

PRESENTATION RESULTS 2013

MOBIMO HOLDING



Christoph Caviezel, CEO
Manuel Itten, CFO

13 February 2014

DISCLAIMER

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

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- Record year for Mobimo
- Increase in net profit by approx. 7.5% to CHF 81.6 m.
- Profitable and growing portfolio
- Increase in the dividend to CHF 9.50

- Notes on key financial figures Manuel Itten, CFO
- Business performance 2013 Christoph Caviezel, CEO
- Outlook Christoph Caviezel, CEO

A GOOD YEAR

| in CHF | 31.12.2013 | 31.12.2012 | 31.12.2011 |
|------------------------------|--------------------|------------|-----------------------|
| Net profit | 81.6 m. | 76.0 m. | 80.5 m. ¹⁾ |
| Earnings per share | 13.14 | 12.33 | 15.46 |
| Total value of the portfolio | 2,372 m. | 2,355 m. | 2,171 m. |
| Distribution | 9.50 ²⁾ | 9.00 | 9.00 |

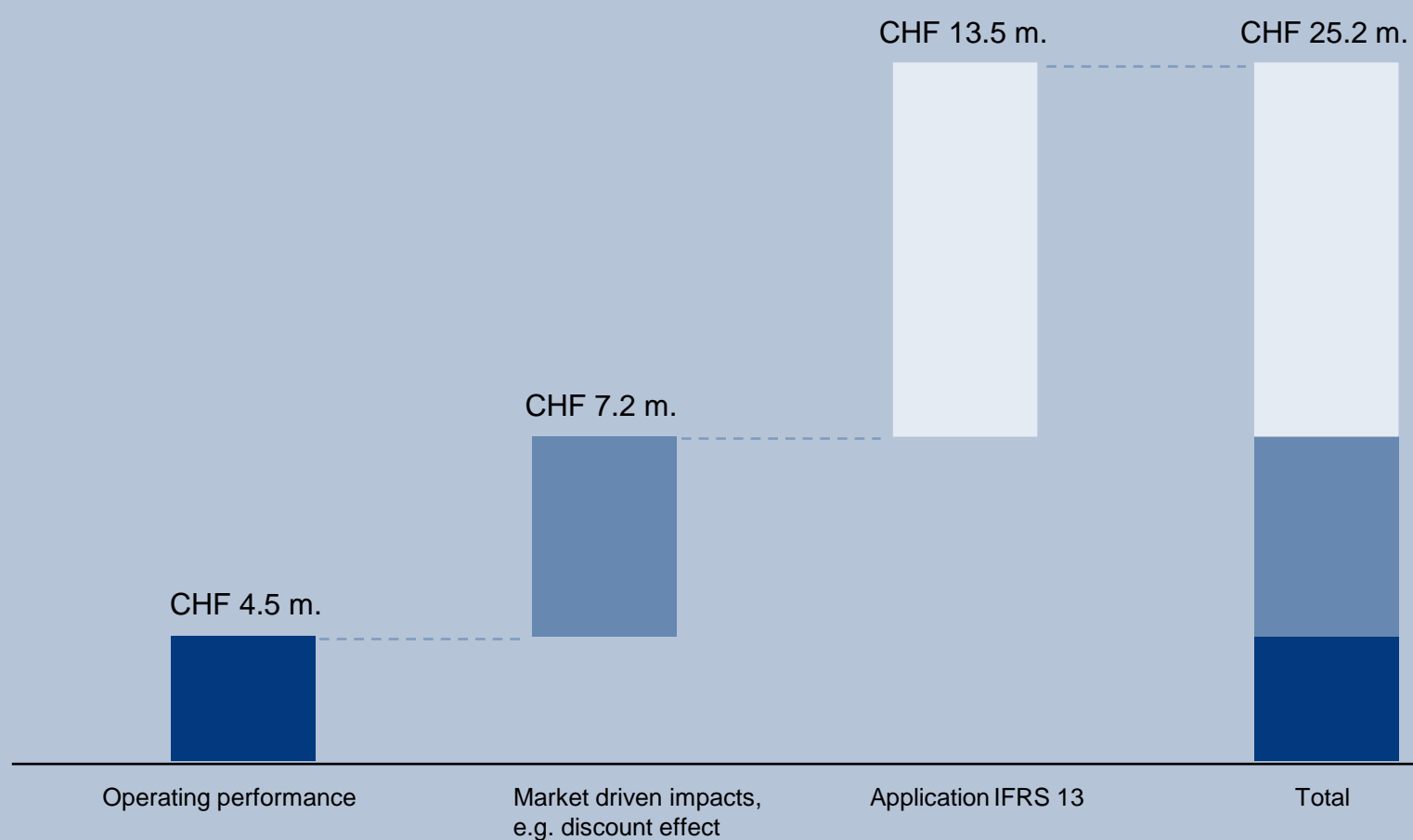
1) The 2011 results included a one-time positive effect under tax expense totalling CHF 5.5 million

2) Distribution of paid-in capital for the 2013 financial year of CHF 9.50 per share in accordance with the proposal to the General Meeting of 25 March 2014. Some CHF 270 million was available for distribution of paid-in capital as at 31 December 2013

SUMMARY OF KEY FINANCIAL FIGURES

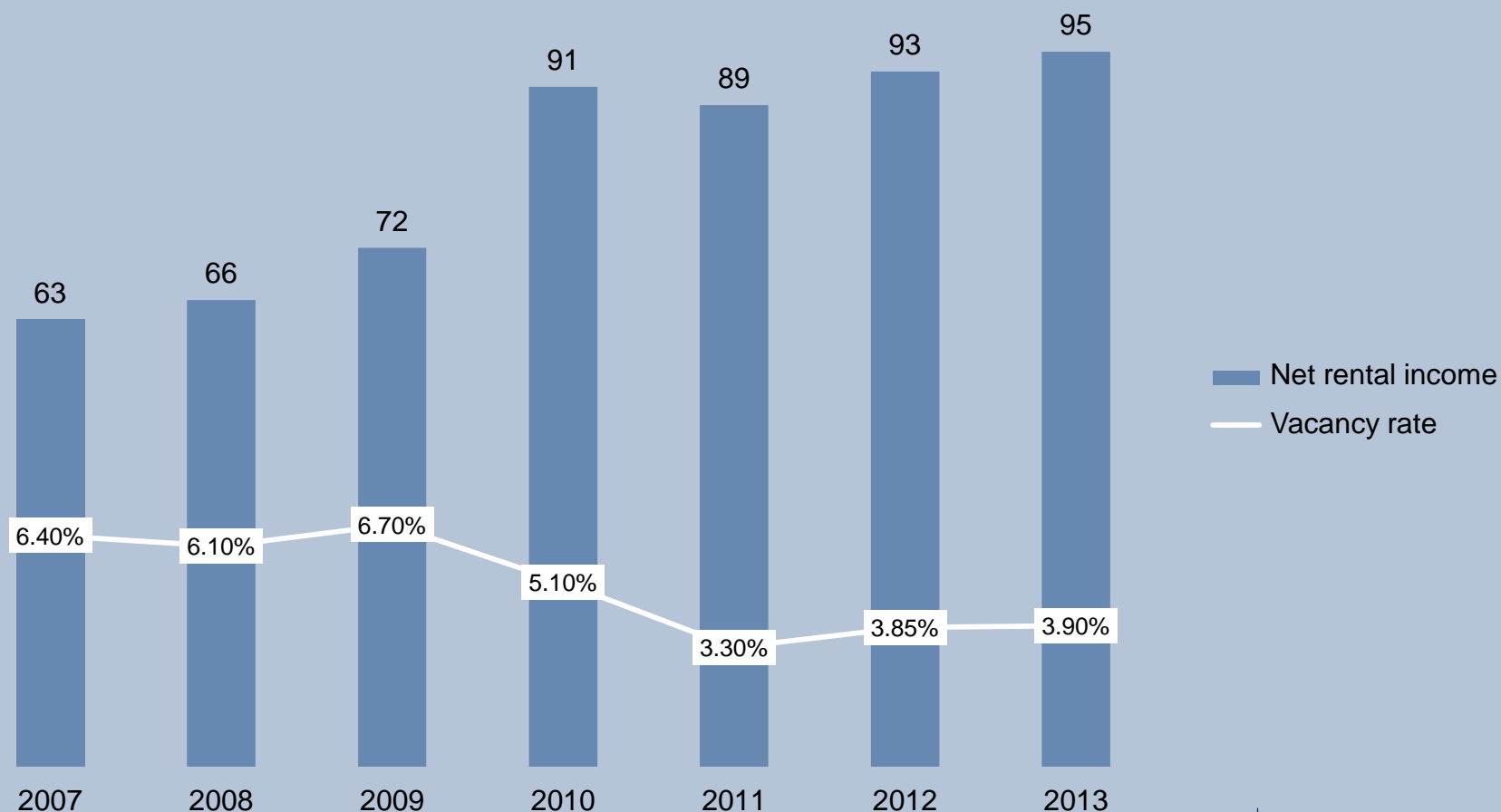
| in CHF m. | 31.12.2013 | 31.12.2012 restated | 31.12.2011 |
|--|------------|------------------------|------------|
| Net rental income | 78.9 | 79.8 | 76.0 |
| Profit on sale of trading properties and services | 31.6 | 21.7 | 22.3 |
| Net income from revaluation | 25.2 | 36.9 | 41.2 |
| Profit on sale of invest. properties | 7.1 | -0.1 | 2.5 |
| Tax expense | -16.7 | -17.6 | -11.9 |

BREAK DOWN OF NET INCOME FROM REVALUATION



DEVELOPMENT OF NET RENTAL INCOME AND VACANCY RATE

in CHF m.



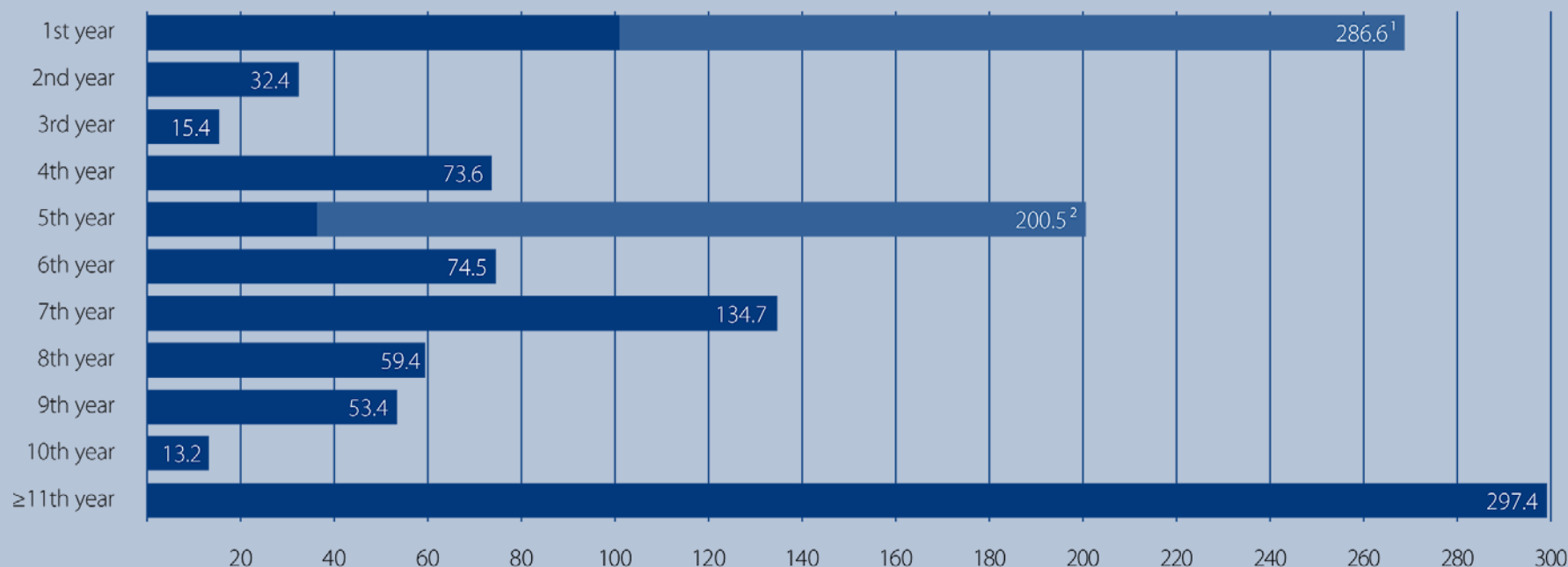
| | 31.12.2013 | 31.12.2012 restated | 31.12.2011 |
|--------------------------------------|------------|------------------------|------------|
| Gross yield on investment properties | 5.7% | 5.8% | 6% |
| Net yield on investment properties | 4.6% | 4.8% | 5.0% |
| Investment property vacancy rate | 3.9% | 3.8% | 3.3% |

KEY FINANCIAL FIGURES FINANCING

| | Target | 31.12.2013 | 31.12.2012 restated | 31.12.2011 |
|-------------------------------------|---------|------------|------------------------|------------|
| Equity ratio | > 40 % | 46% | 48% | 47% |
| Interest coverage factor | > 2,0 | 3,6 | 3.0 | 3.0 |
| Net gearing | < 150 % | 84% | 80% | 69% |
| Average interest rate ¹⁾ | | 2.7% | 3.0% | 3.0% |
| Average residual maturity | | 7.7 years | 9.1 years | 9.2 years |

1) An interest rate of 2.64% applied as at 31.12.2013

MATURITY PROFILE OF FINANCIAL LIABILITIES



Av. residual maturity: 7.7 years

Av. rate of interest: 2.72%

Total: CHF 1,241 m.

- 1) Current financial liabilities include, in addition to mortgage liabilities, the convertible bond with a carrying amount of CHF 167.7 million (nominal value CHF 168.7 million) maturing on 30 June 2014
- 2) Non-current financial liabilities include, in addition to mortgage liabilities, the bond with a carrying amount of CHF 164.2 million (nominal value: CHF 165 million)

KEY FINANCIAL FIGURES

SHARE DATA

| in CHF | 31.12.2013 | 31.12.2012 restated | 31.12.2011 |
|-----------------------------|------------|------------------------|------------|
| Shares issued | 6,214,478 | 6,208,913 | 6,170,098 |
| Share capital | 180.2 m. | 180.1 m. | 178.9 m. |
| Market capitalisation | 1,156.5 m. | 1,359.1 m. | 1,283.4 m. |
| Year-end share price | 186.10 | 218.90 | 208.00 |
| Distribution | 9.50 | 9.00 | 9.00 |
| Payout ratio | 72% | 73% | 58% |
| NAV per share ¹⁾ | 200.01 | 193.99 | 191.41 |

1) Assuming all options granted and conversion rights are exercised

- Notes on key financial figures

Manuel Itten, CFO

- Business performance 2013

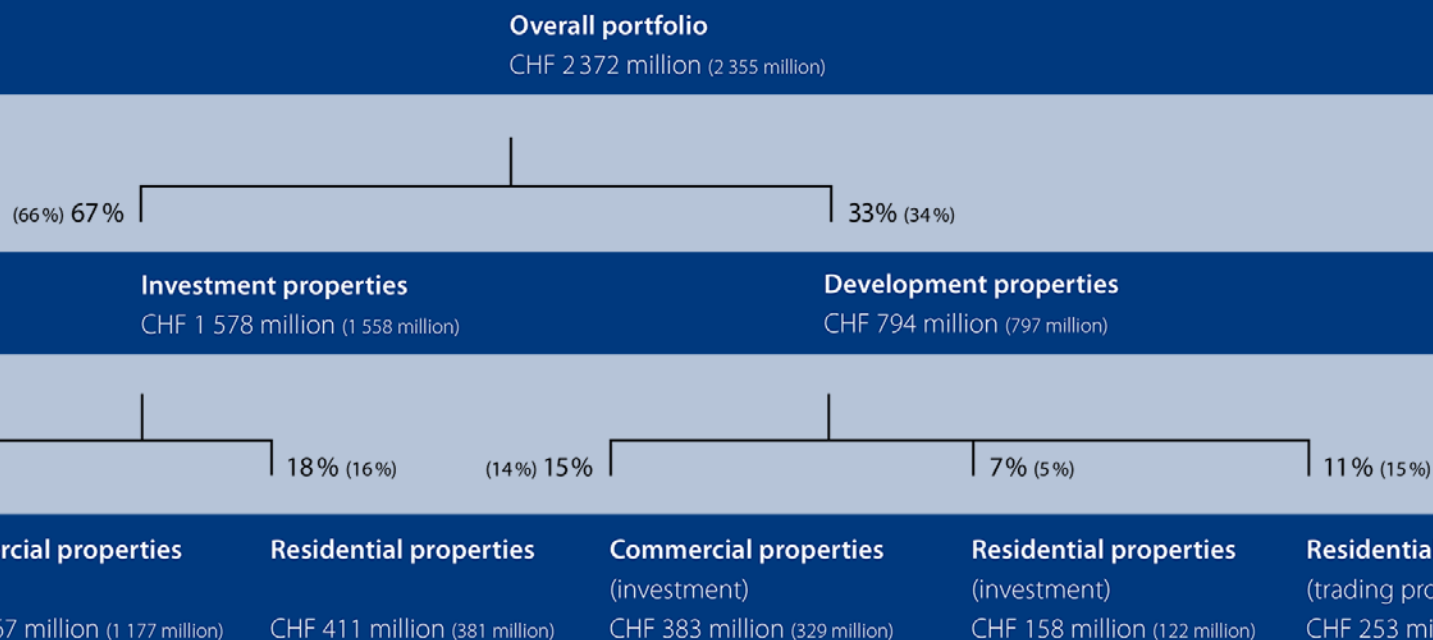
Christoph Caviezel, CEO

- Portfolio
- Projects

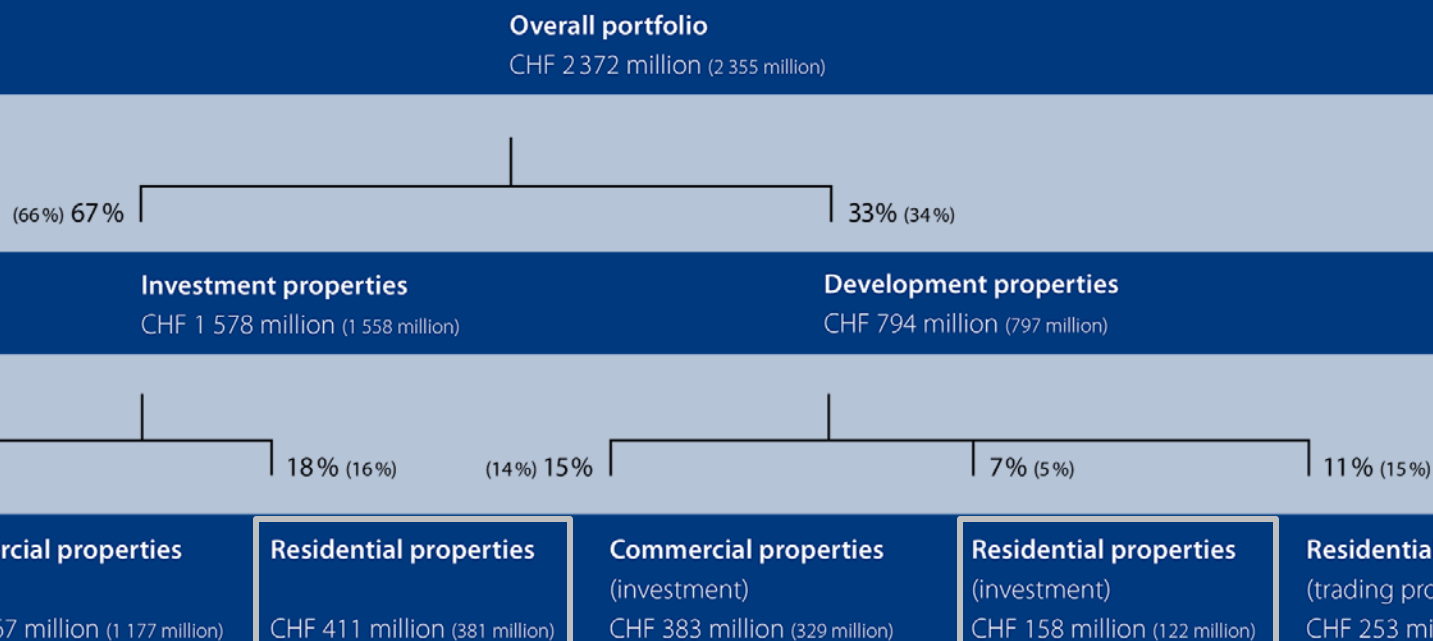
- Outlook

Christoph Caviezel, CEO

BUSINESS PERFORMANCE: PORTFOLIO OVERALL PORTFOLIO

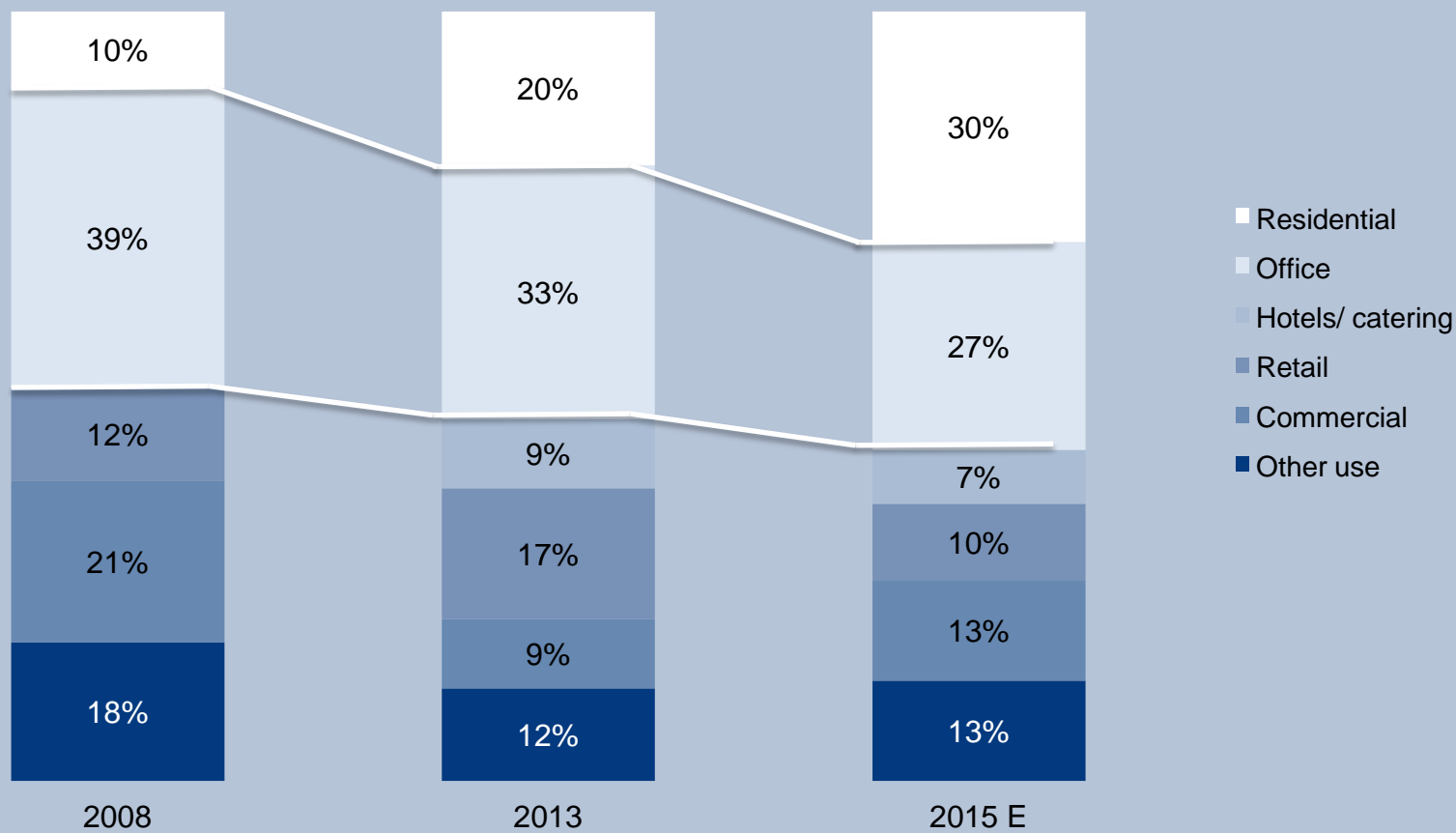


BUSINESS PERFORMANCE: PORTFOLIO OVERALL PORTFOLIO

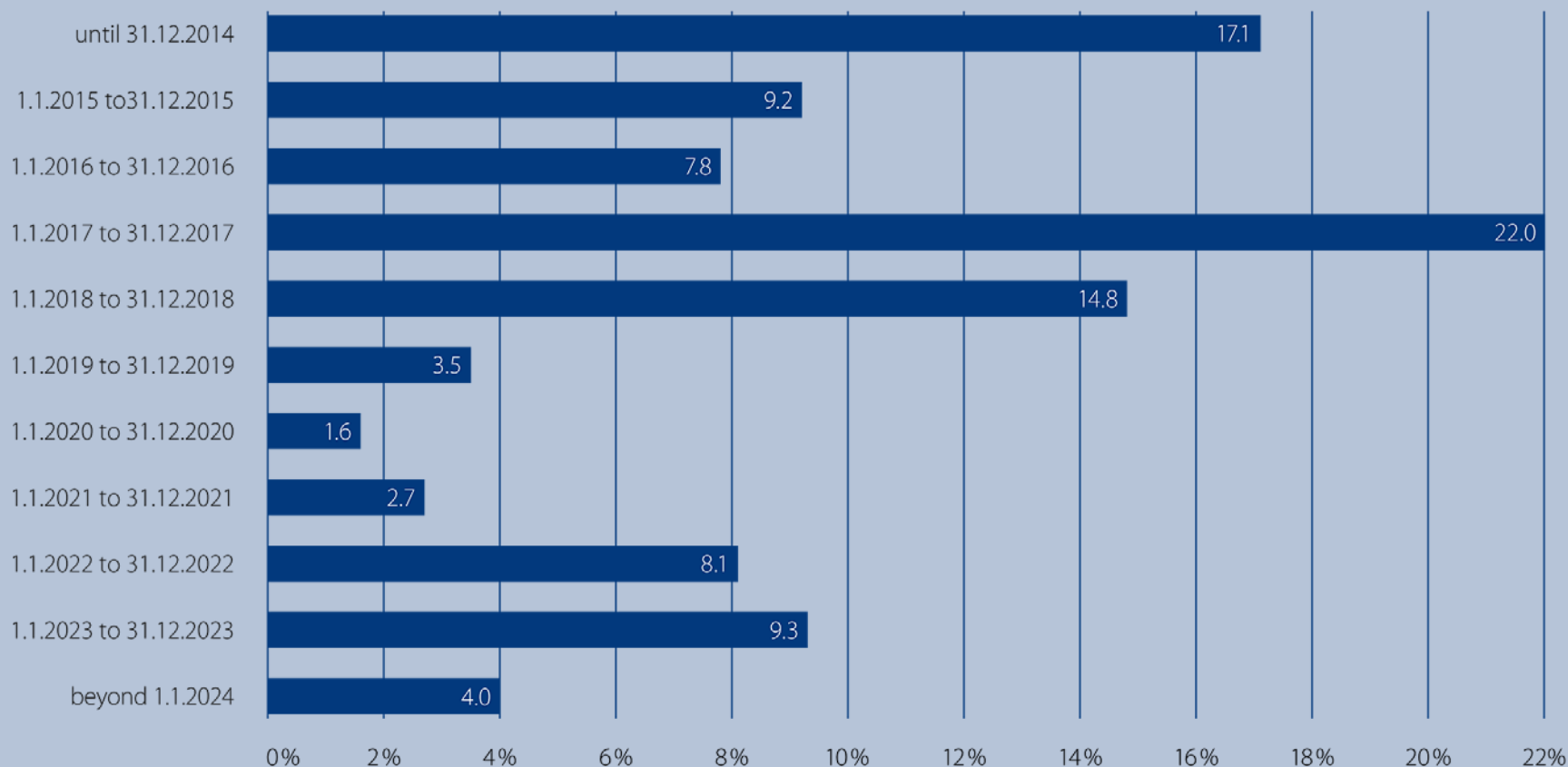


+ CHF 30 m.

DEVELOPMENT OF RENTAL INCOME BY TYPE OF USE



MATURITY PROFILE OF RENTAL CONTRACTS¹⁾



Average remaining term: 6.5 years

1) Not including rental contracts of unlimited duration

BUSINESS PERFORMANCE: PROJECTS BUILDINGS COMPLETED IN 2013

Zurich, City West A+B



Zurich, City West C



Horgen, Wisental II



Affoltern a.A., Obfelderstrasse



Lausanne, La Poste

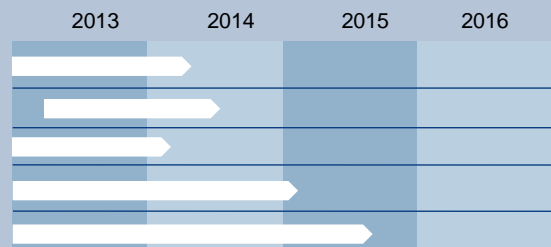


Total investment of approx. CHF 330 million

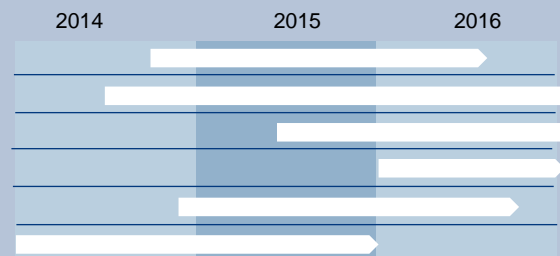
- 187 condo residential units (183 sold)
- 138 rental residential units
- Approx. 10,000 m² office/ commercial space

Development and construction of investment properties for own portfolio

Under construction: CHF 290 m. (previous year CHF 440 m.)

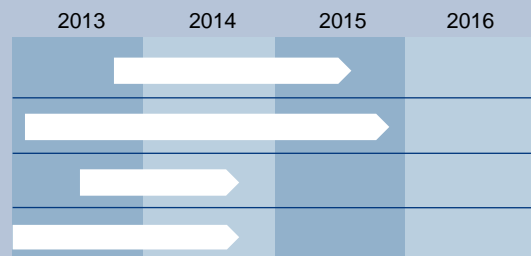


In planning: CHF 780 m. (previous year CHF 670 m.)

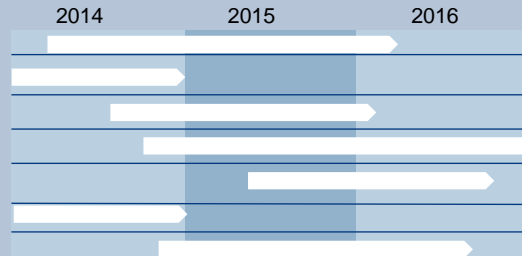


Development, construction and sale of condominiums

Under construction: CHF 130 m. (previous year CHF 220 m.)



In planning: CHF 280 m. (previous year CHF 320 m.)



BUSINESS PERFORMANCE: PROJECTS
BUILDING STARTED IN 2013

Zurich, Badenerstrasse 595



Regensdorf, Sonnenhof



Meilen, Feldgüetliweg



Lausanne, Petit Mont-Riond



Total investment of approx. CHF 175 million

- 100 condo residential units, 21 studios
- 185 rental residential units

BUSINESS PERFORMANCE: PROJECTS PLANNED BUILDING STARTS IN 2014

Lucerne, Büttenenhalde



Aarau, Aeschbach-Quartier 2+4



Merlischachen, Burgmatt



Zurich, Letzigraben



Zurich, Labitzke Areal



Kriens, Mattenhof I+II

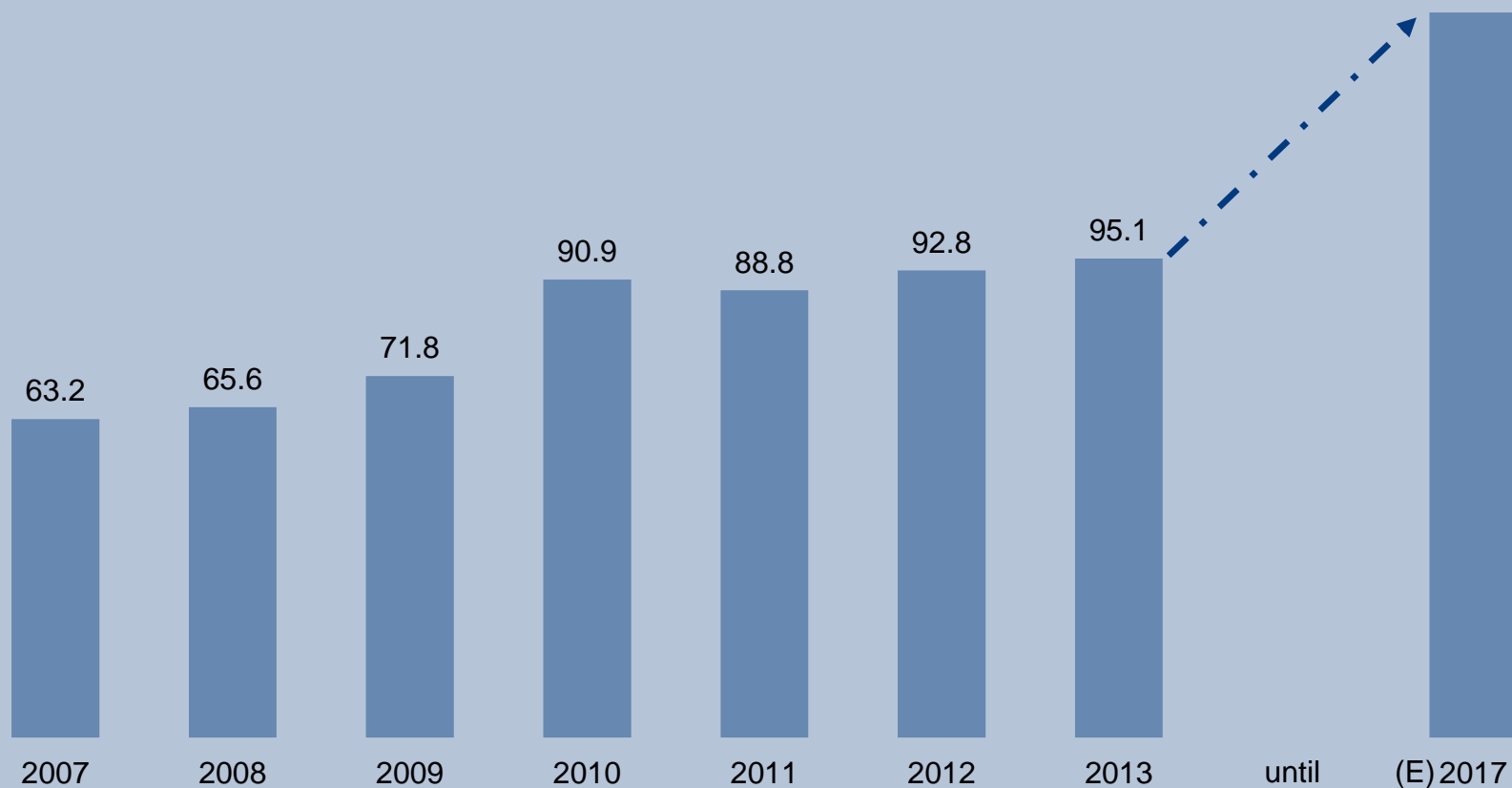


Total investment of approx. CHF 734 million

- 232 condo residential units, 493 rental residential units
- 12 Town Houses
- 8 office/ commercial units
- Business City

BUSINESS PERFORMANCE: PROJECTS DEVELOPMENT RENTAL INCOME

in CHF m.



**Dübendorf,
Sonnentalstrasse 10**



- 240 rental residential units
- 600m² commercial/ retail
- Development: 2014 - 2016
- Investor: Mobiliar

**Olten,
Aarepark**



- 56 rental residential units
- 2,000m² office/ retail
- Development: 2014 - 2015
- Investor: Credit Suisse

**Langenthal,
Headquarter 3M**



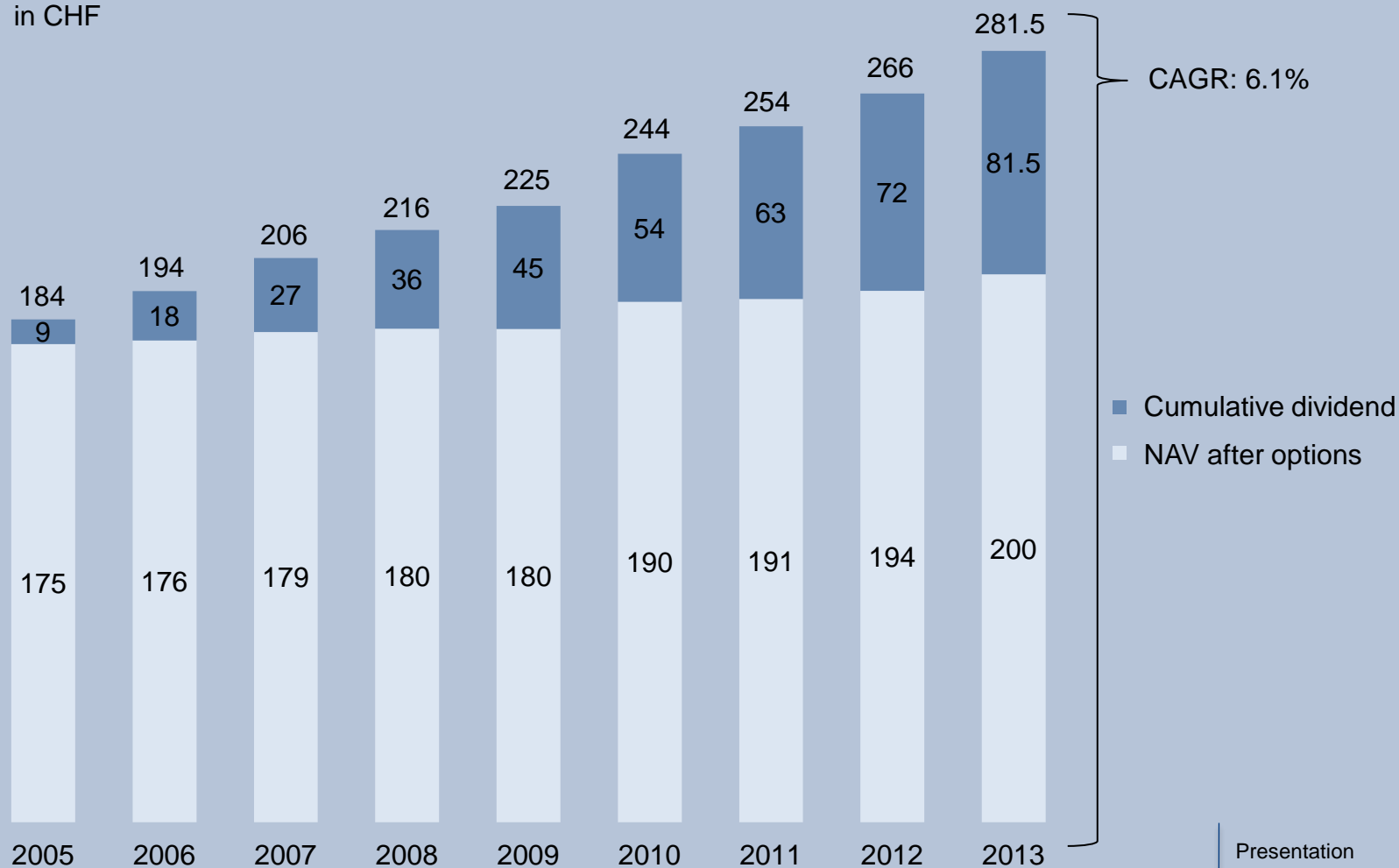
- Office building
- 350 workplaces
- Development: 2014 - 2015
- Tenant: 3M

- Bringing various building projects closer to completion
- Increase in rental income
- Marketing of condominiums
- Further building up the business area “Investment for Third Parties”
- Further developments in project pipeline
- Ongoing quality optimisation of the portfolio
- Sound risk management

- **Stable income** High-value portfolio of very well-located properties. Well-diversified. Low vacancy rate.
- **Growth and rising income** Attractive investment pipeline at top locations
- **Security** High equity ratio and long-term financing
- **Expertise** A capable and committed Mobimo team
- **Yield** Share with an attractive yield

OUTLOOK DEVELOPMENT OF NAV

in CHF



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