

MOBIMO COMPANY PRESENTATION

MOBIMO HOLDING



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25 August 2011

DISCLAIMER

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- Important projects completed
- Enhanced quality of portfolio / vacancy rate 4.4%
- Further developments in project pipeline
- Inclusion in EPRA Index

KEY FINANCIAL FIGURES I

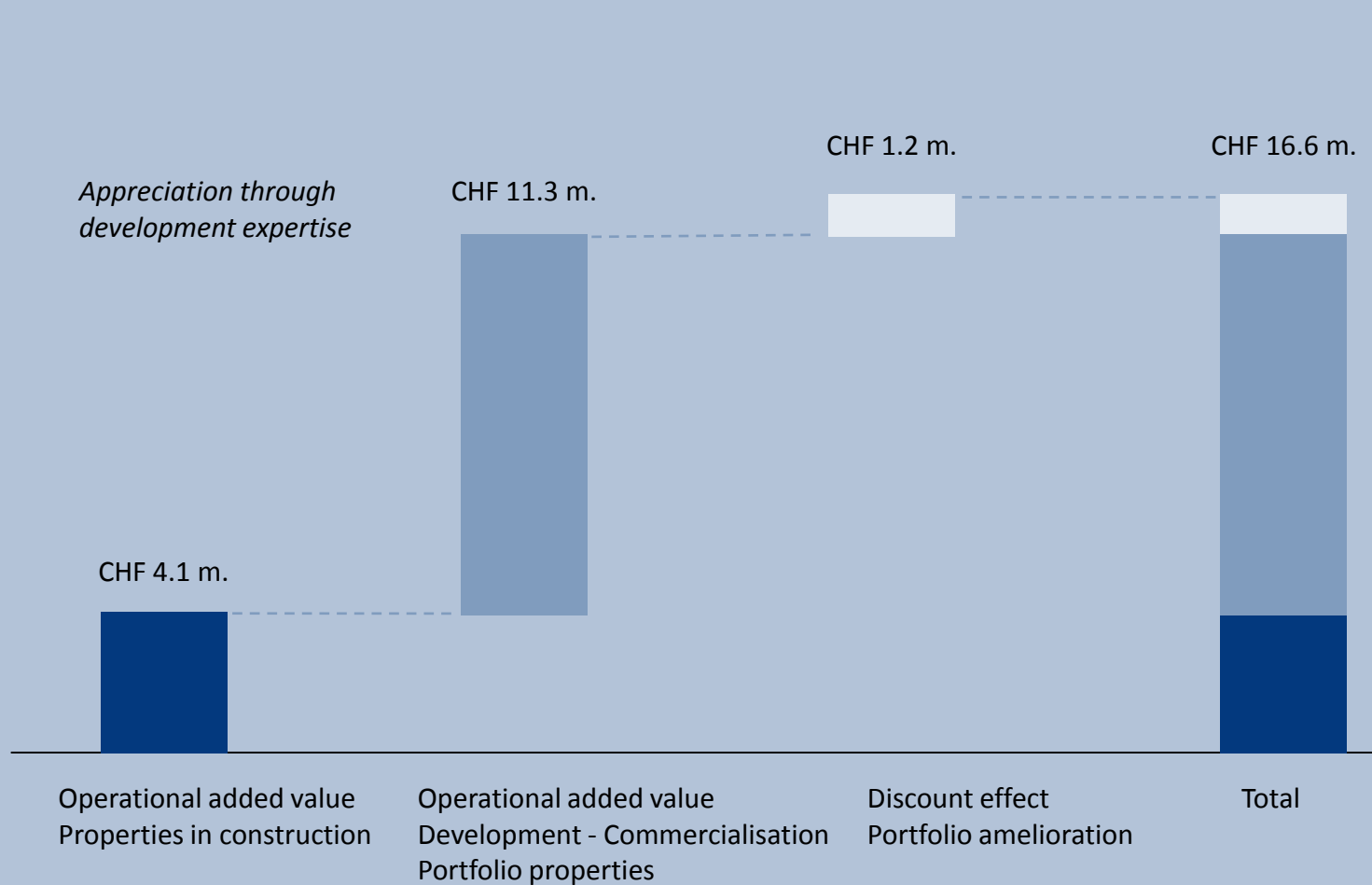
in CHF m.	30.06.2011	31.12.2010	30.06.2010
Net income, trading properties	0.5	8.4	4.6
Net income, rentals	37.1	79.2	38.2
Net income, revaluations	16.6 ¹⁾	29.1	16.5
Sales income, investment properties	1.1	5.4	-0.1
Tax expense	-1.3	-11.9	-7.0
Profit	34.5	66.0	28.8

1) CHF 15.4 million of net income from revaluation derives from operating performance, thereof CHF 4.1 million relating to investment properties under construction and CHF 11.3 million mainly coming from successful letting. An additional CHF 1.2 million is attributable to market-driven changes to discount rates.

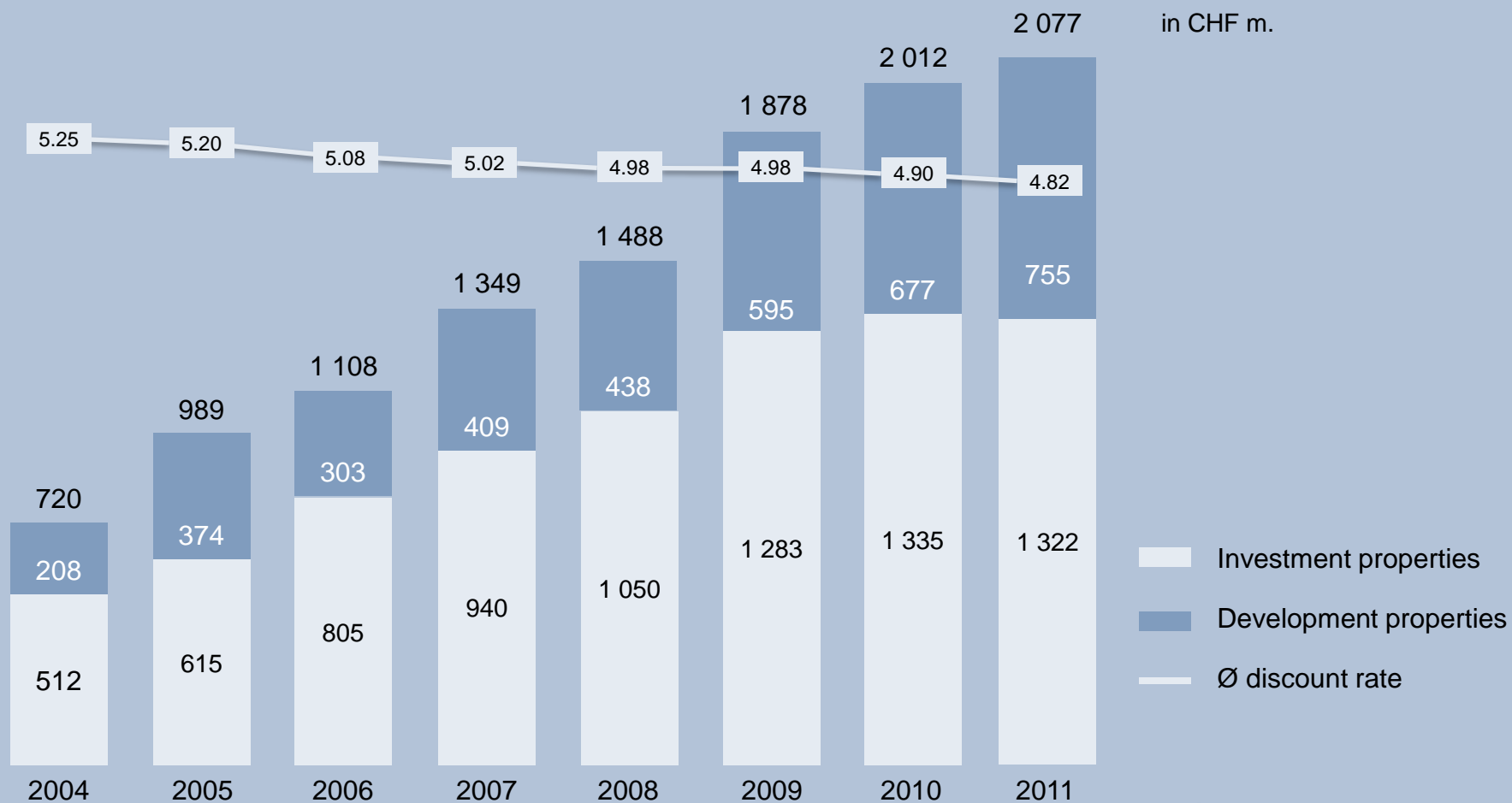
KEY FINANCIAL FIGURES II

in CHF	30.06.2011	31.12.2010	30.06.2010
EBITDA	46.9 m.	103.5 m.	49.9 m.
EBIT	46.2 m.	102.2 m.	49.3 m.
Profit	34.5 m.	66.0 m.	28.8 m.
Return on equity	7.3 %	7.1 %	7.5 %

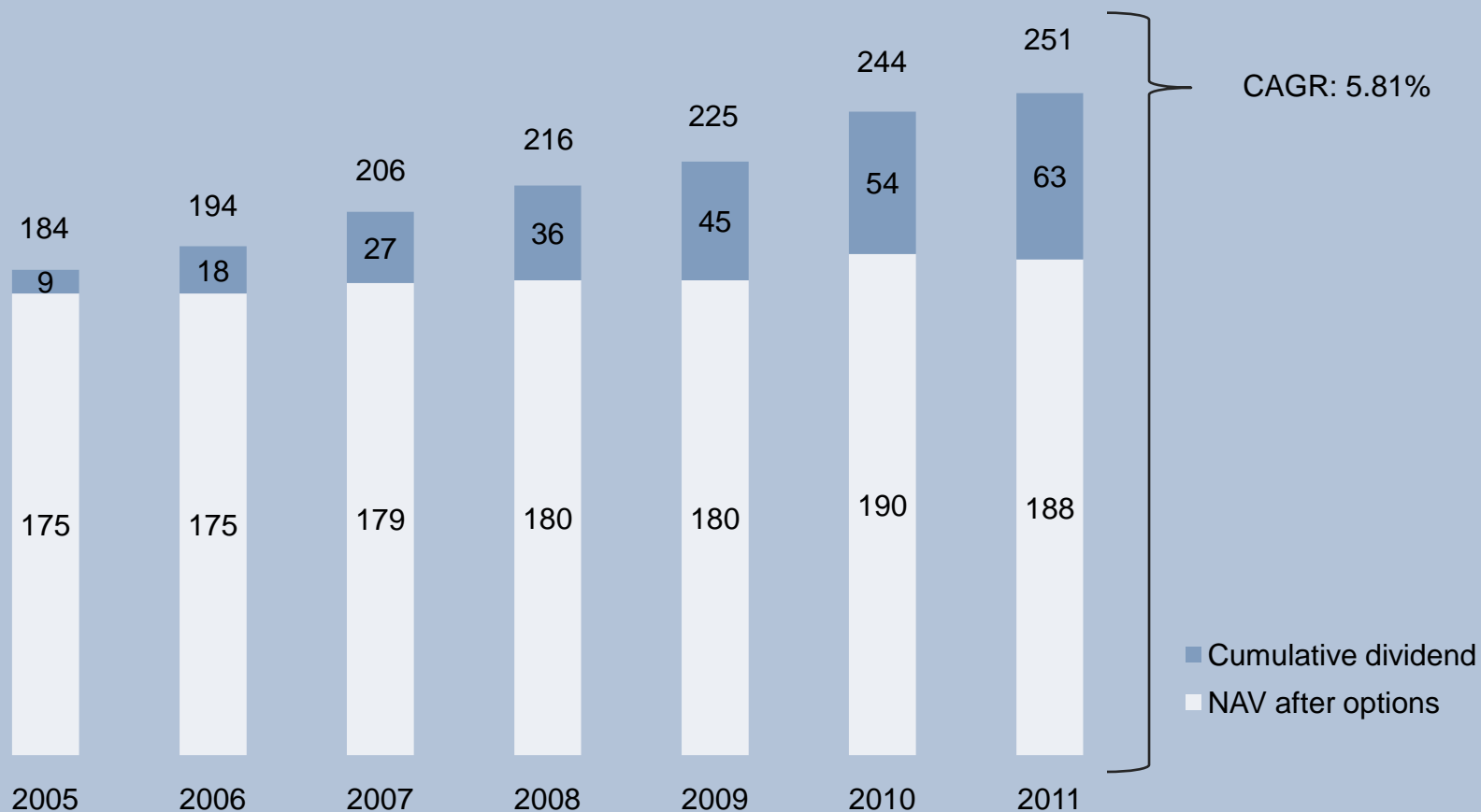
DEVELOPMENT AS AN ADDED (HY 2011)



PROPERTY PORTFOLIO



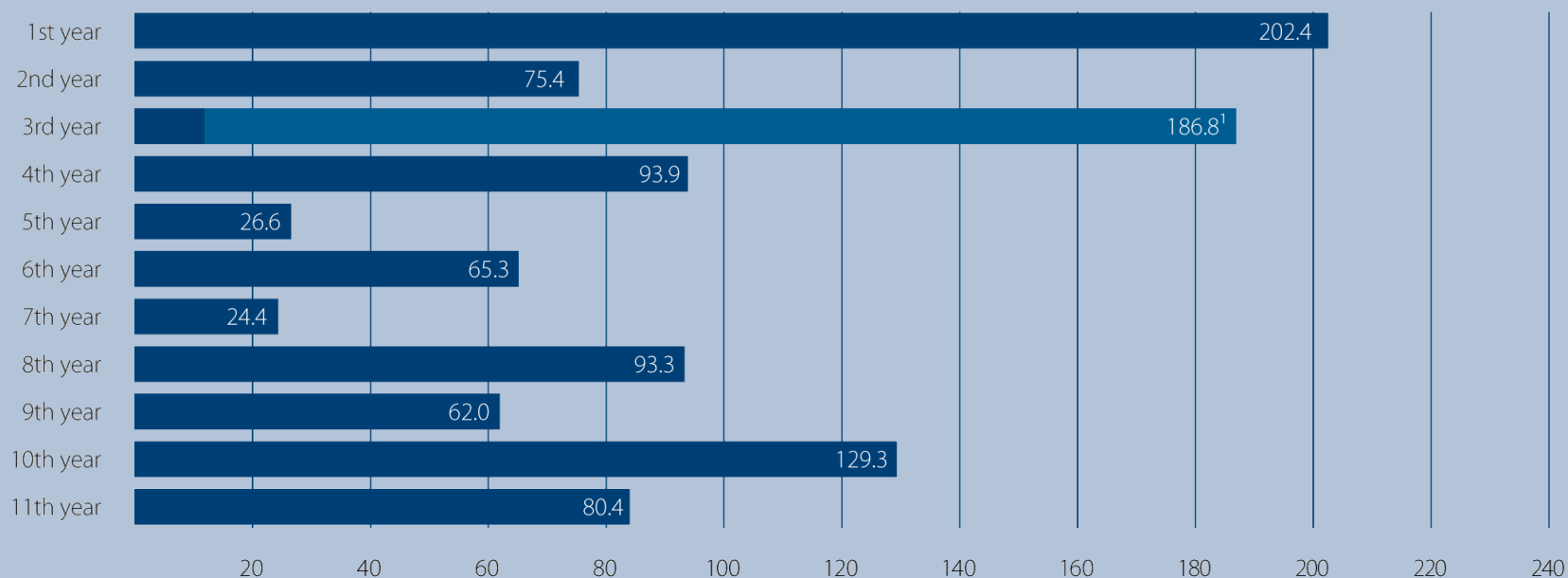
DEVELOPMENT OF MOBIMO NAV 2005 - 2011



SOLID FINANCING

	Goal	30.06.2011	31.12.2010	30.06.2010
Equity ratio	> 40 %	43 %	45 %	45 %
Interest coverage factor	> 2.0	2.3	3.0	2.7
Net gearing	< 150 %	102 %	92 %	92 %
Average interest rate		3.0 %	2.9 %	2.9 %
Average residual maturity		4.8 years	5.1 years	5.5 years

MATURITY PROFILE OF FINANCIAL LIABILITIES



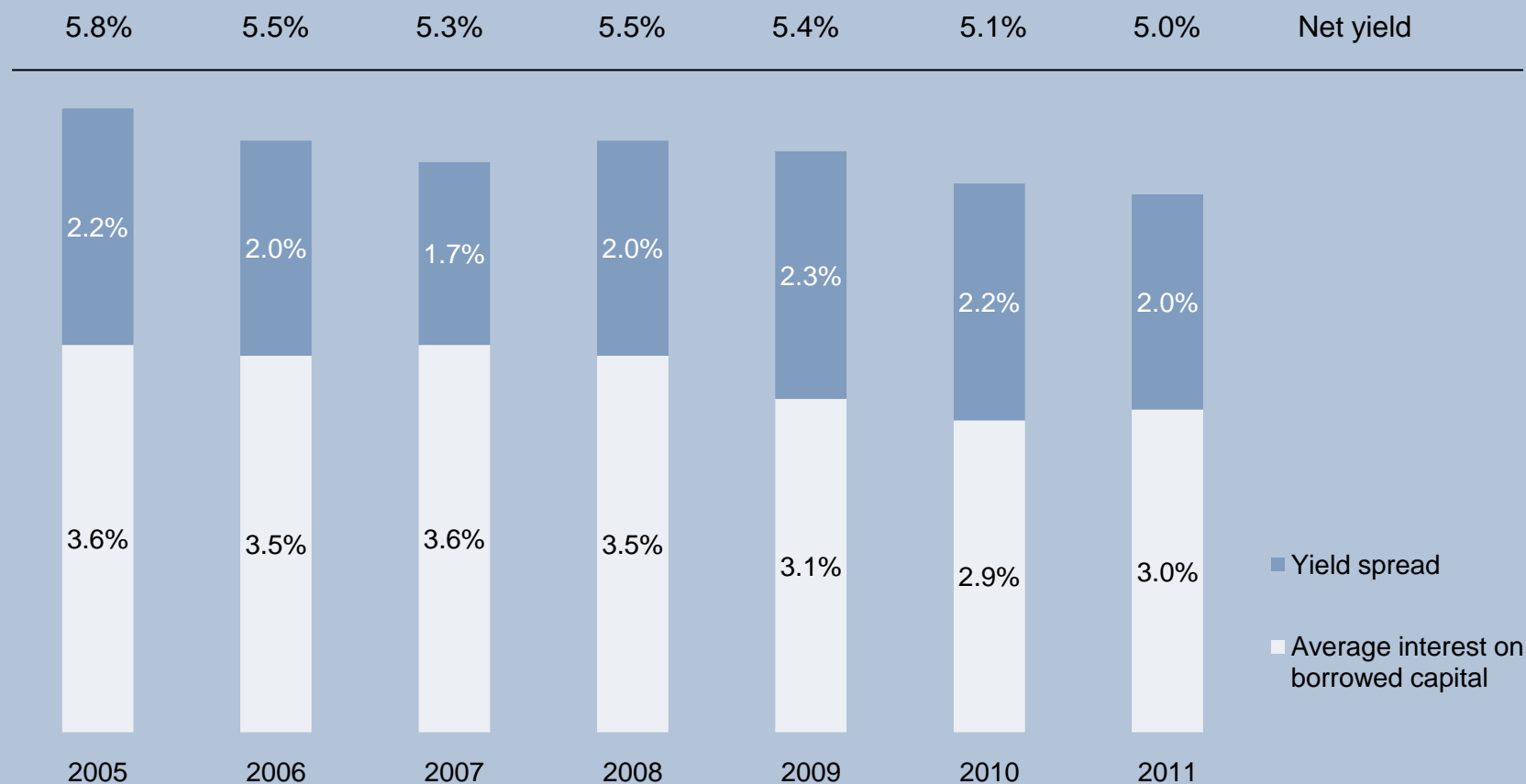
Ø residual maturity: 4.8 years

Ø interest rate: 3.0%

Total: CHF 1,040 m.

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

CHANGE IN YIELD SPREAD (INVESTMENT PROPERTIES)



SHARE DATA

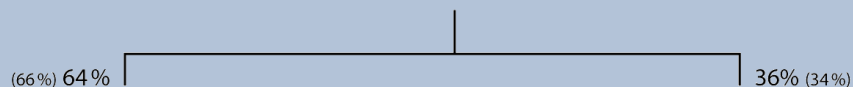
in CHF	30.06.2011	31.12.2010	30.06.2010
Share capital	148.9 m.	148.8 m.	193.1 m.
Market capitalisation	1,117.8 m.	1,024.7 m.	955.1 m.
(Half-) year-end share price	217.70	199.70	188.00
Distribution	9.00	9.00	9.00
Earnings per share	6.72	13.01	5.68
NAV per share ¹⁾	188.28	190.45	191.43

1) Assuming all options granted and the convertible bond are exercised

MOBIMO'S PORTFOLIO AS AT 30 JUNE 2011

Overall portfolio

CHF 2,077 million (2012 million)

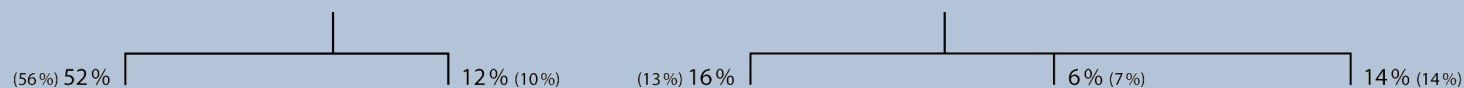


Investment properties

CHF 1,322 million (1 335 million)

Development properties

CHF 755 million (677 million)



Commercial properties

CHF 1,065 million (1 132 million)

Residential properties

CHF 257 million (203 million)

Commercial properties (investment)

CHF 342 million (253 million)

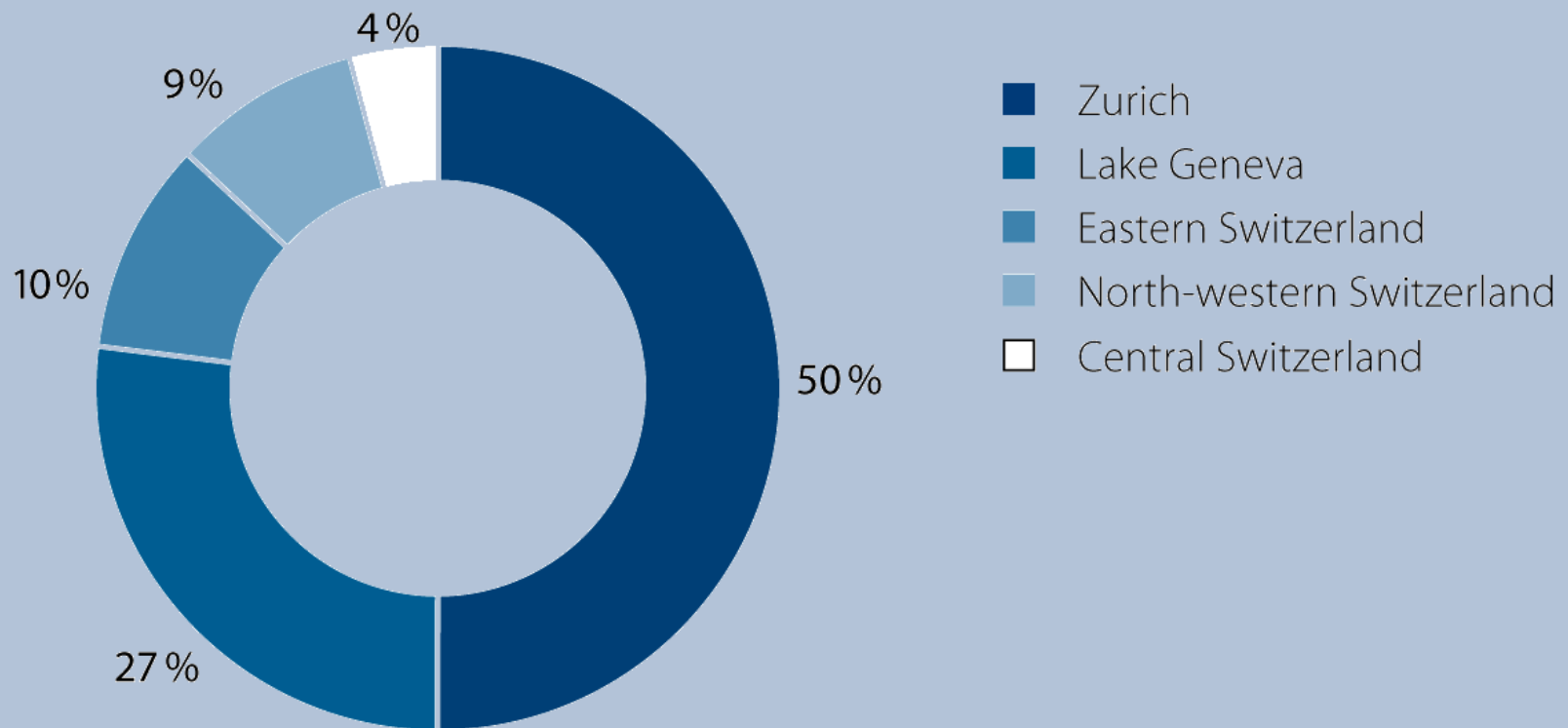
Residential properties (investment)

CHF 131 million (137 million)

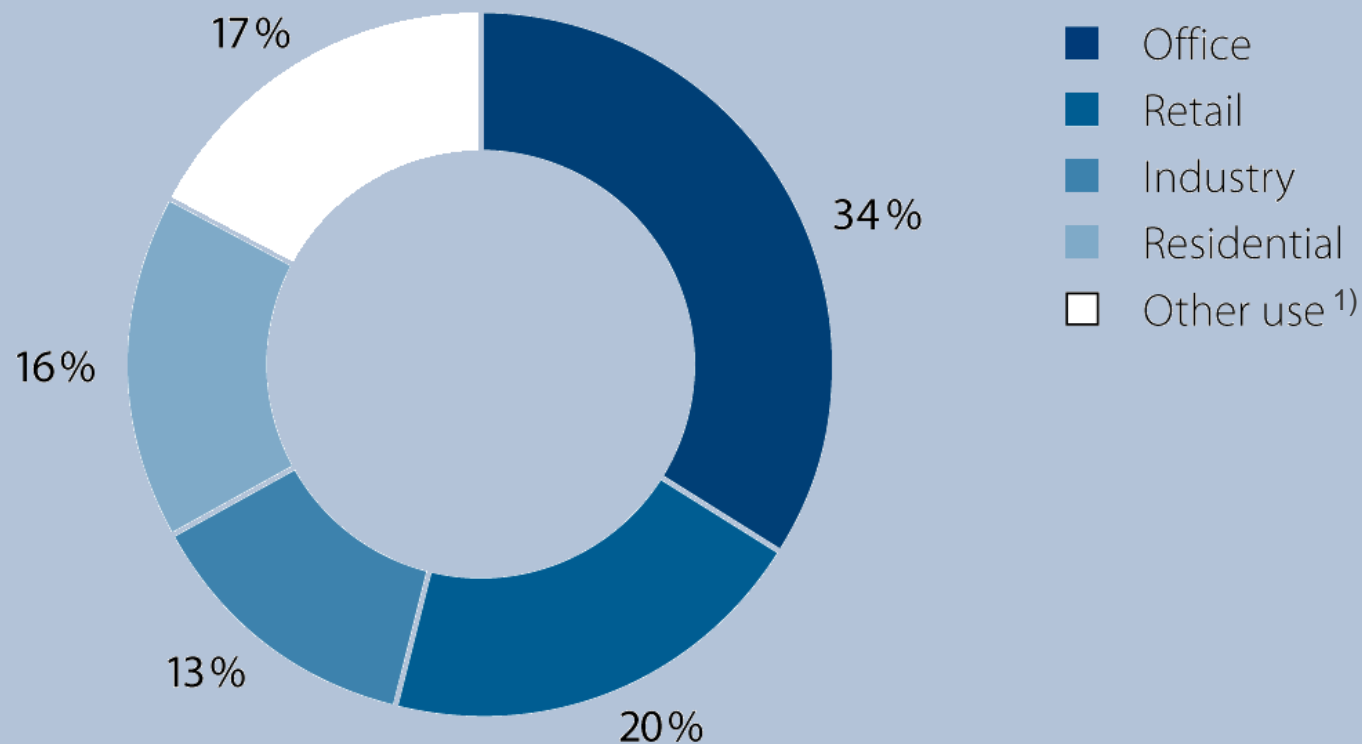
Residential properties (trading properties)

CHF 28.2 million (287 million)

INVESTMENT PROPERTIES BY ECONOMIC AREA

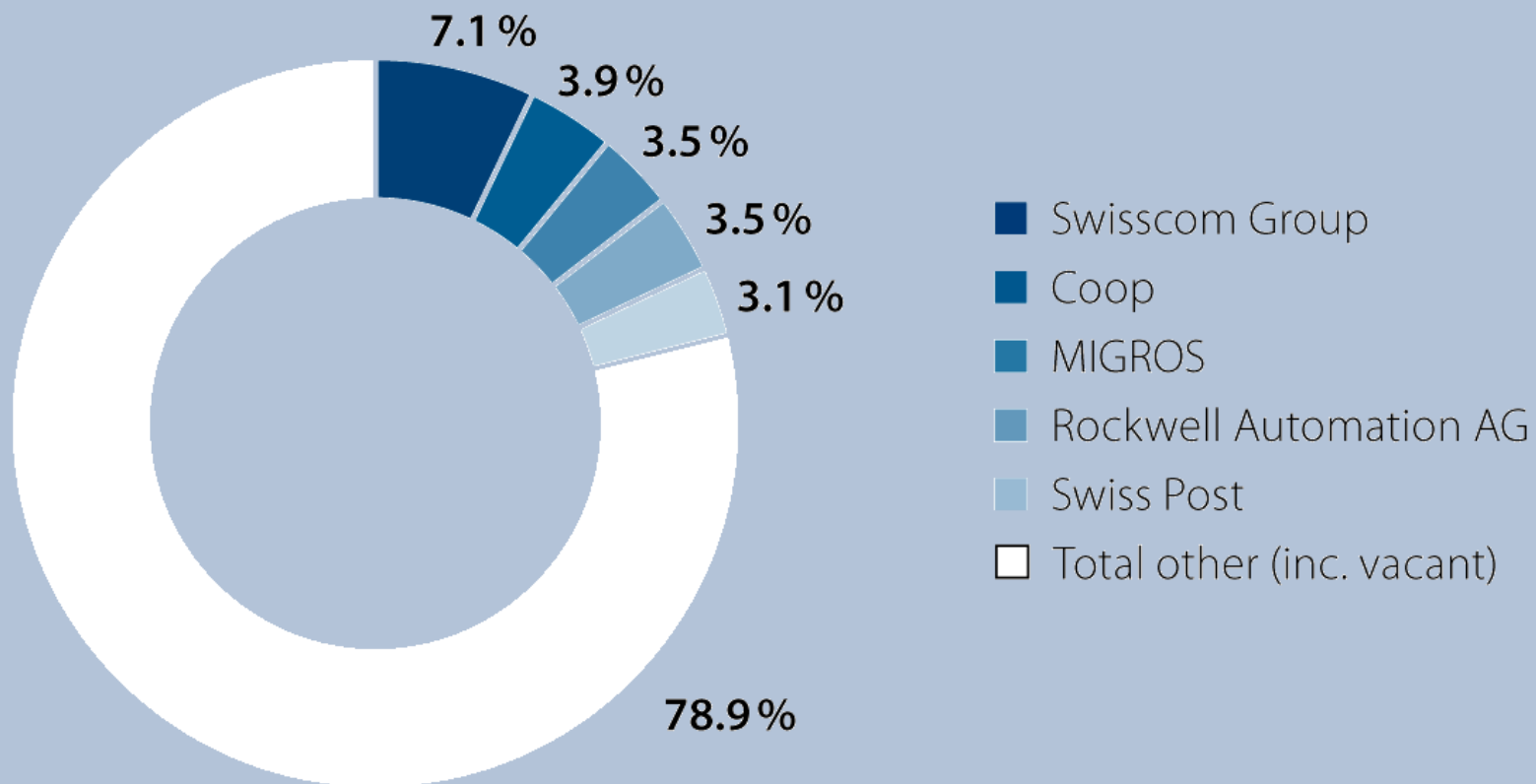


TARGET RENTAL INCOME BY TYPE OF USE

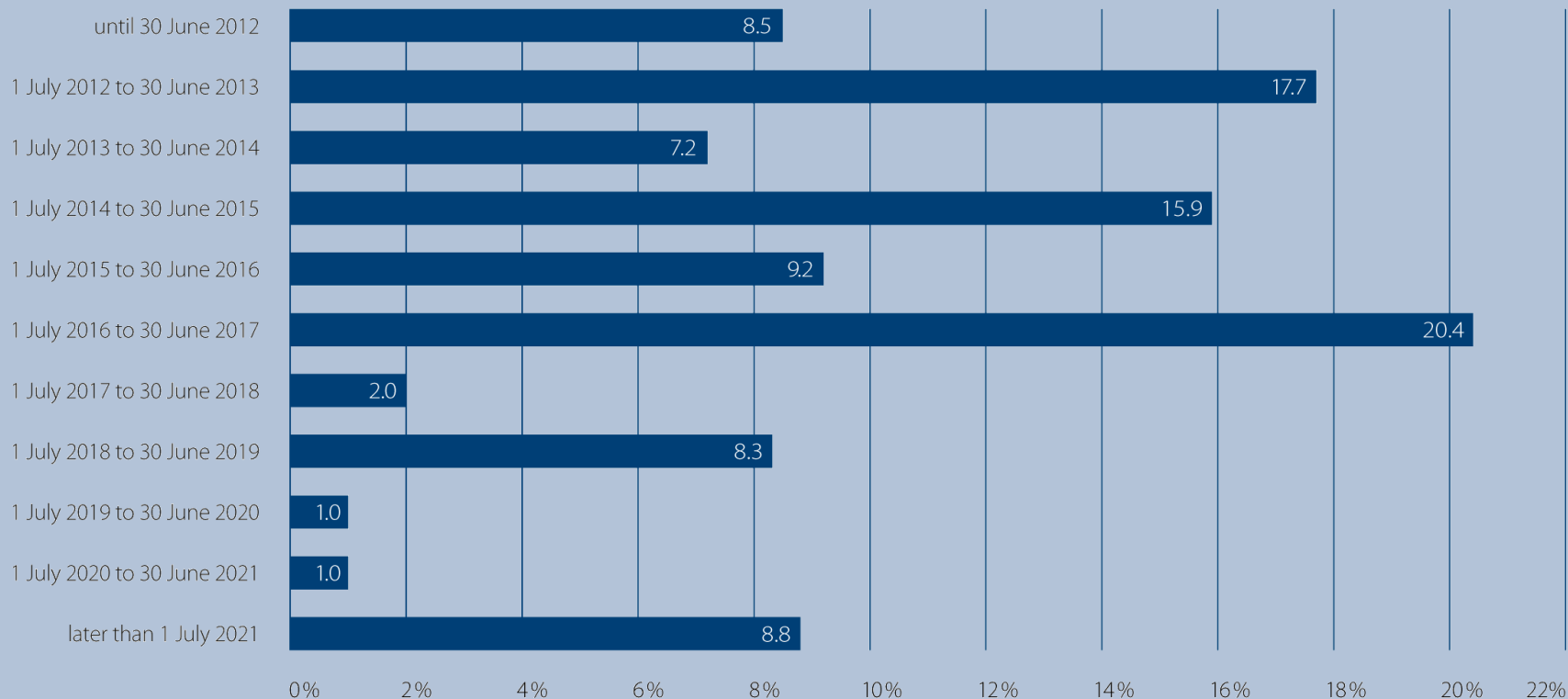


1) Other use mainly includes: hotels, catering establishments, car parks and ancillary uses.

THE FIVE BIGGEST TENANTS



MATURITY PROFILE OF RENTAL CONTRACTS¹⁾



Ø remaining term: 5,2 years

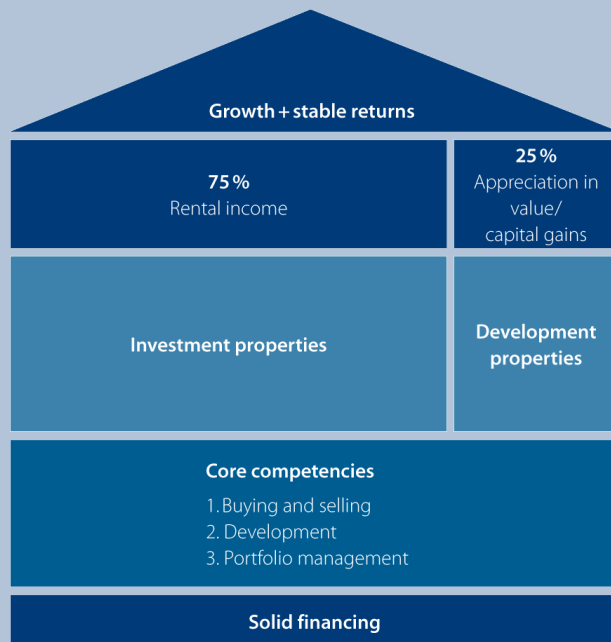
1) Not including rental contracts of unlimited duration

KEY FIGURES FOR PROPERTY PORTFOLIO

	30.06.2011	31.12.2010
Gross yield on investment properties	5.9 %	6.1 %
Net yield on investment properties	5,0 %	5.1 %
Investment property vacancy rate	4.4 %	5.1 %

- Disposal of properties with higher risk premiums
= reduction in gross yield
- Successful letting operations
= significant reduction in vacancy rate

DEVELOPMENT – A CORE COMPETENCE AT MOBIMO

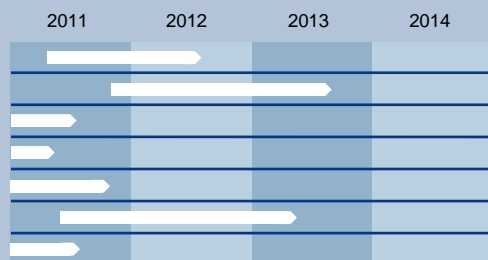


- Construction of investment properties for own portfolio
- Construction and sale of condominiums
- Achieving added value on existing properties held

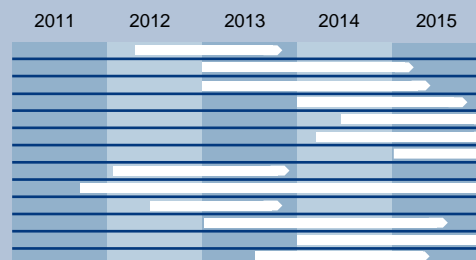
PROJECT PIPELINE

Development and construction of investment properties for own portfolio

Under construction: CHF 440 m.

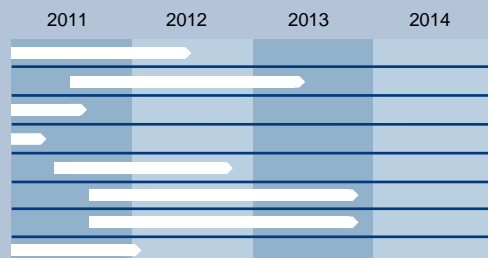


In planning: CHF 820 m.

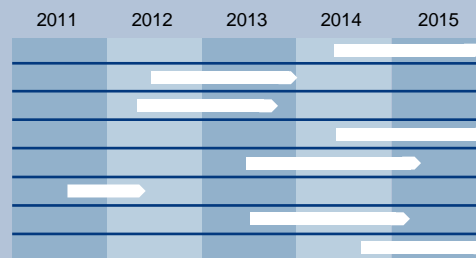


Development, construction and sale of condominiums

Under construction: CHF 440 m.



In planning: CHF 320 m.



PROJECTS COMPLETED IN FIRST HALF-YEAR 2011

- Lausanne, Beau-Séjour
- Lausanne, Genève 7
- Winterthur, Museumstrasse



101 apartments (to rent)

Investment CHF 58 m.

Letting status as at 25.8.11:
Fully occupied

Location:
Central, urban, close to main
railway station and city centre

2010

2011

2012

2013

2014



11 apartments (to rent)
1,250 m² office
1,500 m² fitness
1,400 m² retail

Investment CHF 30 m.

Letting status as at 25.8.11:
Nearly fully occupied

Location: city centre, Flon

2010

2011

2012

2013

2014

WINTERTHUR, MUSEUMSTRASSE



18 apartments
(condominiums)

Investment CHF 18 m.

Sale status as at 25.8.11:
all condos sold

Location:
very central, popular
location in Winterthur, links
to town centre

2010

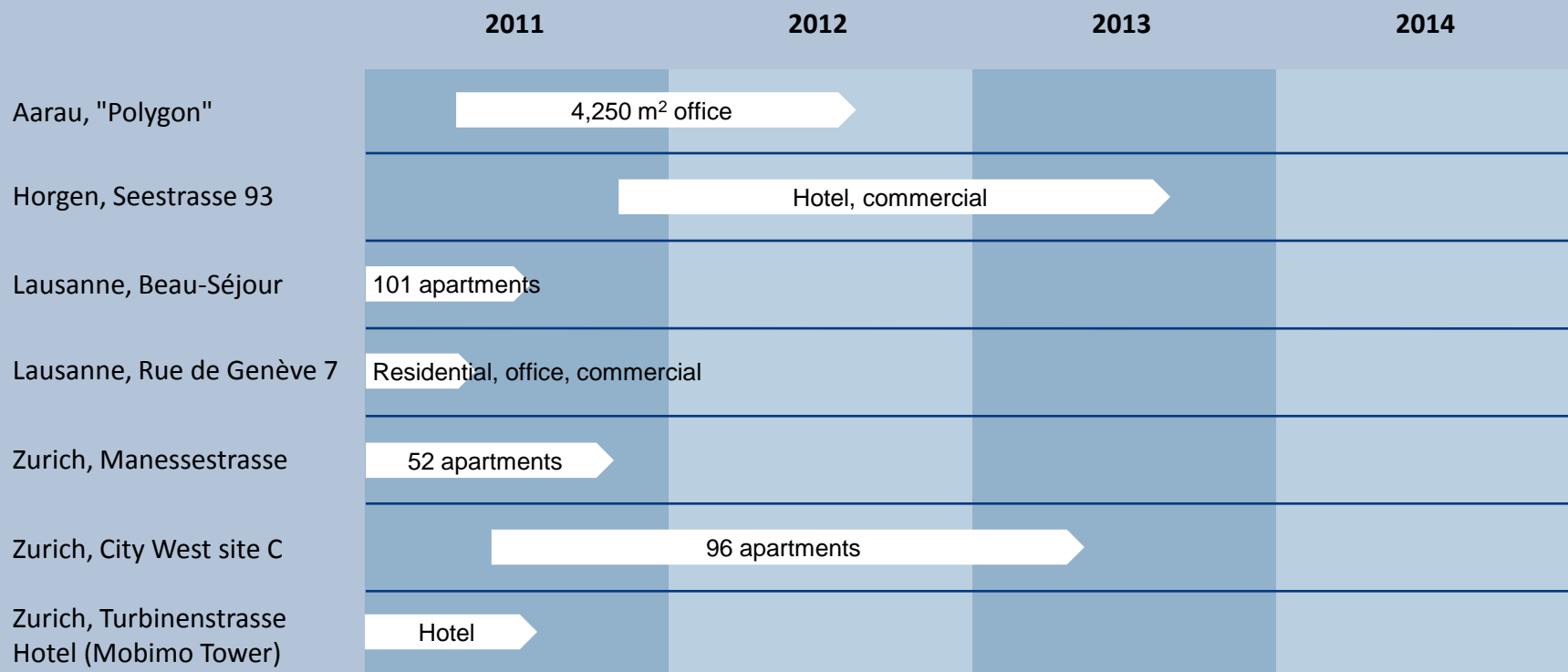
2011

2012

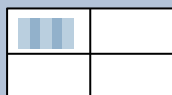
2013

2014

PROJECT PIPELINE – INVESTMENT PROPERTIES UNDER CONSTRUCTION (APPROX. CHF 440 M)



Dates: start to end of construction



AARAU TORFELD SÜD "POLYGON", SITE 3



4,087 m² office space

Investment CHF 24 m.

Tenant: Rockwell Automation

2010

2011

2012

2013

2014

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ZURICH "SECRET GARDEN", MANESSESTRASSE 190/192



52 apartments (to rent)

Investment CHF 49 m.

Letting status as at 25.8.11:
20 units

Location:
central, close to Sihlcity

2010

2011

2012

2013

2014

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ZURICH-WEST, SITE C



96 rental apartments
1,500 m² commercial, retail

Investment CHF 86 m.

Rental start:
End 2011/Beginning 2012

Location:
Situated in Zurich-
West/district 5, near
Pfingstweidpark, urban,
good public transport links

2010

2011

2012

2013

2014

ZURICH, MOBIMO TOWER INVESTMENT AND DEVELOPMENT PROPERTY

MOBIMO HOLDING



53 apartments (condominiums)

Investment CHF 130 m.

Sale status as at 25.8.11:
32 condos

Renaissance Zurich Tower Hotel, 300 rooms

Investment CHF 125 m.

Letting status:
100% let, hotel opening: 15.8.2011

2010

2011

2012

2013

2014

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HORGEN, MEILENWERK ZÜRICHSEE



Vintage car centre with catering and events zone / Design Hotel with 100 rooms

Investment CHF 35 m

Start of construction:
beginning of 2012
Completion: spring 2013

Location:
centrally located near the station and lake Zurich

2010

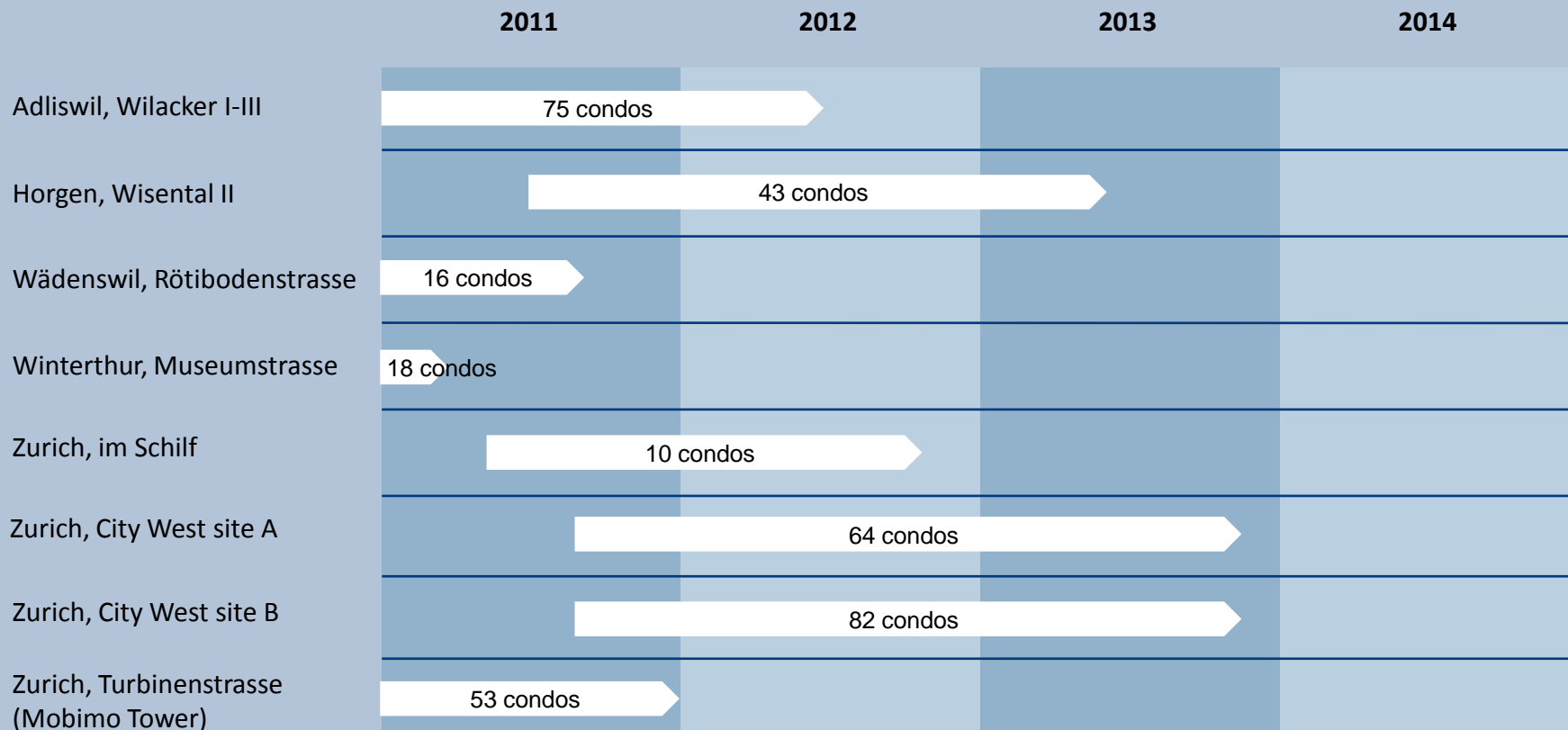
2011

2012

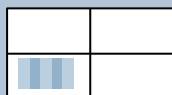
2013

2014

PROJECT PIPELINE – CONDO PROPERTIES UNDER CONSTRUCTION (APPROX. CHF 440 M)



Dates: start to end of construction





75 apartments (condominiums)

Investment CHF 73 m.

Sale status as at 25.8.11:
39 condos

Location:
in recreation area, above centre
of Adliswil, close to Zurich, public
transport links

2010

2011

2012

2013

2014

HORGEN, "WISENTAL"



43 apartments (condominiums)

Investment CHF 47 m.

For sale starting: spring 2011

Location: near the station and city centre, partial lake view

2010

2011

2012

2013

2014

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WÄDENSWIL, "TRITON", RÖTIBODENSTRASSE



16 apartments (condominiums)

Investment CHF 21 m.

Sale status as at 25.8.11:
15 condos

Location:
on an intermediate plateau,
lake view, decentralised

2010

2011

2012

2013

2014

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ZÜRICHBERG, IM SCHILF



10 apartments (condominiums)

Investment CHF 22 m.

Sale status as at 25.8.11:
9 condos

Location: Zürichberg, next to
Bethanien hospital

2010

2011

2012

2013

2014

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ZURICH-WEST, SITES A AND B



Site A:
59 apartments (condominiums)

Site B:
81 apartments (condominiums)

Investment CHF 119 m.

For sale starting: summer 2011

2010

2011

2012

2013

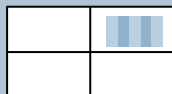
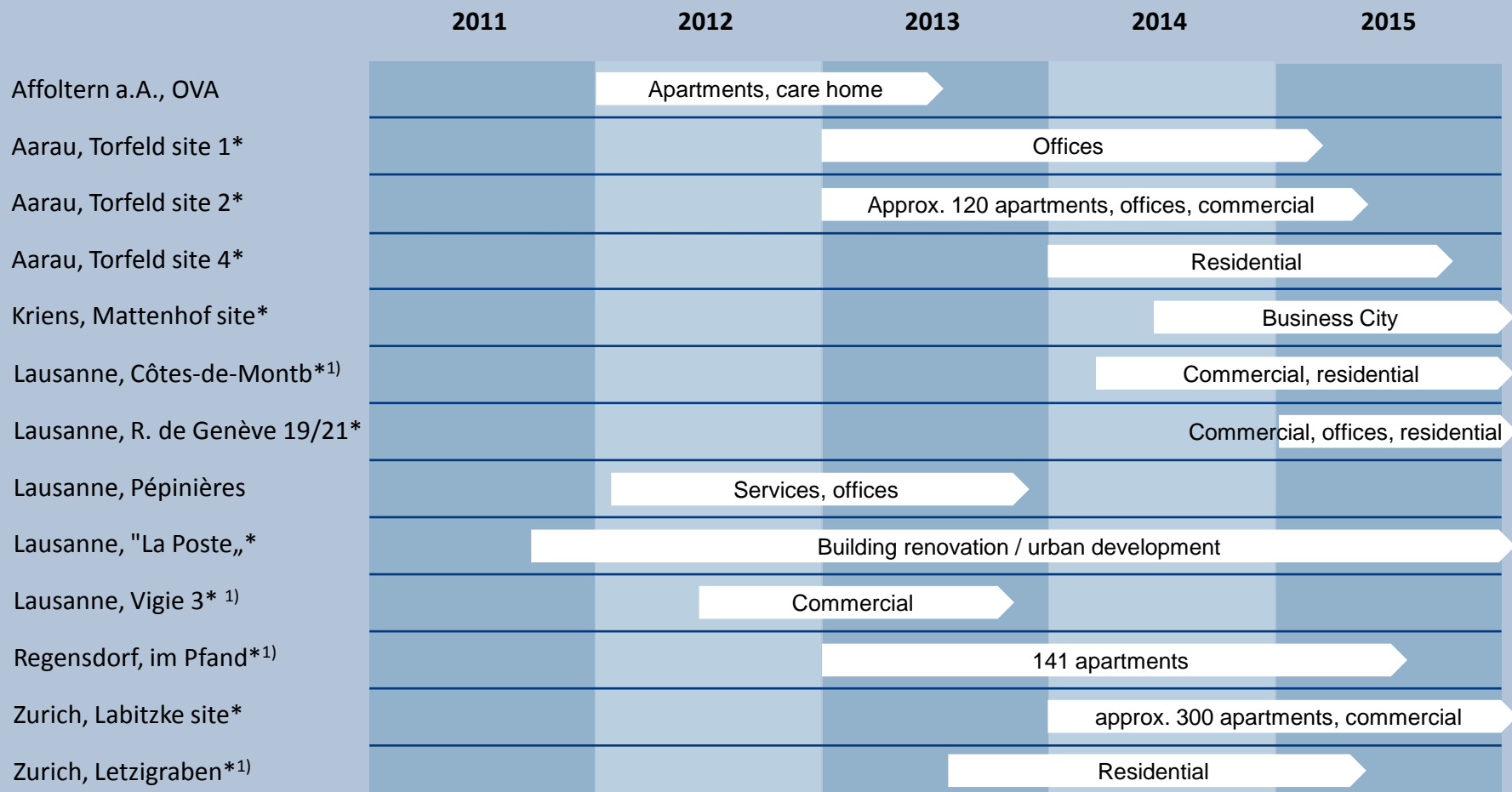
2014

Site A

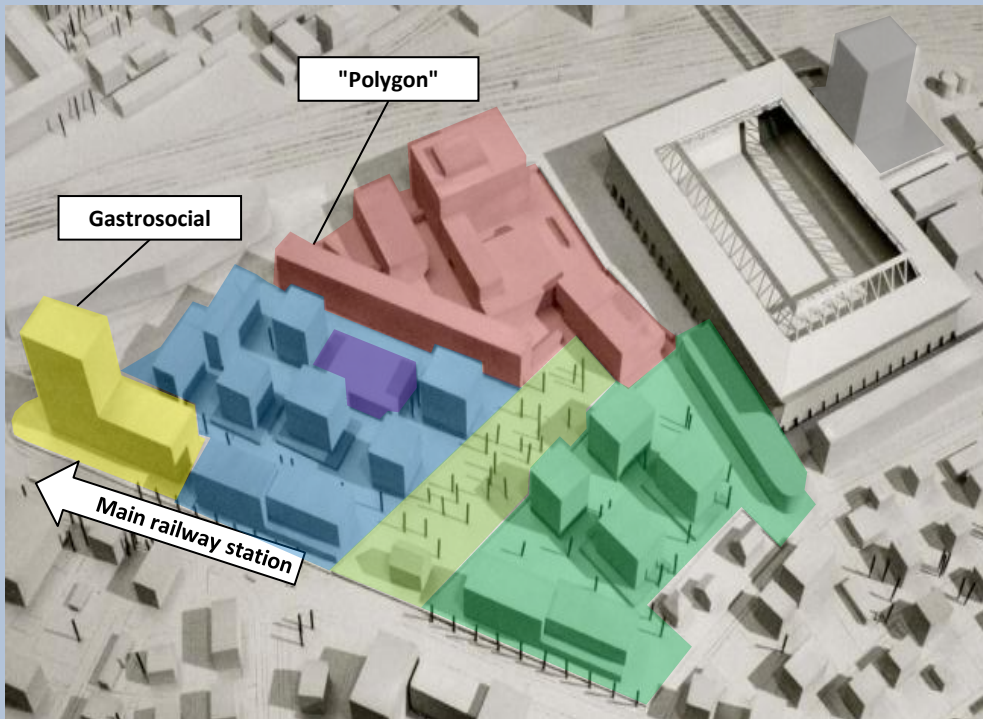
Site B

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PROJECT PIPELINE – INVESTMENT PROPERTIES IN PLANNING (APPROX. CHF 820 M)



* Building land with interim use and rental income
1) Development from portfolio



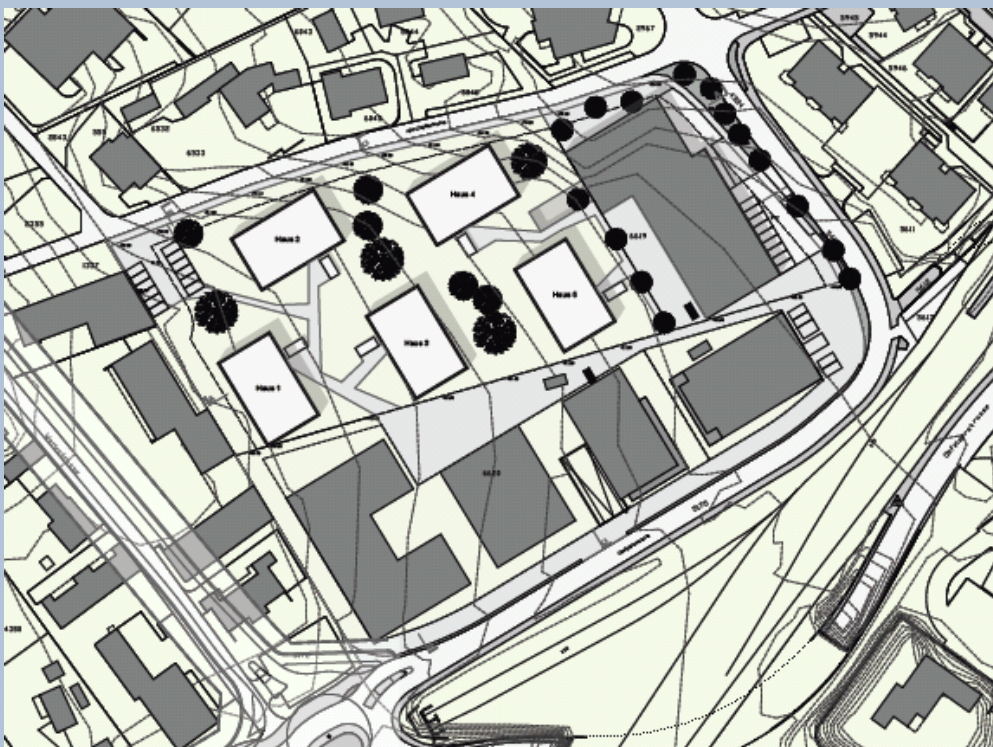
Location: central, near Aarau main railway station

Area:
50,000 m² park included

Gross exploitation: 80,000 m²

Rezoning from an industrial zone to one of mixed use including residential, leisure, office and work.

AFFOLTERN AM ALBIS, OVA SITE



45 rental apartments and
44 retirement apartments

Retirement home for 120
people

Investment CHF 65 m.

Tenant: Senevita
(retirement home)

2010

2011

2012

2013

2014

LAUSANNE FLON, "PÉPINIÈRES"



1,800 m² school
4,100 m² restaurant, etc.
450 m² offices

Investment CHF 41 m.

Start of construction: autumn 2011
Completion: spring 2013

Location:
on the Esplanade du Flon
2. Destination FLON

2010

2011

2012

2013

2014



Office/ Retail

Investment CHF 30 m.

Beginning: autumn 2011

End: autumn 2012

Location:

Close to the central station in
Lausanne

2010

2011

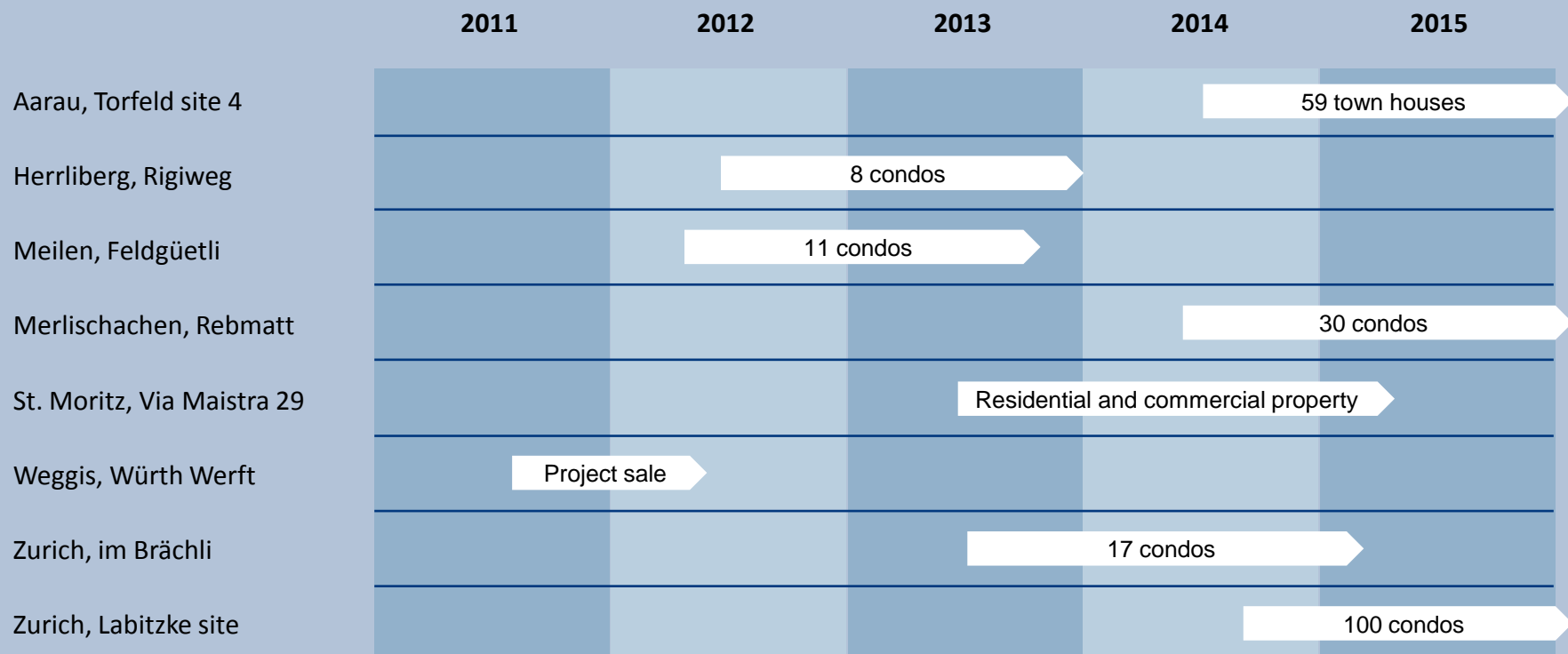
2012

2013

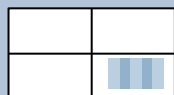
2014

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PROJECT PIPELINE – CONDO PROPERTIES IN PLANNING (APPROX. CHF 330 M)



Dates: start to end of construction



OUTLOOK: FOCAL POINTS OF OPERATIONS IN 2011

- Implementing the numerous building projects
- Increasing rental and promotion income
- Further quality improvements to portfolio (transformation, conversion, disposal)
- Further developments in project pipeline

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