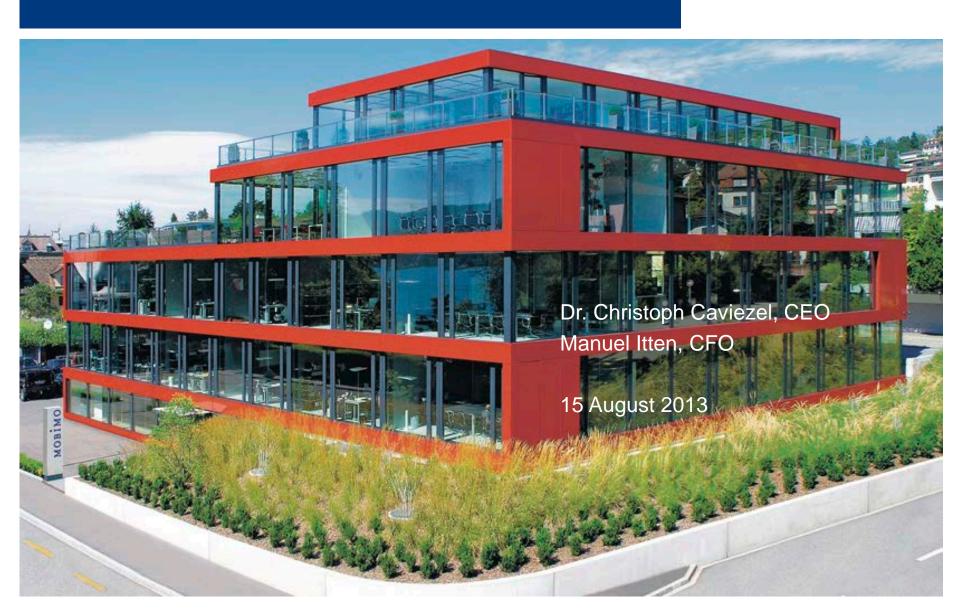
PRESENTATION FIRST HALF OF 2013





DISCLAIMER



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

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AGENDA



- Notes on key financial figures
- First Half of 2013 / Outlook

Manuel Itten, CFO

Christoph Caviezel, CEO

KEY FINANCIAL FIGURES I



in CHF m.	30.06.2013	31.12.2012 (restated)	30.06.2012 (restated)
Profit on sale of trading properties	5.7	21.7	8.3
Net rental income	39.8	79.8	39.8
Net income from revaluation	23.6	36.9	22.7
Profit from sale of invest. properties	1.9	-0.1	-
Tax expense	-9.9	-17.6	-8.9
Profit	41.4	75.9	39.6

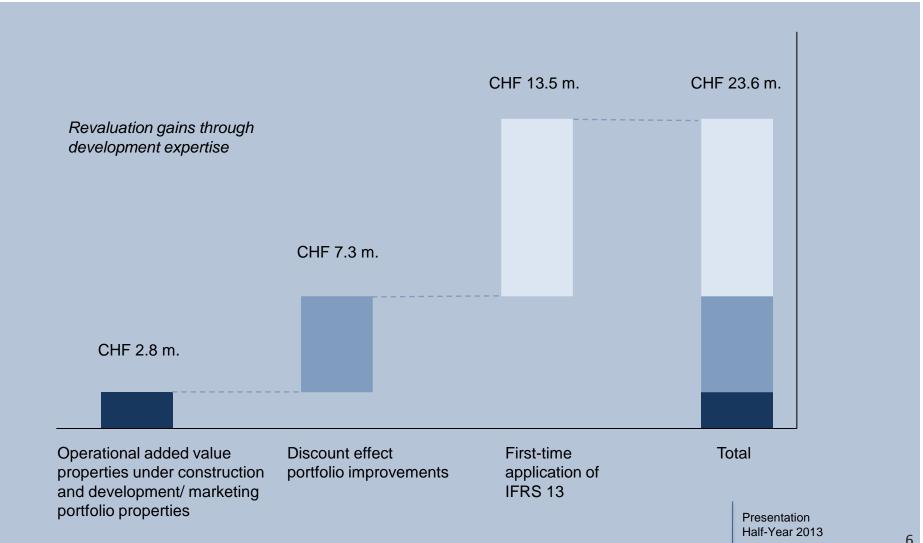
KEY FINANCIAL FIGURES II



in CHF	30.06.2013	31.12.2012 (restated)	30.06.2012 (restated)
EBITDA	60.2 m.	118.5 m.	61.4 m.
EBIT	59.4 m.	117.2 m.	60.8 m.
Profit	41.4 m.	75.9 m.	39.6 m.
Return on equity	7.1%	6.7%	6.8%

BREAK DOWN OF PROFIT FROM REVALUATION (HY 2013)





SOLID FINANCING



	Target	30.06.2013	31.12.2012 (restated)	30.06.2012 (restated)	
Equity ratio	> 40%	46%	48%	47%	
Interest coverage factor	> 2.0	2.9	3.0	3.0	
Net gearing	< 150%	88%	80%	78%	
Average interest rate		2.8%	3.0%	3.1%	
Average residual maturity		8.2 years	9.1 years	9.3 years	

¹⁾ An interest rate of 2.7% applied as at 30 June 2013

KEY FIGURES FOR PROPERTY PORTFOLIO



	30.06.2013	31.12.2012	30.06.2012
Gross yield on investment properties	5.7%	5.8%	5.8%
Net yield on investment properties	4.7%	4.8%	4.9%
Investment property vacancy rate	4.3%	3.8%	4.1%

AGENDA



Notes on key financial figures

First Half of 2013 / Outlook

Manuel Itten, CFO

Christoph Caviezel, CEO

PROPERTY PORTFOLIO AS AT 30 JUNE 2013





PROJECTS COMPLETED FIRST HALF OF 2013



Horgen, Wisental







- Investment total approx. CHF 47 m.
- 43 condo residential units (39 already sold as at end of July)

PROJECTS STARTS FIRST HALF OF 2013



Lausanne, Petit Mont Riond



Regensdorf, Sonnenhof



Zurich, Station 595



- Investment total approx. CHF 180 m.
- 86 condo residential units, 21 studio
- 185 apartments

ACQUISITION FIRST HALF OF 2013



Lausanne, Grand Mont Riond



View of the project «Petit Mont Riond», (89 apartments)



- Market value CHF 19.7 m.
- 48 apartments
- Areal incl. Petit Mont Riond 10'000 m²

PROJECTS COMPLETIONS SECOND HALF OF 2013



Lausanne, La Poste



Zürich, Am Pfingstweidpark (Buildings A, B + C)





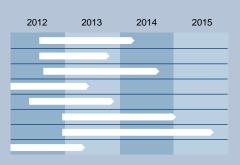
- Investment total approx. CHF 330 m.
- 144 condo residential units
- 96 rental residential units
- 13'500 m² office, commercial

PROJECT PIPELINE

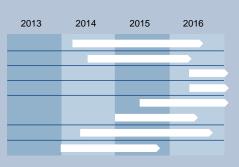




Under construction: CHF 440 m.

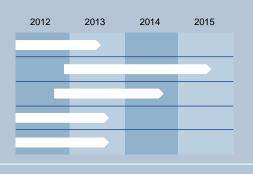


In planning: CHF 670 m.

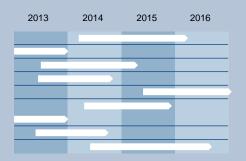


Development, construction and sale of condominiums

Under construction: CHF 270 m.



In planning: CHF 270 m.



OUTLOOK: FOCAL POINTS OF OPERATIONS IN 2013



- Completion of major rental and condominium projects
- Profit before revaluation in the 2nd Half of 2013 significantly higher than the previous year
- Further developments in project pipeline

CONTACT DETAILS



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ANNEX



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

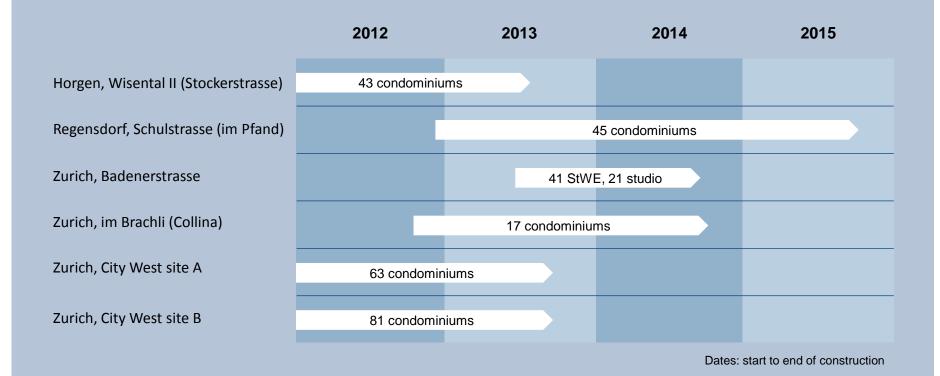


	2012	2013	2014	2015
Affoltern a. Alb., Obstgartenstrasse	48 apar	tments and retirement ho	me	
Affoltern a. Alb., Obfelderstrasse	42 :	apartments		
Horgen, Seestrasse 93			Hotel, comme	ercial
Lausanne, Avenue d'Ouchy 4-6	La Poste, office/comn	nercial		
Lausanne, Les Pépinières	Service	es, offices		
Lausanne, Rue Voltaire (Petit Mont-Riond)		89 apartm	nents	
Regensdorf, Schulstrasse (im Pfand)			96 apartments	
Zurich, City West site C	96 apartments			
			Dates: s	start to end of construction

Presentation Half-Year 2013

PROJECT PIPELINE – CONDO PROPERTIES UNDER CONSTRUCTION (APPROX. CHF 270 M.)





PROJECT PIPELINE – INVESTMENT PROPERTIES IN PLANNING (APPROX. CHF 670 M.)



	2013	2014 2015		2016
Aarau, Torfeld site 2*		approx. 120	apartments, offices, com	mercial
Kriens, Mattenhof site*			Business city	
Lausanne, Côtes-de-Montbenon* 1)				Commercial, residential
Lausanne, Rue de Genève 19/21*			Com	nmercial, offices, residential
Lausanne, Avenue d'Ouchy 4-6 *			La Poste	e, urban development
Lausanne, Rue de la Vigie 3* 1)			Commercial	
Zurich, Labitzke site*		арр	rox. 200 apartments, com	mercial
Zurich, Letzigraben* 1)		Resider	ntial	
			Dates:	start to end of construction
*	Building land with interim	use and rental income		1
1) Development from portfolio				Presentation Half-Year 2013

PROJECT PIPELINE – CONDO PROPERTIES IN PLANNING (APPROX. CHF 270 M.)



	2013	2014		2015		2016
Aarau, Torfeld site 4			12 town houses + 78 condominiums			
Herrliberg, Rigiweg	Sale of plots					
Lucerne, Buttenenhalde			24 (condomini	ums	
Meilen, Feldguetli		14 con	dominiums			
Merlischachen, Rebmatt					30	condominiums
Uitikon, Tramstrasse					16 condo	ominiums
Weggis, Wurth Werft	Sale of plots					
Zurich, Labitzke site				50 cc	ondominiums	

Dates: start to end of construction



Presentation Half-Year 2013