the first half of 2011. In the second half of the year, potential rental income will increase by about another CHF 16.5 million a year as the following properties under construction are completed and let:

- Lausanne, Place de l'Europe 6
- Lausanne, Rue de Genève 7
- Lausanne, Rue Beau-Séjour 8
- Zurich, Manessestrasse 190 / 192
- Zurich, Turbinenstrasse Hotel (Mobimo Tower)

As at 30 June 2011, the vacancy rate in investment properties was further reduced and was a low 4.4% (end-2010 5.1%). Good demand for rental space and the positive effects of the portfolio adjustments were responsible for this excellent result.

The sale of the following four commercial properties:

- Frenkendorf, Parkstrasse 2
- Frenkendorf, Parkstrasse 6
- Oberglatt, Aspstrasse 12
- Tagelswangen, Lindauerstrasse 17; Ringstrasse 30

as well as additional smaller-scale assignments of land for a total price of CHF 54.9 million resulted in a profit of CHF 1.1 million.

Residential development construction proceeding as planned

As expected, and as in the previous year, a low level of income from the sale of trading properties was recorded in the first half of 2011, at CHF 29.1 million (prior year CHF 37.8 million). The reason for this was that in the first half year, because of the progress of construction, residential properties from only two developments:

- Horgen, Stockerstrasse 40 – 42 (Wiesental I)
- Winterthur, Museumstrasse 3

were transferred to the ownership of buyers. During the second half year, ownership will be transferred in the following projects:

- Wädenswil, Rötibodenstrasse
- Zurich, Turbinenstrasse (Mobimo Tower, apartments)

As at 30 June 2011, notarised sales agreements to the value of around CHF 100 million had been completed for these projects, which will generate proceeds when the ownership of the properties is transferred.

Overall, work on all home ownership development projects in the first half of 2011 proceeded as planned.

Attractive project pipeline

Growth of Mobimo's business is driven by the focused development of residential and commercial properties, with the quality of the portfolio being optimised on an ongoing basis. In the first half of the year, the following properties were under construction or at the completion stage:

- Aarau, Polygon – Industriestrasse
- Horgen, Seestrasse 93
- Lausanne, Place de l'Europe 6
- Lausanne, Rue de Genève 7
- Lausanne, Rue Beau-Séjour 8
- Zurich, Manessestrasse 190/192
- Zurich, Turbinenstrasse Hotel (Mobimo Tower)
- Zurich, Turbinenstrasse, City West – site C



The total investment in these projects for the company's own portfolio is around CHF 440 million. In addition, the following projects for the company's own portfolio, involving an investment totalling CHF 820 million, are being planned:

- Aarau, Torfeld site 1
- Aarau, Torfeld site 2
- Aarau, Torfeld site 4
- Affoltern a.A., OVA site
- Kriens, Mattenhof site
- Lausanne, Côtes-de-Montbenon
- Lausanne, Pépinières
- Lausanne, Rue de Genève 19/21
- Lausanne, post office
- Lausanne, Vigie 3
- Regensdorf, Im Pfand
- Zurich, Albulastrasse / Hohlstrasse (Labitzke site)
- Zurich, Letzigraben

The properties under construction and planned for the company's own portfolio will bring additional rental income potential of over CHF 70 million a year.

Increase in liquidity

The shares closed at CHF 217.70 on 30 June, putting them 9% above the year-end price of CHF 199.70 as at 31 December 2010. This equates to a total performance of 14% in the first half of 2011, taking the dividend of CHF 9.00 per share into account. Against the diluted NAV of CHF 188.28, the closing price of CHF 217.70 is at a premium of 16% (prior year premium of 5% against diluted NAV of CHF 190.45). The average trading volume in the first half year was 8,646 shares per trading day (prior year 6,780 shares per trading day), which represents another significant increase in the liquidity of the shares. On 20 June Mobimo share was included in the FTSE EPROM/ARE index, which is likely to have a further positive impact on the liquidity of the shares.



Laying the foundation stone
Torfeld Süd, Aarau



Investment property
Commercial property

Aarau, "Polygon"
Torfeld Süd site





Development property
Condominiums and rental apartments

Adliswil, "Wilacker"
Bernhofstrasse 37a – 45a









FINANCIAL REPORT

Development property
Condominiums

Horgen, "Wisental"
Gumelenstrasse 1-9



1 CONSOLIDATED INTERIM FINANCIAL STATEMENTS

1.1 CONSOLIDATED BALANCE SHEET

All amounts in TCHF	Note	30. 06. 2011	31. 12. 2010
Assets			
Current assets			
Cash	3	65,566	92,773
Trade receivables		15,410	5,705
Derivative financial instruments		0	180
Other receivables		23,821	16,865
Trading properties	4	282,418	286,837
Accrued income and prepaid expenses		5,444	3,009
Assets held for sale		0	1,367
Total current assets		392,659	406,736
Non-current assets			
Investment properties			
– Commercial properties	5	1,203,125	1,234,893
– Residential properties	5	256,938	202,829
– Investment properties under construction	5	318,431	270,946
Property, plant and equipment			
– Owner occupied properties	6	16,048	16,409
– Other property, plant and equipment	6	911	875
Intangible assets		4,521	11,099
Investments in associates	7	19,113	17,841
Financial assets		2,553	2,952
Derivative financial instruments		184	0
Total non-current assets		1,821,825	1,757,844
Total assets		2,214,484	2,164,580

All amounts in TCHF	Note	30. 06. 2011	31. 12. 2010
Equity and liabilities			
Liabilities			
Current liabilities			
Current financial liabilities	8	202,387	168,996
Trade payables		21,095	13,929
Current tax liabilities		37,209	35,725
Derivative financial instruments		183	93
Other payables		2,985	2,177
Advance payments from buyers		33,526	25,158
Accrued expenses and deferred income		11,896	19,921
Total current liabilities		309,282	265,998
Non-current liabilities			
Non-current financial liabilities	8	837,503	815,131
Employee benefit obligation		2,269	2,310
Derivative financial instruments		7,644	8,311
Deferred tax liabilities		100,303	101,490
Total non-current liabilities		947,719	927,242
Total liabilities		1,257,001	1,193,240
Equity	9		
Share capital		148,900	148,804
Treasury shares		-369	-183
Capital reserves		345,053	391,269
Retained earnings		463,898	431,450
Total equity attributable to the shareholders of Mobimo Holding AG		957,482	971,339
Attributable to non-controlling interests		1	1
Total equity		957,483	971,340
Total equity and liabilities		2,214,484	2,164,580

1.2.1 CONSOLIDATED INCOME STATEMENT

All amounts in TCHF	Note	First half of 2011	First half of 2010
Income from sale of trading properties	11	29,059	37,830
Expenses from sale of trading properties	11	-28,609	-33,272
Profit on sale of trading properties		450	4,558
Income from rental of properties	12	42,878	43,652
Direct expenses for rented properties	12	-5,826	-5,404
Net rental income		37,052	38,248
Gains from revaluation of investment properties	13	20,511	20,650
Losses on revaluation of investment properties	13	-3,879	-4,157
Net income from revaluation		16,632	16,493
Profit on sale of investment properties		1,095	-110
Capitalised own account services		2,452	1,938
Other income		386	245
Personnel expenses	14	-7,584	-7,296
Operating expenses		-2,216	-2,221
Administrative expenses		-1,397	-1,905
Earnings before interest, tax, depreciation and amortisation (EBITDA)		46,870	49,949
Depreciation and amortisation		-717	-623
Earnings before interest and tax (EBIT)		46,153	49,326
Share of profit of associates		1,272	1,603
Financial income	15	1,865	407
Financial expenses		-13,517	-15,551
Earnings before tax (EBT)		35,773	35,785
Tax expenses	16	-1,287	-7,023
Profit		34,486	28,762
Of which attributable to the shareholders of Mobimo Holding AG		34,486	28,750
Of which attributable to non-controlling interests		0	12
EBITDA not including revaluation		30,238	33,456
Operating result (EBIT) not including revaluation		29,521	32,833
Earnings before tax (EBT) not including revaluation		19,141	19,292
Profit after tax not including revaluation (and attributable deferred tax)		22,021	16,392
Earnings per share in CHF			
– including revaluation	10	6.72	5.68
– not including revaluation (and attributable deferred tax)	10	4.29	3.24
Diluted earnings per share in CHF			
– including revaluation	10	6.65	5.60
– not including revaluation (and attributable deferred tax)	10	4.41	3.19

1.2.2 CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

All amounts in TCHF	First half of 2011	First half of 2010
Profit	34,486	28,762
Cash flow hedges:		
– Transfers to income statement	–166	–160
– Tax effect	37	35
Financial assets held for sale (AFS; Olmero):		
– Transfers to income statement	–975	0
Other comprehensive income/loss	–1,104	–125
Total comprehensive income/loss	33,382	28,637
– of which attributable to the shareholders of Mobimo Holding AG	33,382	28,625
– of which attributable to non-controlling interests	0	12

1.3 CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

All amounts in TCHF	Share capital	Treasury shares	Capital reserves	Market value reserve	Hedging reserve	Other retained earnings	Total retained earnings	Equity attributable to the shareholders of Mobimo AG	Non-controlling interests	Total equity
As at 1.1.2010	192,035	-721	370,242	0	1,202	362,597	363,799	925,355	1,531	926,886
Profit 1.1. – 30.6.2010				0		28,750	28,750	28,750	12	28,762
Cash flow hedges:										
– Transfers to income statement ¹					-160		-160	-160		-160
Tax effects					35		35	35		35
Other comprehensive income/loss	0	0	0	0	-125	0	-125	-125		-125
Total comprehensive income/loss	0	0	0	0	-125	28,750	28,625	28,625	12	28,637
Capital increase	1,027							1,027		1,027
Convertible bond ¹			4,001					4,001		4,001
Tax effects ¹			-603					-603		-603
Share-based payments:										
– BoD and management		288	-1					287		287
– Acquisition of property ²		799	17,546					18,345		18,345
Acquisition of treasury shares		-1,939						-1,939		-1,939
Purchase of non-controlling interests		1,287	10					1,297	-1,297	0
As at 30.6.2010	193,062	-286	391,195	0	1,077	391,347	392,424	976,395	246	976,641
As at 1.1.2011	148,804	-183	391,269	975	950	429,524	431,450	971,339	1	971,340
Profit 1. 1. – 30. 6. 2011						34,486	34,486	34,486	0	34,486
Cash flow hedges:										
– Transfers to income statement ¹					-166		-166	-166		-166
Tax effects					37		37	37		37
AFS financial assets ³										
– Transfers to income statement				-975			-975	-975		-975
Other comprehensive income/loss				-975	-129	0	-1,104	-1,104		-1,104
Total comprehensive income/loss				-975	-129	34,486	33,382	33,382	0	33,382
Distribution from capital contribution reserves			-46,204					-46,204		-46,204
Capital increase	96							96		96
Share-based payments:										
– BoD and management		1,643	-12			-933	-933	698		698
Acquisition of treasury shares		-1,829						-1,829		-1,829
As at 30.6.2011	148,900	-369	345,053	0	821	463,077	463,899	957,482	1	957,483

¹ The cash flow hedges and convertible bond are described in Note 8 Financial liabilities

² The purchase of the property, Avenue d'Ouchy 4/6 in Lausanne is described in Note 9

³ Sale of the investment in Olmero AG

1.4 CONSOLIDATED CASH FLOW STATEMENT

All amounts in TCHF	Note	First half of 2011	First half of 2010
Earnings before tax		35,773	35,785
Net gains from revaluation of investment properties	5	-16,632	-16,493
Share-based payments		697	287
Depreciation on property, plant and equipment		555	493
Amortisation of intangible assets		162	130
Loss (profit) on sale of investment property		-1,095	110
Loss (profit) on sale of property, plant and equipment		16	-2
Share of profit of associates		-1,272	-1,603
Financial result		11,652	15,144
Change			
Trade receivables		-1,205	-878
Trading properties		4,978	-10,711
Other receivables and accrued income and prepaid expenses		-10,530	-1,225
Employee benefit obligation		-40	6
Trade payables		7,166	-97
Advance payments from buyers		8,368	9,098
Other current liabilities and accrued expenses and deferred income		-4,816	-5,141
Income tax paid		-400	-2,123
Net cash from operating activities		33,377	22,780
Cash increase from asset deal		0	733
Investments in financial assets		0	-560
Acquisition of investment properties	5	-94,998	-41,007
Acquisition of property, plant and equipment		-246	-69
Acquisition of intangible assets		-4,276	-54
Disposal of financial assets		1,766	3,862
Disposal of investment properties	5	45,983	19,068
Disposal of property, plant and equipment		0	13
Dividends received		69	101
Interest received		238	325
Net cash used in investing activities		-51,464	-17,588
Proceeds from financial liabilities		189,463	322,079
Repayment of financial liabilities		-134,796	-232,721
Net cash from capital increases		96	1,027
Distribution from capital contribution reserves		-46,204	0
Acquisition of treasury shares		-1,829	-1,939
Interest paid		-15,850	-15,062
Net cash used in/from financing activities		-9,120	73,384
Increase in cash		-27,207	78,576
Cash at beginning of reporting period		92,773	27,407
Cash at end of reporting period		65,566	105,983

1.5 NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

1.5.1 Business activities

The Mobimo Group is a real estate company which operates exclusively in Switzerland. Its business activities consist of the long-term holding and managing of commercial, industrial and residential properties, the construction and selling of condominium properties and the development of commercial and 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.

1.5.2 Accounting policies

The unaudited consolidated interim financial statements of the Mobimo Group for the first half of 2011 are produced in accordance with International Accounting Standard 34 (IAS 34) on interim financial reporting and comply with Article 17 on accounting (Accounting Guideline) of the SIX Swiss Exchange.

The consolidated interim financial statements as at 30 June 2011 do not contain all information and disclosures required for annual financial reporting and should therefore be read in conjunction with the consolidated financial statements as at 31 December 2010.

All amounts contained in the consolidated interim financial statements are shown in thousands of Swiss francs (TCHF), unless stated otherwise.

Capitalised own account services were reported separately in the income statement for the first time in the reporting period and the prior-year figures were restated accordingly.

The accounting policies applied in the consolidated interim financial statements correspond to the Group accounting policies set out in the consolidated financial statements for 2010, with the following exceptions: With effect from 1 January 2011, Mobimo now uses the following newly applicable or amended standards and interpretations:

Standard / Interpretation

Amendment to IAS 32 – Financial Instruments: Presentation and Classification of Rights Issues
IFRIC 19 – Extinguishing Financial Liabilities with Equity Instruments
IAS 24 (rev. 2009) – Related Party Disclosures
Amendments to IFRIC 14: IAS 19 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

Improvements to IFRSs (May 2010) – These changes had no effect on these consolidated interim financial statements.

The following new and amended standards and interpretations have been approved, but will not take effect until a later date and have not been implemented in advance in these interim financial statements.

Standard / Interpretation		Entry into force	Planned application by Mobimo
Amendments to IAS 12 – Recovery of Underlying Assets	*	1 July 2011	2012 financial year
Amendments to IFRS 7 Disclosures – Derecognition of Financial Assets	*	1 July 2011	2012 financial year
IFRS 9 – Financial Instruments: Classification and Measurement	**	1 January 2013	2013 financial year
IFRS 10 – Consolidated Financial Statements: establishes principles for the presentation and preparation of consolidated financial statements when an entity controls one or more other entities.	*	1 January 2013	2013 financial year
IFRS 11 – Joint Arrangements: establishes principles for financial reporting by parties to a joint arrangement.	*	1 January 2013	2013 financial year
IFRS 12 – Disclosure of Interests in Other Entities	**	1 January 2013	2013 financial year
IFRS 13 – Fair Value Measurement	**	1 January 2013	2013 financial year
Amendments to IAS 1 Presentation of Items of Other Comprehensive Income	**	1 July 2012	2013 financial year
Amendments to IAS 19 – Elimination of the Corridor Approach	**	1 January 2013	2013 financial year

* No impact, or no material impact, on Mobimo's consolidated financial statements is expected.

** The impact on Mobimo's consolidated financial statements cannot yet be accurately determined.

In preparing the consolidated interim financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, liabilities and contingent assets and liabilities as at the reporting date. If the actual circumstances in the future differ from such estimates and assumptions made by management as at the reporting date to

the best of its knowledge and belief, the initial estimates and assumptions will be adjusted in the reporting period during which the circumstances in question changed. For uncertainties in connection with the implementation of the Swiss Federal Supreme Court ruling of 4 April 2011 relating to property gains tax see Note 16 Tax expense.

1.5.3 Segment reporting

The management structure of the Mobimo Group and thus the internal reporting to the Group's chief operating decision maker is based on the individual divisions. The divisions themselves are structured according to the services and/or activities of the Group.

Reportable segments pursuant to IFRS 8 are the two divisions Portfolio Management and Development. The business activities of these two divisions can be described as follows:

Portfolio Management

Portfolio Management focuses on the long-term holding and managing of commercial and residential properties.

This division also handles the buying and selling of investment properties.

Development

This division is responsible for purchasing land as well as for the construction and sale of residential property (newbuilds and development properties). It also holds land, properties under construction and completed properties which will eventually be transferred to the investment property portfolio. These investment properties are purchased with certain construction shortcomings or substantial vacancy rates. As soon as the vacancy rate of a development property falls below 10% on a long-term basis, it is reclassified as an investment property on 1 January of the subsequent year (and is thus transferred to the Portfolio Management division). Investment properties with a long-term vacancy rate of over 10% where vacancy is unlikely to be brought below 10% on a long-term basis without significant refurbishment measures are transferred from investment properties to development properties.

The Board of Directors, as the chief operating decision maker, monitors the results of the individual divisions on the basis of EBIT. These figures are determined using the same accounting principles as in the consolidated annual financial statements prepared in accordance with IFRS. Income tax and interest are not included in the segment results and are recognised under Reconciliation. The costs of central functions such as Finance and IT, Marketing and Communication, Legal Services and Central Services, like the expenses for the Executive Board, are allocated to the segments on the basis of usage. The other revenues and expenses in connection with the Board of Directors are not allocated to the segments and are likewise reported under Reconciliation.

Segment assets include investment properties, investment properties under construction, owner occupied properties, trading properties and trade receivables. All the other assets are not allocated to the segments. Segment assets are measured in the same way as in the consolidated financial statements prepared in accordance with IFRS.

There were no transactions between the individual segments and there was thus no need to eliminate intersegment transactions.

Since Mobimo operates exclusively in Switzerland, there is no need for a breakdown of revenues and non-current assets by geographical area.

Mobimo did not enter into any transactions with clients amounting to more than 10% of Group revenues.

A further breakdown of income from rental of properties by sub-segment (commercial, residential and trading properties) can be found in Note 12.

Segment information for first half of 2011

All amounts in TCHF	Portfolio Management	Development	Total segments	Reconciliation	Total
Income from sale of trading properties		29,059	29,059		29,059
Income from rental of properties	37,100	5,778	42,878		42,878
Net income from revaluation	12,620	4,012	16,632		16,632
Profit on sale of investment properties	1,097	–2	1,095		1,095
Total segment income	50,818	38,847	89,665	0	89,665
Segment result EBIT	42,704	3,813	46,517	–364	46,153
Financial result					–10,380
Earnings before tax (EBT)					35,773
Tax					–1,287
Profit					34,486
Trading properties		282,418	282,418		282,418
Investment properties	1,305,912	154,151	1,460,063		1,460,063
Owner occupied properties	16,048		16,048		16,048
Investment properties under construction		318,431	318,431		318,431
Trade receivables	15,179	231	15,410		15,410
Total segment assets	1,337,139	755,231	2,092,370		2,092,370
Non-attributed assets				122,114	122,114
Total assets					2,214,484
Depreciation and amortisation	–497	–115	–612	–105	–717
Investments in non-current assets	1,918	93,973	95,891	4,276	100,167

Segment information for first half of 2010

All amounts in TCHF	Portfolio Management	Development	Total segments	Reconciliation	Total
Income from sale of trading properties		37,830	37,830		37,830
Income from rental of properties	40,277	3,375	43,652		43,652
Net income from revaluation	8,212	8,280	16,492		16,492
Profit on sale of investment properties	-110		-110		-110
Total segment income	48,379	49,485	97,864	0	97,864
Segment result EBIT	39,772	10,792	50,564	-1,238	49,326
Financial result					-13,541
Earnings before tax (EBT)					35,785
Tax					-7,023
Profit					28,762
Trading properties		270,247	270,247		270,247
Investment properties	1,370,665	121,836	1,492,501		1,492,501
Owner occupied properties	16,810		16,810		16,810
Investment properties under construction		239,522	239,522		239,522
Trade receivables	5,568	389	5,957		5,957
Total segment assets	1,393,043	631,994	2,025,037	0	2,025,037
Non-attributed assets				141,979	141,979
Total assets					2,167,016
Depreciation and amortisation	-396	-143	-540	-83	-623
Investments in non-current assets	2,936	40,437	43,373	1,611	44,984

1.5.4 Notes to the consolidated financial statements

1. Business combinations

As part of the restructuring of the Mobimo Group, the assets of Mobimo Finance Ltd. were transferred to Mobimo Holding AG and LO Holding Lausanne-Ouchy SA in the first half of 2011 and the company was subsequently liquidated. In addition, the investment in O4Real AG was transferred from Mobimo Holding AG to LO Holding Lausanne-Ouchy SA.

2. Seasonal business

Some of Mobimo's activities do not generate steady income over the course of the year. This applies particularly to income from the sale of residential property. Higher income may be generated in the first or second half of the year depending on the number of properties conveyed or the volume of projects.

3. Cash

Cash is comprised exclusively of current account deposits at Swiss banks. All of the CHF 65.6 million in cash is freely available.

4. Trading properties

	30. 06. 2011	31. 12. 2010
Land	42,334	40,342
Properties under construction	203,589	180,645
Completed real estate and development properties	36,495	65,850
Total trading properties	282,418	286,837

The progress of properties under construction went according to plan and holdings of properties under construction also increased as construction work progressed.

Holdings of completed real estate and development properties decreased due to the successful sale and resulting conveyance of condominiums from the projects: Winterthur Museumsstrasse and Horgen, Stockerstrasse 40 – 42 (Wiesental I). In addition, a residential property in Aarau, Buchserstrasse 32, was acquired.

5. Investment properties

Investment properties developed as follows:

First half of 2011	Commercial properties	Residential properties	Investment properties under construction	30. 06. 2011 Total
Market value as at 1 January 2011	1,234,893	202,829	270,946	1,708,668
Acquisition costs				
As at 1 January 2011	1,104,274	184,195	252,387	1,540,856
Increases from purchases	34,242	0	0	34,242
Increases from investments	3,788	867	56,994	61,649
Disposals	-46,852	0	-62	-46,914
Transfers from intangible assets	0	0	10,691	10,691
Transfers to trading properties	0	0	0	0
Transfers from/to investment properties under construction	-24,844	45,676	-20,832	0
Cumulative acquisition costs as at 30 June 2011	1,070,608	230,738	299,178	1,600,524
Revaluation				
Total as at 1 January 2011	130,618	18,635	18,559	167,812
Positive fair value adjustments	13,268	2,104	5,139	20,511
Negative fair value adjustments	-2,093	-782	-1,004	-3,879
Disposals	-6,471	0	-3	-6,474
Transfers to trading properties	0	0	0	0
Transfers from/to investment properties under construction	-2,805	6,243	-3,438	0
Cumulative revaluation as at 30 June 2011	132,517	26,200	19,253	177,970
Market value as at 30 June 2011	1,203,125	256,938	318,431	1,778,494
(Fire insurance value)	1,246,733	212,824	228,005	1,687,234

2010	Commercial properties	Residential properties	Investment properties under construction	31. 12. 2010 Total
Market value as at 1 January 2010	1,232,806	135,007	237,785	1,605,598
Acquisition costs				
As at 1 January 2010	1,090,517	125,148	229,850	1,445,515
Increases from purchases	88,380	21,624	229,850	110,004
Increases from investments	8,094	531	67,396	76,021
Disposals	-88,859	0	0	-88,859
Transfers to trading properties	0	0	-1,825	-1,825
Transfers between segments	6,142	36,892	-43,034	0
Cumulative acquisition costs as at 31 December 2011	1,104,274	184,195	252,387	1,540,856
Revaluation				
Total as at 1 January 2010	142,289	9,859	7,935	160,083
Positive fair value adjustments	19,768	3,345	16,614	39,727
Negative fair value adjustments	-9,729	-288	-579	-10,596
Disposals	-21,322	0	0	-21,322
Transfers to trading properties	0	0	-81	-81
Transfers between segments	-388	5,718	-5,330	0
Cumulative revaluation as at 31 December 2011	130,618	18,634	18,559	167,811
Market value as at 31 December 2011	1,243,893	202,829	270,946	1,708,668
(Fire insurance value)	(1,244,637)	(160,196)	(155,439)	(1,560,272)

The following investment properties were acquired in the first half of 2011:

Zurich, Hohlstrasse 485 / Albulastrasse 30 – 40	Commercial property
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The sale of four investment properties and land conveyances in Aarau, Torfeld 2, Dübendorf, Zürichstrasse 98 and Zurich, Hardturmstrasse 3 / 5 for a total price of CHF 54.9 million resulted in a profit of CHF 1.1 million. The following investment properties were divested:

Frenkendorf, Parkstrasse 2	Commercial property
Frenkendorf, Parkstrasse 6	Commercial property
Oberglatt, Aspstrasse 12	Commercial property
Tagelswangen, Lindauerstrasse 17; Ringstrasse 30	Commercial property

The following properties are shown under Transfers:

	from	to
Horgen, Seestrasse 43	Investment properties under construction	Residential properties
Zurich, City West, site C	Intangible assets	Investment properties under construction
Horgen, Seestrasse 93	Commercial properties	Investment properties under construction

The property Zurich, City West, site C was transferred from intangible assets to investment properties under construction after completion of the conveyance.

The investment properties were valued by the independent real estate experts Wüest & Partner AG using the DCF method. For the DCF valuations as at 30 June 2011, the discount rates applied averaged 4.82% (4.90% as at 31 December 2010), within a range from 4.1% to 8.0% (4.1% to 6.2% as at 31 December 2010).

6. Property, plant and equipment

Property, plant and equipment comprises owner occupied properties, movables, vehicles and computer hardware. It does not include any leased properties.

Owner occupied properties include the property Küsnacht, Seestrasse 59 with a carrying amount of CHF 12.8 million and part of the properties Place de l'Europe 7 and Rue Côtes-de-Montbenon 16 in Lausanne. The total net carrying amount of the owner occupied properties as at 30 June 2011 was CHF 16.0 million.

7. Investments in associates and joint ventures

	30. 06. 2011	31. 12. 2010
Investment in Flonplex SA, Lausanne (40% stake)	4,773	4,295
Investment in Parking du Centre SA, Lausanne (50% stake)	14,340	13,546
Total	19,113	17,841

8. Financial liabilities

	30. 06. 2011	31. 12. 2010
Building loans	135,000	75,000
Mortgage amortisation due within 12 months	4,428	3,323
Mortgages due for extension or repayment within 12 months	62,959	90,673
Total current financial liabilities	202,387	168,996
Mortgages	668,465	647,023
Convertible bond	169,038	168,108
Total non-current financial liabilities	837,503	815,131
Total financial liabilities	1,039,890	984,128

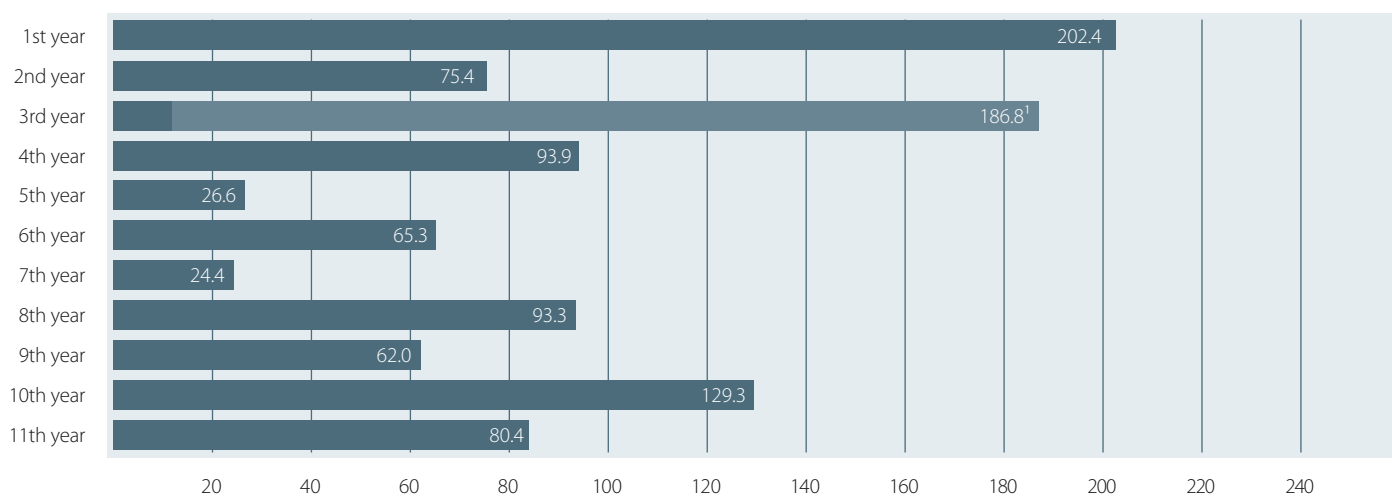
All financial liabilities are denominated in Swiss francs.

As at the reporting date, amounts due were as follows:

	30. 06. 2011	31. 12. 2010
Due within first year	202,387	168,996
Due within second year	75,449	59,393
Due within third year	186,825	56,837
Due within fourth year	93,939	251,293
Due within fifth year	26,621	35,353
Due within sixth year	65,312	4,432
Due within seventh year	24,368	72,066
Due within eighth year	93,313	34,839
Due within ninth year	61,973	70,183
Due within tenth year	129,298	132,748
Due within eleventh year and longer	80,405	97,988
Total financial liabilities	1,039,890	984,128

Mortgages in an amount of CHF 63.0 million (31 December 2010: CHF 90.7 million) and due for repayment within 12 months are accounted for under current financial liabilities since, as at the reporting date, there was no formal agreement for extension beyond 30 June 2012 (or 31 December 2011 as applicable).

Maturity profile (as at 30 June 2011)



The average residual maturity of all financial liabilities as at 30 June 2011 was 4.8 years (FY 2010: 5.1 years).

¹ Non-current financial liabilities include the convertible bond for an amount of CHF 175 million maturing on 30 June 2014 in addition to mortgage liabilities.

Interest rate periods are as follows (term until next interest rate adjustment):

	30. 06. 2011	31. 12. 2010
Up to one year	202,387	168,996
Up to 2 years	75,449	59,393
Up to 3 years	186,825	56,837
Up to 4 years	93,939	251,293
Up to 5 years	26,621	35,353
Over 5 years	454,669	412,255
Total financial liabilities	1,039,890	984,128

Certain mortgage interest rates were hedged in advance by means of forward rate agreements. Such forward rate agreements generally qualify as derivatives embedded in credit agreements and are measured at fair value in accordance with IAS 39. These forward rate agreements were partly classified as cash flow hedges pursuant to IAS 39, and fair value adjustments relating to the effective portion of the hedge are recognised directly in equity via a separate item (hedging reserve). When the hedged interest cash flows occur, cumulative unrealised gains or losses are transferred to the income statement. This applies for the years 2011 to 2022. As at 30 June 2011 and 31 December 2010, there were no derivatives used for cash flow hedges, or the term of the hedged financial liabilities had already started.

Mobimo has concluded forward rate agreements and separate interest rate hedges (swaps) for further mortgages in an amount of CHF 118.3 million. These transactions are not classified as cash flow hedges. Consequently, fair value adjustments were recognised through profit or loss.

The fair value of derivatives was a net CHF –7.6 million as at 30 June 2011 (31 December 2010: CHF –8.2 million).

In addition to mortgage liabilities, non-current financial liabilities also include a convertible bond that was issued on 30 June 2010 with the following features:

Volume CHF 175 million
Interest rate 2.125 % p. a., payable annually on 30 June, with the first payment on 30 June 2011
Term 4 years (30 June 2010–30 June 2014)
Conversion price CHF 210.37
Listing SIX Swiss Exchange
Swiss security no. 11299133

Each convertible bond has a nominal value of CHF 5,000 and can be converted up to seven trading days before the end of the term into registered shares at the conversion price of CHF 210.37 per registered share. A maximum of 831,866 registered shares may be issued at the conversion price under the convertible bond. The company has created conditional capital for the creation of the registered shares. The prospective exercise of conversion rights would dilute earnings per share. The convertible bond can, however, be redeemed early at any time if more than 85 % of the original bond volume is converted and/or redeemed or, after 21 July 2013, if the closing price of Mobimo Holding AG registered shares on the SIX Swiss Exchange (SIX) is 130 % or more of the conversion price over a period of 20 consecutive trading days.

In the period under review, financial expense of CHF 2.2 million was incurred in respect of the convertible bond. In addition, interest of CHF 0.6 million on the convertible bond was capitalised on trading properties and investment properties under construction.

Of the total financial liabilities, CHF 892.4 million bear interest at fixed rates and CHF 147.5 million bear interest at variable rates as at 30 June 2011.

The average rate of interest in the first half of 2011 was 3.02 % (31 December 2010: 2.93 %).

Financial liabilities of CHF 870.9 million are secured via mortgage liens (31 December 2010: CHF 816.0 million). Some of the credit facilities arranged with banks contain covenants pertaining to equity ratio, net gearing, interest coverage factor and portfolio structure which were met over the entire reporting period.

Unsecured bank guarantees of CHF 0.3 million (31 December: CHF 0.3 million) are available for the purposes of securing any property gains taxes payable.

There are also unutilised mortgage and building loan facilities in a total amount of approximately CHF 96.7 million (FY 2010: CHF 170.9 million). The latter can be drawn down as building work progresses and on condition that notarised purchase agreements are presented.

9. Equity

The Annual General Meeting of 6 April 2011 approved a distribution of capital contribution reserves for the financial year 2010 of CHF 9.00 per share, which was paid on 13 April 2011. The par value of Mobimo shares remains at CHF 29.

Changes in equity can be summarised as follows:

No. of shares	Shares issued	Treasury shares	Shares outstanding
As at 1 January 2010	5,053,552	-4,373	5,049,179
Issue of shares from conditional capital for options exercised	77,618		77,618
Acquisition of treasury shares		-10,754	-10,754
Share-based payments for the purchase of properties		4,800	4,800
Share-based payments to Board of Directors and management		1,562	1,562
Acquisition of non-controlling interests settled with treasury shares		7,158	7,158
Shares for former LO shareholders (squeeze-out)		536	536
As at 31 December 2010	5,131,170	-1,071	5,130,099
Issue of shares from conditional capital for options exercised	3,299		3,299
Acquisition of treasury shares		-8,736	-8,736
Share-based payments to Board of Directors and management		8,044	8,044
As at 30 June 2011	5,134,469	-1,763	5,132,706

As at 30 June 2011 share capital was CHF 148.9 million, composed of 5,134,469 registered shares with a nominal value of CHF 29 each. 1,763 treasury shares were held as at that date.

In the first half of 2011, 3,299 option rights were exercised.

There is also conditional share capital of a maximum of CHF 36.46 million for the issue of up to 1,257,335 fully paid-up registered shares with a nominal value of CHF 29 of which

- up to CHF 0.7 million is designated for the exercise of option rights granted to members of the Board of Directors, employees of Group companies and related parties. Shareholders' subscription rights are excluded;
- up to CHF 0.9 million is designated for the exercise of subscription rights created after 5 May 2011 under an employee share option programme. Shareholders' subscription rights are excluded;
- up to CHF 34.8 million is designated for the exercise of conversion and/or option rights connected to convertible bonds, bonds with warrants, similar bonds or other financial market instruments of the company or granted by Group companies. Shareholders' subscription rights are excluded.

Finally, authorised share capital is available allowing the Board of Directors to increase the share capital of the company by a maximum of CHF 63.8 million within two years at the latest via the issue of up to 2,200,000 registered shares, to be fully paid up, with a nominal value of CHF 29 per share.

10. Earnings per share

Earnings per share are calculated from Group profit attributable to the shareholders of Mobimo Holding AG, divided by the weighted average of the number of shares outstanding during the reporting period. Diluted earnings per share additionally take account of any shares arising from the exercise of options and the conversion of convertible bonds into shares.

Net asset value (NAV) per share was CHF 186.55 (31 December 2010: CHF 189.34) and diluted NAV was CHF 188.28 (31 December 2010: CHF 190.45).

11. Profit on sale of trading properties

This profit can be broken down as follows:

	30. 06. 2011	30. 06. 2010
Proceeds from sale of trading properties	29,059	37,830
Total income from sale of trading properties	29,059	37,830
Acquisition costs of trading properties sold	28,566	35,193
Creation of valuation allowances	43	80
Reversal of valuation allowances	0	-2,000
Total expenses from sale of trading properties	28,609	33,272
Profit on sale of trading properties	450	4,558

12. Net rental income

Net rental income can be broken down between the individual divisions as follows:

	30. 06. 2011	30. 06. 2010
Commercial properties	34,838	38,475
Residential properties	7,084	5,032
Income from rental of investment properties	41,922	43,507
Trading properties ¹	956	145
Total income from rental of properties	42,878	43,652
Commercial properties	4,845	4815
Losses on receivables commercial properties	229	-215
Residential properties	645	692
Losses on receivables residential properties	34	5
Investment property expense	5,753	5,297
Rented trading properties	72	118
Losses on receivables trading properties	1	-11
Total direct expenses for rented properties	5,826	5,404
Net rental income	37,052	38,248

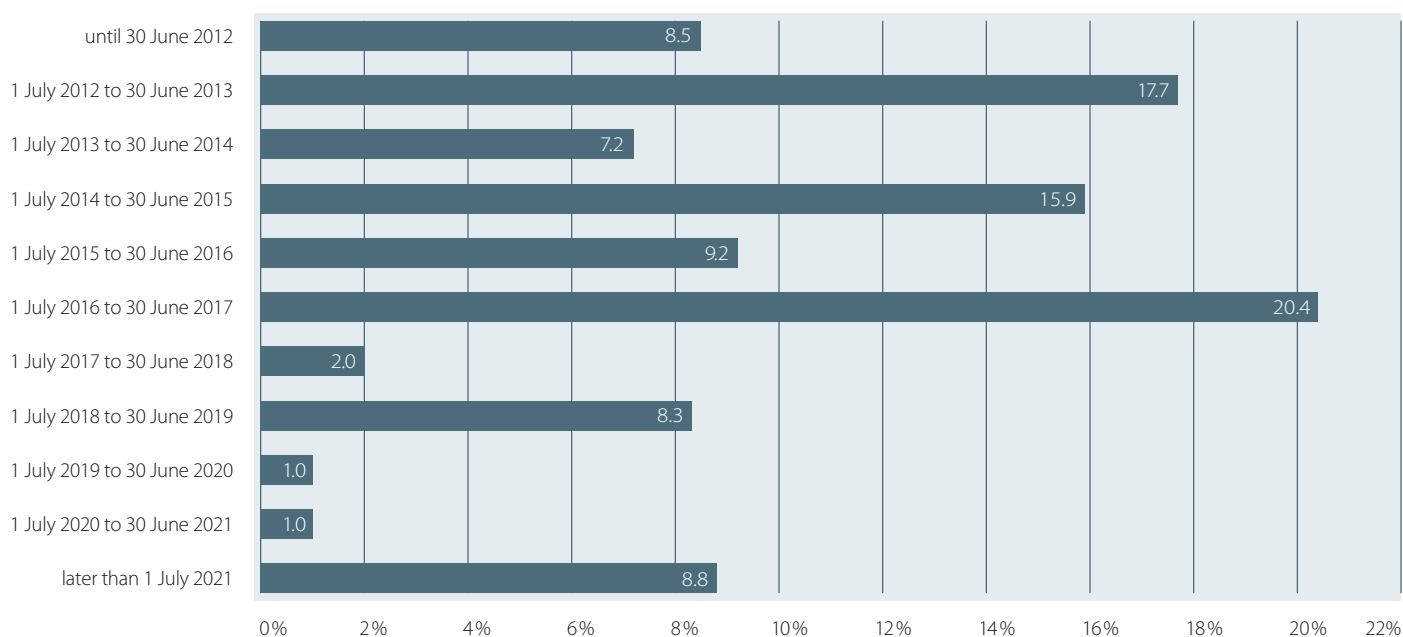
¹ Rental income from development properties

The future rental income set out below will be generated from non-cancellable rental agreements for investment properties:

30 June 2011	Commercial properties	Residential properties	Total
Rental income within 1 year	62,891	1,032	63,923
Rental income within 2 to 5 years	167,426	2,386	169,812
Rental income in over 5 years	107,018	765	107,783
Total future rental income from non-cancellable rental agreements	337,335	4,183	341,518

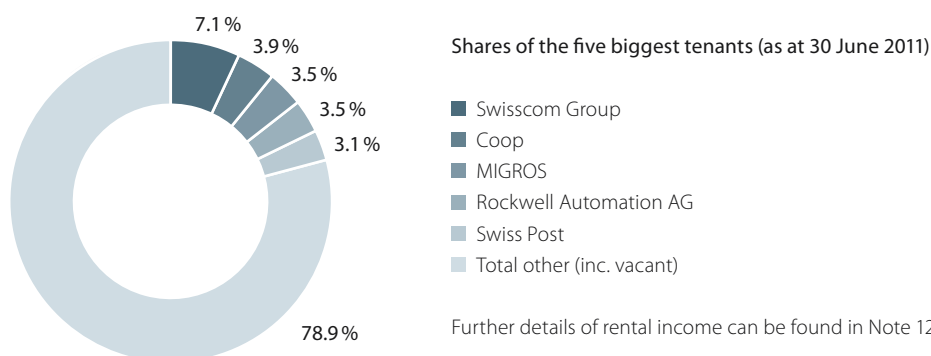
31 December 2010	Commercial properties	Residential properties	Total
Rental income within 1 year	65,109	819	65,928
Rental income within 2 to 5 years	182,136	2,305	184,441
Rental income in over 5 years	113,398	634	114,032
Total future rental income from non-cancellable rental agreements	360,643	3,758	364,401

Residual maturity of fixed-term rental agreements (as at 30 June 2011)



The five biggest tenants account for the following shares of rental income:

Name of tenant	30.06.2011 Share in %	31.12.2010 Share in %
Swisscom Group	7.1	7.0
Coop	3.9	3.8
MIGROS	3.5	3.3
Rockwell Automation AG	3.5	3.8
Swiss Post	3.1	4.0



13. Net income from revaluation

Income can be broken down as follows:

	30. 06. 2011	30. 06. 2010
Gains from revaluation of residential properties	1,322	1,135
Gains from revaluation of commercial properties	11,175	8,308
Gains from revaluation of investment properties under construction	4,135	7,050
Total net income from revaluation	16,632	16,493

14. Personnel expense

The average number of full-time equivalents increased from 69.7 at mid-year 2010 to 75.9 at mid-year 2011 due to the filling of vacancies and increased staffing levels in certain areas.

15. Financial income

Financial income came to CHF 1,865,000, of which CHF 975,000 consisted of gains on the sale of the investment in Olmero AG.

16. Tax expense

Tax expense was down by around CHF 5.7 million year-on-year. This was mainly attributable to the Swiss Federal Supreme Court judgement, effective as of 4 April 2011, which ended the longstanding legal dispute between Mobimo Holding AG ("Mobimo") and the city of Zurich. The dispute was about the possibility of deducting expenses and loss carryforwards in connection with the assessment of property gains tax. As a result of the Supreme Court ruling in Mobimo's favour the company was able to release tax provisions of CHF 5.5 million. There are still a number of open issues currently being clarified with the local tax authorities relating to how the Supreme Court judgement is to be effectively implemented.

17. Capital commitments

As at 30 June 2011 capital commitments amounted to CHF 76.9 million and related to the following investment properties under construction: Aarau Polygon, Lausanne Beau-Séjour 8, Zurich Manessestrasse 190/192, Zurich Turbinenstrasse City West – site C and Zurich Turbinenstrasse Hotel (Mobimo Tower).

18. Contingent liabilities

There are no contingent liabilities.

19. Events after the reporting date

On 12 July 2011 a long-term project partnership was agreed and announced with Meilenwerk AG for the construction of Meilenwerk Zürichsee in Horgen with an investment volume of CHF 35 million. On 22 July 2011 ownership of the sites City West A and B in Zurich and on 27 July 2011 ownership of the building plot OVA in Affoltern were assigned to Mobimo for CHF 18.1 million and CHF 9.5 million respectively based on notarised sales agreements. In Zurich City West A and B Mobimo plans to build apartments for sale as condominiums, and on the OVA site in Affoltern to build new rental apartments.

The consolidated interim financial statements were approved by the Board of Directors on 19 August 2011. No other events took place between 30 June 2011 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 2011.

2 PROPERTY DETAILS

2.1 TRADING PROPERTY DETAILS

Location	Address	Site area in m ²	Register of polluted sites	Built	Acquired
Land					
Erlenbach	Forch- / Glärnischstrasse	7,037	no		April 07
Herrliberg	Rigiweg	5,082	no		Nov 08
Müllheim	Grüenegg	10,500	no		Mar 11
Weggis	Hertensteinstrasse 105	3,043	no		May 10
		25,662			
Properties under construction					
Adliswil	Wilacker I	7,231	no		Dec 07
Adliswil	Wilacker II	10,935	no		Dec 07
Adliswil	Wilacker III	4,500	no		Dec 07
Horgen	Stockerstrasse 40 – 42 (Wiesental II)	7,047	no		Nov 05
Wädenswil	Rötibodenstrasse	3,740	no		Oct 07
Zurich	Hinterbergstrasse ²	1,465	no		July 10
Zurich	Turbinenstrasse (Mobimo Tower)	1,936	no		May 08
		36,854			
Completed real estate and development properties					
Aarau	Buchserstrasse 32	241	no		Mar 11
Egerkingen	Einschlagstrasse		no		Mar 11
Horgen	Stockerstrasse 27 – 29	5,490	no		Nov 05
Horgen	Stockerstrasse 40 – 42 (Wiesental I)	7,633	no		Nov 05
Horgen	Stockerstrasse 54	919	no		Nov 06
Lucerne	Guggistrasse 10 / 12 / 12a ²	3,004	no	1979	July 07
St. Moritz	Via Maistra 29 ²	557	no		July 10
Winterthur	Museumstrasse 3 ²	2,550	no	1970	Dec 98
Zurich	Im Brächli 5 / 7 / 9 ²	2,144	no	1955	Aug 09
		22,538			

¹ Status: certified purchase agreement

² Development properties

³ Sale as project

Description	Sales volumes in TCHF	Project status 30.06.2011	Realisation	Carrying amount 30.06.11 in TCHF	Sales status 30.06.2011 ¹
n.a. ³	open	in planning	n.a. ³	12,868	1/1
8 condominiums	open	in planning	2012/13	17,689	0/8
open	open	in planning	open	1,867	open
open	open	in planning	open	9,911	open
	0			42,334	
33 condominiums	34,538	construction project	2010/12	18,064	15/33
24 condominiums	27,605	construction project	2010/12	14,177	1/24
3 apartment buildings	18,000	construction project	2010/12	9,889	3/3 AB
43 condominiums	51,440	construction project	2011/13	17,125	0/43
16 condominiums	25,114	construction project	2010/11	16,337	15/16
10 condominiums	25,285	in planning	2011/12	10,765	8/10
53 condominiums	174,140	construction project	2008/11	117,232	29/53
	356,133			203,589	
residential property	open	in planning	open	471	open
3 condominiums	open	for sale	open	4,731	0/3
39 condominiums	41,341	for sale	2007/09	30	39/39
47 condominiums	60,268	for sale	2008/10	6,294	45/47
4 condominiums	9,091	for sale	2009/10	1,499	3/4
9 condominiums	15,956	for sale	2008/11	20	9/9
open	open	in planning	open	15,357	open
18 condominiums	20,403	for sale	2010/11	40	18/18
open	open	in planning	open	8,052	open
	147,058			36,495	

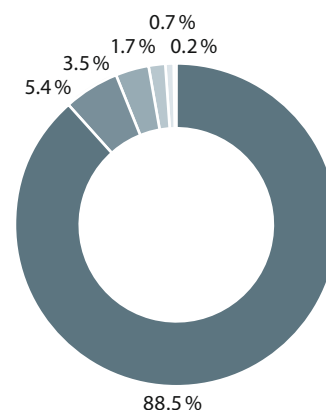
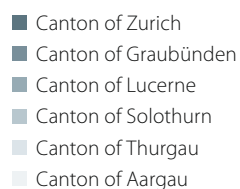
GEOGRAPHIC BREAKDOWN OF TRADING PROPERTIES

As at 30 June 2011,
20 trading properties were recognised in the
balance sheet, of which

- 15 were newbuild projects (prior year 15)
- 5 development properties (prior year 5)

Most residential development properties are
located in the Canton of Zurich, primarily the
city of Zurich itself and the Lake Zurich region.

Percentage breakdown
of carrying amounts
in CHF



2 PROPERTY DETAILS

2.2 COMMERCIAL PROPERTY DETAILS

Location	Address	Acquired	Built	Year renovated
Aarau	Bahnhofstrasse 102 (Mediapark)	Mar 2004	1975	1998
Aesch	Pfeffingerring 201	May 2007	1973	
Baden-Dättwil	Im Langacker 20/20a/22	Jun 2004	1972	1988
Brugg	Bahnhofstrasse 11	Jun 2006	2005	
Bülach	Bahnhofstrasse 39	Sep 2005	1969	1995
Bülach	Schlosserstrasse 4 (Ifang)	Oct 1999	1991	
Dierikon	Pilatusstrasse 2	May 2009	1990	2007
Dietikon	Lerzenstrasse 12	Jun 2005	1983/1986	
Dübendorf	Sonnentalstrasse 5	Mar/Dec 1999	1975	2000
Dübendorf	Zürichstrasse 98	Jan 2000	1965	1983
Herisau	Obstmarkt 1	July 2008	1984	
Horgen	Seestrasse 80	Nov 2005	1960	
Horgen	Seestrasse 82	Nov 2005	2010/2011	
Kreuzlingen	Hauptstrasse 37	Sep 2005	1987	
Kreuzlingen	Leubernerstrasse 3	Nov 2006	1983/2003	2003
Kreuzlingen	Lengwilerstrasse 2	Apr 2007	2007	
Kriens	Sternmatt 6	Feb 2004	1986	
Lausanne	Avenue d'Ouchy 4/6	May 2010	1962	1996
Lausanne	Flonplex	Nov 2009	n/a	
Lausanne	Parking du Centre	Nov 2009	n/a	
Lausanne	Place de la Gare 4	Nov 2009	1961	2000
Lausanne	Place de la Navigation 4-6	Nov 2009	1895	
Lausanne	Place de l'Europe 7	Nov 2009	1905	2001
Lausanne	Place de l'Europe 8	Nov 2009	1911	
Lausanne	Place de l'Europe 9	Nov 2009	1900	2002
Lausanne	Rue de Genève 2/4/6/8	Nov 2009	1904	2002
Lausanne	Rue de Genève 17	Nov 2009	1984	2002
Lausanne	Rue de la Vigie 3	Nov 2009	1964	
Lausanne	Rue de la Vigie 5	Nov 2009	1963	1988
Lausanne	Rue des Côtes-de-Montbenon 6	Nov 2009	1921	2009
Lausanne	Rue des Côtes-de-Montbenon 8	Nov 2009	1946	1998
Lausanne	Rue des Côtes-de-Montbenon 16	Nov 2009	1912	2007
Lausanne	Rue des Côtes-de-Montbenon 24/26	Nov 2009	n/a	
Lausanne	Rue des Côtes-de-Montbenon 28/30	Nov 2009	n/a	
Lausanne	Rue du Port-Franc 9	Nov 2009	1927	2009
Lausanne	Rue du Port-Franc 11 (Miroiterie)	Nov 2009	2006	
Lausanne	Rue du Port-Franc 17	Nov 2009	2002	
Lausanne	Rue du Port-Franc 20; Rue de Genève 33	Nov 2009	2005	
Lausanne	Rue du Port-Franc 22; Rue de la Vigie 1	Nov 2009	2005	
Lausanne	Vallée du Flon (phase I)	Nov 2009	n/a	2007
Lausanne	Vallée du Flon (phase II)	Nov 2009	n/a	2009
Lausanne	Voie du Chariot 3	Nov 2009	2008	
Lausanne	Voie du Chariot 4/6	Nov 2009	2008	
Lausanne	Voie du Chariot 5/7	Nov 2009	2008	
Lucerne	Alpenstrasse 9	Jun 2007	1890	2001
Neuhausen	Victor-von-Bruns-Strasse 19	Mar 2007	2007	

¹ Target gross yield as at reporting date 30.06.2011 as % of market value

² Vacancy rate as % of target rental income

Market value in TCHF	Acquisition costs in TCHF	Gross yield in % ¹	Target rental revenues in TCHF	Vacancy rate as at 30.06.2011 in % ²	Vacant surface area as at 30.06.2011 in %
26,140		7.5	1,965	10.8	8.7
26,970		7.3	1,967	0.0	0.0
17,730		7.4	1,317	13.0	13.8
26,920		5.7	1,530	2.8	2.4
2,890		6.3	183	0.0	0.0
13,560		7.9	1,070	14.4	7.8
11,240		6.6	739	15.5	10.7
9,536		9.7	924	43.6	43.2
26,960		6.8	1,825	14.1	16.6
21,500		6.2	1,339	5.1	4.6
16,380		6.5	1,070	8.5	10.4
7,825		6.6	517	0.2	0.0
6,409		2.7	171	44.1	0.0
11,440		6.1	698	0.0	0.0
65,300		5.6	3,660	0.4	0.8
6,410		5.0	324	0.0	0.0
37,270		8.1	3,021	18.7	20.7
88,310		5.7	4,800	0.0	0.0
4,278		4.9	210	0.0	0.0
7,086		5.6	400	0.0	0.0
21,920		6.3	1,374	0.0	0.0
9,972		6.9	688	0.0	0.0
3,946		5.9	235	0.0	0.0
5,781		6.5	374	0.0	0.0
18,560		6.4	1,193	16.5	15.9
22,250		5.9	1,307	0.0	0.0
17,980		7.6	1,367	0.2	0.6
3,181		5.2	166	0.0	0.0
10,920		7.8	851	0.0	0.0
6,047		5.6	341	0.5	0.8
7,550		7.0	531	0.0	0.0
4,113		6.2	256	0.0	0.0
1,706		4.6	79	0.0	0.0
2,068		3.6	74	0.0	0.0
4,489		7.3	328	0.0	0.0
14,540		5.2	753	3.6	9.6
11,080		6.3	699	0.0	0.0
50,610		6.3	3,193	0.0	0.0
21,310		5.7	1,219	0.0	0.0
1,126		n/a	n/a	n/a	n/a
6,841		n/a	n/a	n/a	n/a
13,030		6.5	845	18.9	25.2
29,870		6.1	1,835	0.0	0.0
28,450		5.8	1,662	1.0	2.2
10,360		4.8	502	0.2	0.9
13,850		5.2	725	0.0	0.0

2 PROPERTY DETAILS

2.2 COMMERCIAL PROPERTY DETAILS

Location	Address	Acquired	Built	Year renovated
Renens	Chemin de la Rueyre 116/118	Mar 2007	1989	
St. Gallen	Schochengasse 6	Feb 2004	1974	2000
St. Gallen	St. Leonhardstrasse 22	Dec 2004	1900	2002
St. Gallen	Wassergasse 42/44	Feb 2004	1966	2000
St. Gallen	Wassergasse 50/52	Feb 2004	1998	
Winterthur	Industriestrasse 26	Oct 1999	1994	2002
Zurich	Bahnhofplatz 4	July 2006	1881	2002
Zurich	Friedaustasse 17	Oct 1998	1968	
Zurich	Hardturmstrasse 3/5 (Mobimo Tower)	Nov 1999	1974	2001
Zurich	Letzigraben 134 – 136	Sep 2006	1958/1975	
Zurich	Rautistrasse 12	Nov 1999	1972	
Zurich	Schiffände 6; Kruggasse 1	May 1998	1950	
Zurich	Stauffacherstrasse 41	Jun 2000	1990	
Zurich	Thurgauerstrasse 23; Siewerdtstrasse 25	Mar 2002	1963/1968/1985	
Zurich	Witikonstrasse 311/311b	Sep 1997	1992	
61	Commercial investment properties			
Aarau	Site 1 – Torfeld Süd	June 2001 / Aug 2008	1967 / 1984	2003
Aarau	Site 2 – Torfeld Süd	Oct 2006	1905 / 1916 / 1929 / 1943 / 1954	
Aarau	Site 3 – Torfeld Süd	June 2001 / Oct 2006	1905 / 1916 / 1929 / 1943 / 1954 / 1974	
Aarau	Site 4 – Torfeld Süd	June 2001 / Oct 2006 / Feb 2009	1905 / 1914 / 1916 / 1929 / 1943 / 1954 / 1967 / 1973	1994
Cham	Alte Steinhauserstrasse 35	Aug. 2003	1984	
Kreuzlingen	Romanshornerstrasse (land)	Nov 2006		
Kriens	Mattenhof (land)	Mar 2005		
Lausanne	Rue de Genève 19	Nov 2009	1893	
Lausanne	Rue de Genève 21	Nov 2009	1902	
Lausanne	Rue de Genève 23	Nov 2009	1915	
Lausanne	Rue des Côtes-de-Montbenon 1/3	Nov 2009	1930	
Lausanne	Rue des Côtes-de-Montbenon 5	Nov 2009	1930	
Lausanne	Rue des Côtes-de-Montbenon 11/24	Nov 2009	1935	
Lausanne	Rue des Côtes-de-Montbenon 12	Nov 2009	1918	
Lausanne	Rue des Côtes-de-Montbenon 14	Nov 2009	1963	
Regensdorf	Althardstrasse 10	Dec 2001	1900/1990	
Regensdorf	Althardstrasse 30	Dec 2001	1976	
Wohlen	Zentralstrasse 34	Dec 1998	1990	
Zurich	Albulastrasse/Hohlstrasse	Apr 2010		
19	Commercial development properties			
80	Total commercial properties			

¹ Target gross yield as at reporting date 30.06.2011 as % of market value

² Vacancy rate as % of target rental income

Market value in TCHF	Acquisition costs in TCHF	Gross yield in % ¹	Target rental revenues in TCHF	Vacancy rate as at 30.06.2011 in % ²	Vacant surface area as at 30.06.2011 in %
12,380		7.0	861	8.2	6.7
17,280		6.2	1,076	0.4	1.6
4,259		6.1	260	0.0	0.0
14,530		6.3	915	6.9	7.3
13,470		5.9	792	0.0	0.0
19,550		7.3	1,433	8.6	3.5
19,160		4.7	897	0.0	0.0
8,167		6.5	527	0.0	0.0
57,080		5.7	3,246	0.0	0.0
13,810		7.1	979	5.3	3.0
19,410		6.8	1,320	4.1	2.9
6,717		4.9	331	0.0	0.0
44,370		0.1	32	19.5	0.0
14,500		6.6	953	2.7	7.3
8,587		6.3	544	26.3	22.1
1,048,974	922,369	6.0	62,494	5.0	4.9
11,250		8.5	960	0.0	0.0
7,446		3.8	284	69.2	34.0
23,127		6.5	1,494	0.0	0.0
17,963		4.2	757	0.1	3.5
5,956		9.3	554	27.7	25.8
1,884		n/a	n/a	n/a	n/a
3,187		n/a	n/a	n/a	n/a
2,762		13.9	385	12.5	18.2
2,554		12.2	311	10.4	13.5
1,941		9.4	182	0.0	0.0
607		14.4	87	8.3	0.0
251		11.2	28	0.0	0.0
149		8.3	12	0.0	0.0
1,647		8.5	140	9.6	n/a
445		8.1	36	0.0	n/a
18,050		9.6	1,735	44.3	43.0
16,980		12.9	2,186	93.7	92.4
3,981		7.6	304	7.2	12.0
33,970		5.5	1,859	24.8	16.9
154,151	148,239	7.3	11,313	33.2	30.9
1,203,125	1,070,608	6.1	73,807	9.3	8.9

2 PROPERTY DETAILS

2.2 COMMERCIAL PROPERTY DETAILS

Location	Address	Ownership	Site area in m ²	Register of polluted sites
Aarau	Bahnhofstrasse 102 (Mediapark)	sole ownership	5,675	no
Aesch	Pfeffingerring 201	sole ownership	16,034	no details
Baden-Dättwil	Im Langacker 20/20a/22	sole ownership	8,792	no
Brugg	Bahnhofstrasse 11	condominiums (773 / 1,000)	2,726	no
Bülach	Bahnhofstrasse 39	sole ownership	563	no
Bülach	Schlosserstrasse 4 (Ifang)	sole ownership	4,415	no
Dierikon	Pilatusstrasse 2	sole ownership	14,249	no
Dietikon	Lerzenstrasse 12	sole ownership	3,000	yes (code D) ³
Dübendorf	Sonnentalstrasse 5	condominiums (929 / 1,000)	4,368	yes (code D) ³
Dübendorf	Zürichstrasse 98	sole ownership	9,719	yes (petrol station / code D) ³
Herisau	Obstmarkt 1	sole ownership	1,602	no
Horgen	Seestrasse 80	sole ownership	3,117	no
Horgen	Seestrasse 82	sole ownership	3,117	no
Kreuzlingen	Hauptstrasse 37	sole ownership	1,448	no
Kreuzlingen	Leubernstrasse 3	sole ownership	32,557	no
Kreuzlingen	Lengwilerstrasse 2	sole ownership	7,027	no
Kriens	Sternmatt 6	sole ownership	28,636	no
Lausanne	Avenue d'Ouchy 4/6	sole ownership	12,609	yes ⁷
Lausanne	Flonplex	building right	1,953	yes ⁸
Lausanne	Parking du Centre	building right	5,065	yes ⁸
Lausanne	Place de la Gare 4	sole ownership	630	no
Lausanne	Place de la Navigation 4 – 6	sole ownership	567	yes ⁴
Lausanne	Place de l'Europe 7	sole ownership	213	yes ⁴
Lausanne	Place de l'Europe 8	sole ownership	1,035	yes ⁴
Lausanne	Place de l'Europe 9	sole ownership	975	yes ⁴
Lausanne	Rue de Genève 2 / 4 / 6 / 8	sole ownership	2,260	yes ⁴
Lausanne	Rue de Genève 17	sole ownership	2,312	yes ⁴
Lausanne	Rue de la Vigie 3	building right	972	yes ⁷
Lausanne	Rue de la Vigie 5	sole ownership	852	yes ⁷
Lausanne	Rue des Côtes-de-Montbenon 6	sole ownership	533	yes ⁴
Lausanne	Rue des Côtes-de-Montbenon 8	sole ownership	587	yes ⁴
Lausanne	Rue des Côtes-de-Montbenon 16	sole ownership	671	yes ⁴
Lausanne	Rue des Côtes-de-Montbenon 24 / 26	building right	867	yes ⁸
Lausanne	Rue des Côtes-de-Montbenon 28 / 30	building right	1,068	yes ⁷
Lausanne	Rue du Port-Franc 9	sole ownership	995	yes ⁶
Lausanne	Rue du Port-Franc 11 (Miroiterie)	sole ownership	612	yes ⁵
Lausanne	Rue du Port-Franc 17	sole ownership	776	yes ⁵
Lausanne	Rue du Port-Franc 20; Rue de Genève 33	sole ownership	2,000	yes ⁵
Lausanne	Rue du Port-Franc 22; Rue de la Vigie 1	sole ownership	1,999	yes ⁵
Lausanne	Vallée du Flon	sole ownership	926	yes ⁷
Lausanne	Vallée du Flon (phase II)	sole ownership	5,650	yes ⁷
Lausanne	Voie du Chariot 3	sole ownership	500	yes ⁵
Lausanne	Voie du Chariot 4 / 6	sole ownership	2,614	yes ⁵
Lausanne	Voie du Chariot 5 / 7	sole ownership	1,042	yes ⁵
Lucerne	Alpenstrasse 9	sole ownership	569	no

³ Code D: clarification necessary within framework of building project

⁵ Site pollution eliminated – property rebuilt in recent years

⁴ Site pollution unlikely – the property must be maintained in accordance with the design plan ("Gestaltungsplan") and has been subject to comprehensive renovation in recent years

Property description ⁹	Total rentable area in m ²	Office space in %	Sales space in %	Commercial space in %	Residential space in %	Other in %
Com	13,300	65.6	0.0	9.3	0.7	24.4
Com	14,794	28.6	0.0	43.8	0.0	27.6
Com	8,821	23.7	28.8	33.3	1.3	12.9
Com	4,020	29.5	34.5	31.0	0.0	5.0
Com	879	62.1	18.0	0.0	0.0	19.9
Com	7,605	27.0	0.0	52.1	1.9	19.0
Com	4,331	60.0	16.1	15.4	0.0	8.5
Com	7,641	16.8	0.0	61.5	1.4	20.3
Com	8,860	46.8	0.0	42.2	0.0	11.0
Com	9,709	21.2	17.2	26.6	0.0	35.0
Com	5,669	52.3	9.3	0.0	0.0	38.4
Com	2,126	76.5	0.0	0.0	0.0	23.5
Car park	64	0.0	0.0	0.0	0.0	100.0
Com	2,530	55.7	19.9	0.0	0.0	24.4
Com	17,580	8.9	89.2	0.0	0.0	1.9
Com	1,350	0.0	66.7	0.0	0.0	33.3
Com	27,690	26.6	3.6	47.8	1.0	21.1
Com	27,127	34.3	4.8	36.3	0.0	24.5
Building right	1,953	0.0	0.0	0.0	0.0	100.0
Building right	6,526	0.0	0.0	0.0	0.0	100.0
Com	4,426	67.5	15.1	0.0	0.0	17.4
Com – hotel	2,800	0.0	0.0	0.0	0.0	100.0
Com – share investment prop.	806	40.4	37.5	0.0	0.0	22.1
Com	1,593	75.5	24.5	0.0	0.0	0.0
Com	3,442	43.9	31.8	0.0	0.0	24.3
Com	4,401	10.3	89.7	0.0	0.0	0.0
Com	6,640	43.7	19.1	7.2	0.0	30.0
Building right	1,840	0.0	0.0	70.7	0.0	29.3
Com	3,645	61.6	0.0	0.0	0.0	38.4
Com	2,182	0.0	18.5	63.7	0.0	17.8
Com	2,226	73.9	0.0	3.6	0.0	22.5
Com – share investment prop.	775	64.5	0.0	0.0	35.5	0.0
Building right	867	0.0	0.0	0.0	0.0	100.0
Building right	1,068	0.0	0.0	0.0	0.0	100.0
Com	1,733	21.9	20.5	42.4	0.0	15.2
Com	2,314	20.4	57.7	0.0	0.0	21.8
Com	2,142	57.9	0.0	0.0	24.9	17.1
Com	9,971	34.9	65.1	0.0	0.0	0.0
Com	4,066	81.3	8.9	0.0	0.0	9.8
Land	n/a	n/a	n/a	n/a	n/a	n/a
Land	n/a	n/a	n/a	n/a	n/a	n/a
Com	2,168	75.5	15.5	0.0	0.0	9.0
Com	5,438	32.0	65.2	0.0	0.0	2.8
Com	5,005	54.6	16.0	0.0	13.8	15.5
Res + com	1,929	55.6	12.9	0.0	21.7	9.9

⁶ Site pollution suspected but no measures expected – properties must be maintained in accordance with the design plan ("Gestaltungsplan")

⁷ Site pollution suspected, measures required in newbuild plans

⁸ Building-right plot on which newbuild projects have been completed in recent years

⁹ Com = commercial; Res = residential

2 PROPERTY DETAILS

2.2 COMMERCIAL PROPERTY DETAILS

Location	Address	Ownership	Site area in m ²	Register of polluted sites
Neuhausen	Victor-von-Bruns-Strasse 19	sole ownership	1,597	no
Renens	Chemin de la Rueyre 116/118	sole ownership	4,503	no
St. Gallen	Schochengasse 6	sole ownership	1,316	no
St. Gallen	St. Leonhardstrasse 22	sole ownership	219	no
St. Gallen	Wassergasse 42/44	condominiums (842 / 1,000)	1,714	no
St. Gallen	Wassergasse 50/52	sole ownership	1,373	no
Winterthur	Industriestrasse 26	sole ownership	3,635	yes (code D) ³
Zurich	Bahnhofplatz 4	sole ownership	189	no
Zurich	Friedastrasse 17	sole ownership	869	no
Zurich	Hardturmstrasse 3/5 (Mobimo Tower)	sole ownership	2,150	yes
Zurich	Letzigraben 134 – 136	sole ownership	5,003	yes
Zurich	Rautistrasse 12	sole ownership	1,894	yes (petrol station)
Zurich	Schiffände 6; Kruggasse 1	sole ownership	120	no
Zurich	Stauffacherstrasse 41	sole ownership	1,405	no
Zurich	Thurgauerstrasse 23; Siewerdstrasse 25	sole ownership	2,657	no
Zurich	Witikonstrasse 311 / 311b	sole ownership	1,846	yes (petrol station)
61	Commercial investment properties		228,387	
Aarau	Site 1 – Torfeld Süd	sole ownership	3,774	yes (insignificant)
Aarau	Site 2 – Torfeld Süd	sole ownership	12,692	yes (insignificant)
Aarau	Site 3 – Torfeld Süd	sole ownership	14,249	yes (insignificant)
Aarau	Site 4 – Torfeld Süd	sole ownership	13,032	yes (insignificant)
Cham	Alte Steinhauserstrasse 35	sole ownership	3,311	no
Kreuzlingen	Romanshornerstrasse (land)	sole ownership	2,180	no
Kriens	Mattenhof (land)	sole ownership	3,666	no
Lausanne	Rue de Genève 19	sole ownership	1,738	yes ⁶
Lausanne	Rue de Genève 21	sole ownership	1,440	yes ⁶
Lausanne	Rue de Genève 23	sole ownership	1,084	yes ⁶
Lausanne	Rue des Côtes-de-Montbenon 1/3	sole ownership	1,101	yes ⁷
Lausanne	Rue des Côtes-de-Montbenon 5	sole ownership	734	yes ⁷
Lausanne	Rue des Côtes-de-Montbenon 11/24	sole ownership	6 96	yes ⁷
Lausanne	Rue des Côtes-de-Montbenon 12	sole ownership	499	yes ⁷
Lausanne	Rue des Côtes-de-Montbenon 14	sole ownership	647	yes ⁷
Regensdorf	Althardstrasse 10	sole ownership	7,714	yes
Regensdorf	Althardstrasse 30	sole ownership	9,355	yes
Wohlen	Zentralstrasse 34	sole ownership	3,189	no
Zurich	Albulastrasse/Hohlstrasse	sole ownership	8,663	yes
19	Commercial development properties		89,764	
80	Total commercial properties		318,151	

³ Code D: clarification necessary within framework of building project

⁶ Site pollution suspected but no measures expected – properties must be maintained in accordance with the design plan ("Gestaltungsplan")

⁷ Site pollution suspected, measures required in newbuild projects

⁹ Com = commercial; Res = residential

Property description ⁹	Total rentable area in m ²	Office space in %	Sales space in %	Commercial space in %	Residential space in %	Other in %
Com	3,130	100.0	0.0	0.0	0.0	0.0
Com	4,329	67.1	0.0	0.8	0.0	32.1
Com	4,578	94.0	0.0	0.0	0.0	6.0
Com	1,073	78.7	13.0	0.0	0.0	8.4
Com	3,937	89.2	0.0	0.0	6.2	4.7
Com	3,581	73.1	0.0	0.0	0.0	26.9
Com	10,783	0.0	0.8	86.0	0.0	13.2
Com	746	64.4	27.5	0.0	0.0	8.1
Com	2,567	62.3	0.0	3.5	0.0	34.2
Com	8,259	94.6	0.0	0.0	0.0	5.4
Com	6,879	16.2	0.0	39.1	1.3	43.5
Com	5,500	74.2	8.4	0.0	1.4	16.0
Com	517	58.8	16.4	0.0	0.0	24.8
Com	6,793	66.3	1.0	0.0	0.0	32.6
Com	3,938	60.6	6.0	8.2	0.0	25.2
Res + com	2,025	49.0	0.0	6.4	30.7	13.8
	312,685	39.5	15.7	21.5	1.2	22.1
Com	4,286	85.9	0.0	0.0	0.0	14.1
Com	3,684	4.9	2.7	62.4	7.6	22.4
Com	21,248	0.5	0.0	93.3	0.0	6.3
Com	9,878	0.0	0.0	96.8	3.2	0.0
Com	4,328	76.7	5.1	0.0	0.0	18.3
Land	n/a	n/a	n/a	n/a	n/a	n/a
Land	n/a	n/a	n/a	n/a	n/a	n/a
Com	3,373	0.0	18.1	26.6	0.0	55.3
Com	3,515	0.0	17.1	25.8	0.0	57.0
Com	2,104	0.0	0.0	0.0	0.0	100.0
Com	314	0.0	0.0	100.0	0.0	0.0
Com	272	0.0	0.0	36.4	0.0	63.6
Com	220	0.0	0.0	100.0	0.0	0.0
Com	935	0.0	0.0	21.4	0.0	78.6
Com	640	0.0	0.0	100.0	0.0	0.0
Com	13,211	39.0	28.9	0.0	0.0	32.1
Com	12,879	60.4	0.0	29.6	2.2	7.8
Com	1,542	56.8	23.2	0.0	0.0	20.0
Com	8,087	3.1	0.0	83.1	0.0	13.8
	90,516	23.6	6.3	50.2	1.0	18.9
	403,201	35.9	13.6	27.9	1.1	21.4

2 PROPERTY DETAILS

2.3 RESIDENTIAL PROPERTY DETAILS

Location	Address	Acquired	Built	Year renovated
Bergdietikon	Baltenschwilerstrasse 3/5/7/9/11/13/15/17	Oct 2007	1973/1980	1992/2007
Binz	Zürichstrasse 244/246	Nov 2005	1966	1997/2001
Horgen	Seestrasse 43 – 49	Nov 2005	2011	
Horgen	Seestrasse 63 – 69	Nov 2005	2011	
Lausanne	Place de la Navigation 2	Nov 2009	1895	
Lausanne	Avenue d'Ouchy 70	Nov 2009	1906	
Lausanne	Avenue d'Ouchy 72, 74	Nov 2009	1907	
Lausanne	Avenue d'Ouchy 76	Nov 2009	1907	
Lausanne	Rue des Fontenailles 1	Nov 2009	1910	
Münchwil	Buchenacker 22/24/26/28; Unterer Buchenacker 7	Jun 2007	1994/1995	
Opfikon	Farmanstrasse 47/49	Dec 2010	2009	
Regensdorf	Schulstrasse 95/101/107/115; Riedthofstrasse 55/63; Feldblumenstrasse 44	Jun 2007	1963/1969	
Rheinfelden	Rütteliweg 8; Spitalhalde 40	Sep 2006	1972	2004
St. Gallen	Teufenerstrasse 15	Dec 2006	1900	2005
Wängi	Brühlwiesenstrasse 11a/11b/15a/15b/19a/19b	Jun 2007	1984/1988	
Zürich	Klingenstrasse 34; Konradstrasse 68	Nov 2001	1897	1987
Zürich	Katzenbachstrasse 221 – 231	Oct 2004 / Feb 2005	2009	
Zürich	Katzenbachstrasse 239	Mar 2008	1969	
Zürich	Wettingerwies 7; Zeltweg	April 1999	1969	2003

19 Residential investment properties

Location	Address	Ownership	Site area in m ²	Register of polluted sites
Bergdietikon	Baltenschwilerstrasse 3/5/7/9/11/13/15/17	sole ownership	11,131	no
Binz	Zürichstrasse 244/246	sole ownership	4,325	no
Horgen	Seestrasse 43 – 49	sole ownership	6,047	no
Horgen	Seestrasse 63 – 69	sole ownership	5,307	no
Lausanne	Place de la Navigation 2	sole ownership	254	yes ⁴
Lausanne	Avenue d'Ouchy 70	sole ownership	478	yes ⁴
Lausanne	Avenue d'Ouchy 72, 74	easement	0	yes ⁴
Lausanne	Avenue d'Ouchy 76	sole ownership	738	yes ⁴
Lausanne	Rue des Fontenailles 1	sole ownership	716	no
Opfikon	Farmanstrasse 47/49	sole ownership	3,840	no
Münchwil	Buchenacker 22/24/26/28; Unterer Buchenacker 7	sole ownership	5,741	no
Regensdorf	Schulstrasse 95/101/107/115; Riedthofstrasse 55/63; Feldblumenstrasse 44	sole ownership	16,656	no
Rheinfelden	Rütteliweg 8; Spitalhalde 40	sole ownership	14,817	no
St. Gallen	Teufenerstrasse 15	sole ownership	658	no
Wängi	Brühlwiesenstrasse 11a/11b/15a/15b/19a/19b	sole ownership	7,412	no
Zürich	Klingenstrasse 34; Konradstrasse 68	sole ownership	361	no
Zürich	Katzenbachstrasse 221 – 231	sole ownership	6,819	no
Zürich	Katzenbachstrasse 239	sole ownership	1,987	no
Zürich	Wettingerwies 7; Zeltweg	sole ownership	609	no

19 Residential investment properties

87,896

¹ Target gross yield as at reporting date 30.06.2011 as % of market value

⁹ Com = commercial; Res = residential

² Vacancy rate as % of target rental income

Market value in TCHF	Acquisition costs in TCHF	Gross yield in % ¹	Target rental revenues in TCHF	Vacancy rate as at 30.06.2011 in % ²	Vacant surface area as at 30.06.2011 in %
19,820		5.4	1,068	5.7	5.5
9,412		5.8	543	0.4	0.0
26,920		5.3	1,427	0.8	0.0
25,020		5.3	1,331	0.5	0.0
4,886		6.1	299	0.0	0.0
4,082		6.0	245	0.0	0.0
1,611		7.7	124	0.0	0.0
11,700		5.4	627	0.0	0.0
2,016		6.7	135	1.1	1.3
12,750		6.1	780	0.9	1.9
21,990		5.1	1,113	1.1	0.0
18,380		6.5	1,200	2.4	1.2
17,660		6.6	1,158	5.8	0.0
3,701		5.2	192	1.8	4.4
10,920		6.6	718	3.8	3.7
6,923		5.8	404	0.0	0.0
44,290		5.6	2,466	2.8	1.1
5,060		5.8	293	3.6	0.0
9,797		5.7	560	0.0	0.0
256,938	230,738	5.7	14,682	2.1	1.0

Property description ⁹	Total rentable area in m ²	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 %
3 Res	5,086	0	8	18	28	0	54	4.1
Res	2,461	0	6	12	12	0	30	4.6
Res	4,719	0	2	6	24	7	39	6.6
Res	4,185	0	0	24	16	0	40	0.4
Res + com	1,239	0	2	0	1	5	8	8.6
Res + com	1,133	0	0	5	0	5	10	6.8
Res	979	0	6	3	3	0	12	0.0
Res + com	2,517	0	0	0	0	10	10	28.0
Res	957	2	0	0	4	4	10	0.0
Res	3,598	1	13	15	10	0	39	0.4
3 Res	4,032	0	4	20	20	0	44	3.9
7 Res	6,490	9	19	43	23	1	95	3.3
2 Res	5,473	7	30	0	46	0	83	1.2
Res + com	1,533	1	2	1	7	0	11	30.5
3 Res	4,267	0	6	21	21	0	48	2.0
2 Res + com	1,466	0	0	7	3	0	10	41.7
Res	8,276	0	4	32	28	5	69	3.9
Res	1,610	0	5	8	5	0	18	0.0
Res + com	987	21	0	0	0	0	21	50.2
61,119	41	107	215	251	307	651	6.5	

2.4 DETAILS OF INVESTMENT PROPERTIES UNDER CONSTRUCTION

Location	Address	Ownership	Acquired	Built
Aarau	Polygon – Industriestrasse, site 3	sole ownership	Jun 2001	2012
Horgen	Seestrasse 93	sole ownership	Nov 2005	2013
Lausanne	Place de l'Europe 6	sole ownership	Nov 2009	1905/2011
Lausanne	Rue de Genève 7	sole ownership	Nov 2009	1932/2011
Lausanne	Rue Beau-Séjour 8	sole ownership	Nov 2009	2011
Zurich	Manessestrasse 190/192; Staffelstrasse 1 / 3 / 5	sole ownership	Dec 2005	2011
Zurich	Turbinenstrasse Hotel (Mobimo Tower)	sole ownership	May 2008	2011
Zurich	Turbinenstrasse, City West – site C	sole ownership	Dec 2010	2013
8	Properties under construction			

The properties at Lausanne, Place de l'Europe 6; Lausanne, Rue de Genève 7; Lausanne, Rue Beau-Séjour 8; Zurich, Manessestrasse 190 / 192; Staffelstrasse 1 / 3 / 5 and Zurich, Turbinenstrasse Hotel (Mobimo Tower) are due to be completed in 2011. Construction at Aarau Polygon – Industriestrasse, site 3 is scheduled to end in 2012; the properties at Horgen, Seestrasse 93 und Zurich, Turbinenstrasse, City West - site C in 2013.

2.5 DETAILS OF PROPERTIES OWNED AND USED BY MOBIMO

Location	Address	Ownership	Acquired	Built
Küsnacht	Seestrasse 59	sole ownership	Sep 2002	2006
Lausanne	Place de l'Europe 7	sole ownership	Nov 2009	1905
Lausanne	Rue des Côtes-de-Montbenon 16	sole ownership	Nov 2009	1912
3	Properties			

2.6 CO-OWNERSHIP DETAILS

Location	Address	Ownership	Acquired	Built
Lausanne	Flonplex	co-ownership 40 %	Nov 2009	2001
Lausanne	Parking du Centre	co-ownership 50 %	Nov 2009	2001
Lausanne	Parking du St. François	co-ownership 26.5 %	Nov 2009	n/a
3	Properties			

³ Code D: clarification necessary within framework of building project

⁵ Site pollution eliminated – property rebuilt in recent years

⁴ Site pollution unlikely – the property must be maintained in accordance with the design plan ("Gestaltungsplan") and has been subject to comprehensive renovation in recent years

Market value in TCHF	Site area in m ²	Register of polluted sites	Description of property	Total rentable area in m ²
5,292	3,840	yes (code D) ³	Com	4,215
27,760	10,767	no	Com	19,099
3,699	369	yes ⁶	Com	783
27,180	3,343	yes ⁴	Com + res	5,736
59,620	3,827	n/a	Res	10,061
42,230	2,345	no	Res	6,653
123,540	5,808	no	Hotel	13,000
29,110	7,431	no	Hotel	10,040
318,431	37,730			69,588

Carrying amount in TCHF	Site area in m ²	Register of polluted sites	Description of property	Total rentable area in m ²
12,775	2,287	no	Com	1,884
2,429	178	yes ⁴	Com-owner-occupied portion	617
844	179	yes ⁴	Com-owner-occupied portion	288
16,048	2,644			2,789

Market value (100%) in TCHF	Site area in m ²	Register of polluted sites	Description of property	Total rentable area in m ²
9,147	0	yes ⁵	Multiplex cinema	0
27,880	0	yes ⁵	Car park	0
2,265	0	yes ⁷	Car park	0
39,292				

⁶ Site pollution suspected but no measures expected – properties must be maintained in accordance with the design plan ("Gestaltungsplan")

⁷ Site pollution suspected, measures required in newbuild projects

⁸ Building-right plots on which newbuild projects have been completed in recent years

⁹ Com = commercial; Res = residential

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Condominiums

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