

# 2017 Half-year results

MOBIMO



Aarau, Aeschbachquartier

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1. First half-year 2017 at a glance
  2. Key financial figures first half-year 2017
  3. Property portfolio and pipeline
  4. Focus and outlook

# 1. First half-year 2017 at a glance



# A strong half-year performance

## Profit

CHF million  
HY|2016: 89.8

**63.3**

- A strong performance once again after the extraordinary record results of the previous year
- Good operating results in all areas

## Rental income

CHF million  
HY|2016: 56.8

**56.4**

- Stable rental income and low vacancy rate despite portfolio disposals

## Profit per share

CHF  
HY|2016: 14.39

**10.03**

- On track to continue the stable and attractive dividend policy

## Income from sales and services

CHF million  
HY|2016: 59.7

**91.2**

- 74 transfers of ownership, mostly in Aarau's Aeschbachquartier
- Expanded pipeline for third-party projects

# Market environment

Economic environment	<ul style="list-style-type: none"> <li>Switzerland offers a stable environment / Trend in real economic growth slightly positive since 2015 / Inflation set to be in marginally positive territory again</li> <li>Swiss franc becoming more competitive against the euro again</li> <li>Attractive location for real estate investments / Real estate offers a very high yield premium over bonds despite price rises in recent years</li> </ul>
Political environment	<ul style="list-style-type: none"> <li>Regulation is tending to result in a shortage of land, thus making it more expensive</li> <li>Insufficient use of density and a lack of implementation are making supply more expensive</li> </ul>
Residential real estate market (rental)	<ul style="list-style-type: none"> <li>Persistently high demand for rental apartments in urban centres</li> <li>Easing demand in less central areas / Some signs of overproduction in peripheral areas</li> <li>Decline in annual net immigration / Change in structure of immigration</li> </ul>
Residential real estate market (condominiums)	<ul style="list-style-type: none"> <li>Persistently high demand for low and mid-priced condominiums in good locations</li> <li>Ongoing positive effect on demand from the current low interest rate environment</li> </ul>
Commercial real estate market (rental)	<ul style="list-style-type: none"> <li>Demand for office space trending sideways overall</li> <li>Tough competition leading to structural adjustment in the retail sector</li> <li>Slight increase in demand for cheap commercial space</li> <li>Ongoing digitalisation impacting demand for retail space – and office space in the medium term – leading to changes in future user needs</li> </ul>
Transaction market	<ul style="list-style-type: none"> <li>Continuing high demand for investment opportunities in residential properties and selected commercial properties</li> </ul>

# Highlights of a sustainable development strategy

## Kriens, Mattenhof



- Foundation stone laid: May 2017
- 129 rental apartments and commercial space
- Planned completion: 1st half of 2019
- Start of marketing of the rental apartments: 2018
- Commercial letting rate: ca. 60%

## Zurich, Labitzke



- Foundation stone laid: Sept 2016
- 201 rental apartments and 10 commercial spaces
- Planned completion: 1st half of 2018
- Start of marketing of the rental apartments: spring 2017
- Rental letting rate: ca. 95%

## Aarau, Aeschbachquartier



- Foundation stone laid: Sept 2016 / April 2015
- Rental apartments**
- 167 rental apartments
  - Planned completion: mid-year 2018
  - Start of marketing of the rental apartments: end of 2017

### Condominiums for sale

- Transfers of ownerships: 63/92

## 2. Key financial figures first half-year 2017



## Key figures on the income statement

CHF million	2014	2015	HY 2016	HY 2017	Change y-o-y
Rental income	105.1	107.8	56.8	56.4	🔽 - 0.7%
Direct expenses for rented properties	- 17.6	- 13.8	- 8.5	- 7.8	🔽 - 8.7%
Net rental income	87.6	94.1	48.3	48.6	🔼 0.7%
• <i>Direct cost/income ratio for rented properties</i>	17%	13%	15%	14%	🔽 - 8.0%
<i>EPRA like-for-like rental growth</i>	0.6%	0.8%	0.4%	- 0.1%	🔽 - 125.0%
Income from sale of trading properties and development services	157.3	86.2	59.7	91.2	🔼 52.8%
Direct expenses from sale of trading properties and development services	- 132.4	- 80.7	- 42.7	- 77.8	🔼 82.4%
Profit on sale of trading (properties) and development services	24.9	5.5	17.0	13.3	🔽 - 21.6%
• <i>Gross yield</i>	16%	6%	28%	15%	🔽 - 48.7%

# Key figures on the income statement

CHF million/CHF	2014	2015	HY 2016	HY 2017	Change y-o-y
Net income from revaluation	3.8	34.7	20.9	30.6	↗ 46.5%
Profit on disposal of investment properties	4.9	63.8	33.9	17.8	↘ - 47.6%
Operating result (EBIT) incl. Revaluation	97.6	170.4	105.2	92.9	↘ - 11.7%
Operating result (EBIT) excl. revaluation	93.8	135.7	84.4	62.3	↘ - 26.1%
Tax expense	- 4.8	- 34.1	- 2.9	- 16.0	↗ 444.6%
Profit	63.2	105.0	89.8	63.3	↘ - 29.5%
Profit attributable to the shareholders of MOH	62.2	103.9	89.5	62.4	↘ - 30.3%
Profit attributable to the shareholders of MOH excluding revaluation	60.2	78.6	74.2	40.1	↘ - 45.9%
Earnings per share	10.00	16.72	14.39	10.03	↘ - 30.3%
Earnings per share excluding revaluation	9.69	12.65	11.93	6.46	↘ - 45.9%
EPRA earnings per share	8.13	8.17	3.61	4.05	↗ 12.2%

2. Key financial figures first half-year 2017

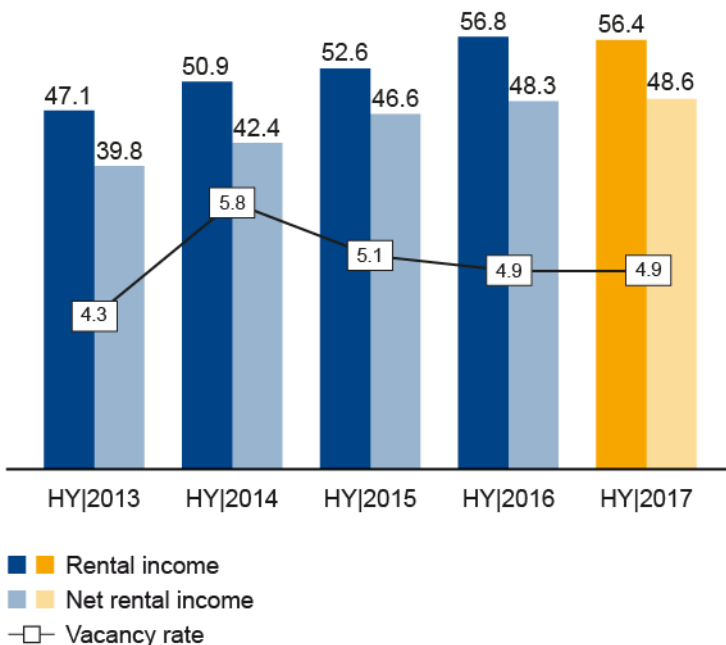
## Key figures on the real estate portfolio

	2014	2015	2016	HY 2017	Change y-o-y
Average discount rate for revaluation (real)	4.39%	4.08%	3.75%	3.62%	⬇️ - 3.5%
Vacancy rate	5.4%	4.7%	4.8%	4.9%	⬆️ 2.1%
Gross yield from investment properties	5.6%	5.4%	5.3%	5.3%	➡️ 0.0%
Net yield from investment properties	4.5%	4.3%	4.1%	4.1%	➡️ 0.0%
Average financing costs (period)	2.5%	2.5%	2.4%	2.1%	⬇️ - 12.6%
Yield spread	2.0%	1.8%	1.7%	2.0%	⬆️ 17.6%

2. Key financial figures first half-year 2017

## Change in rental income and vacancy rate

CHF million/%

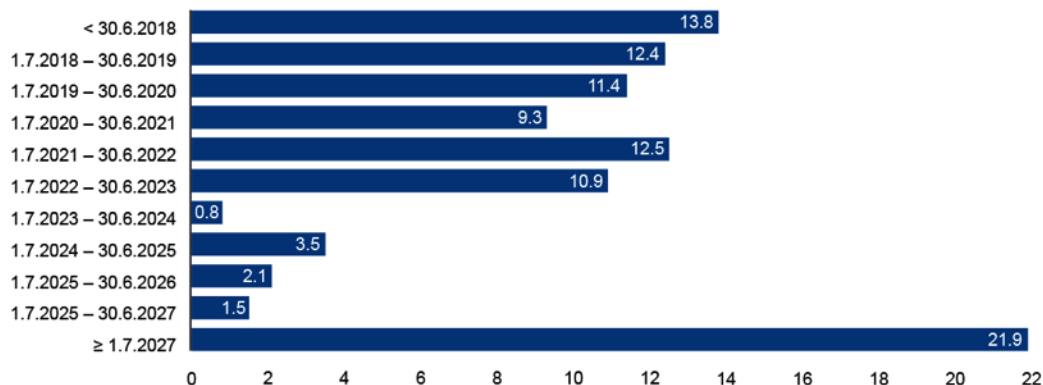


- Steady increase in rental income through the addition of new investment properties with low vacancy rates from the development pipeline for Mobimo's own portfolio
- Additional increase in rental income through acquisitions
- Investment properties under construction for our own portfolio contain a total investment volume of around CHF 480 million and a potential rental income of CHF 25 million p.a.

# Long-term maturity profile of rental agreements and top tenants

## Maturity profile of fixed-term rental agreements<sup>1)</sup>

in %

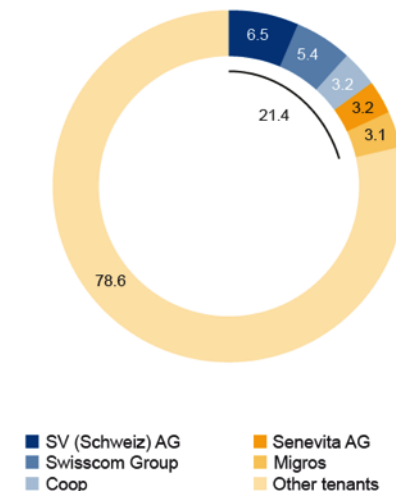


	2013	2014	2015	2016	HY 2017
Ø residual maturity	6.5 years	7.4 years	6.8 years	6.0 years	7.8 years

1) Not including rental agreements of unlimited duration

## The top 5 tenants

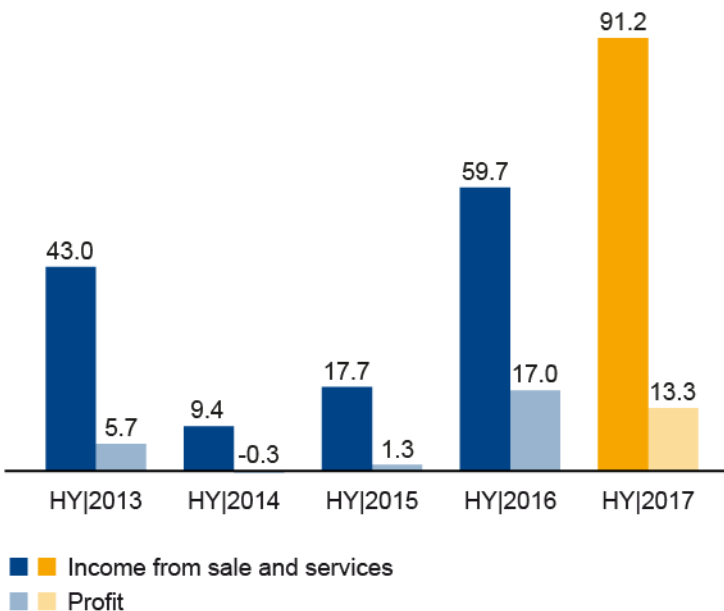
in %



2. Key financial figures first half-year 2017

## Change in sale of trading properties and development services

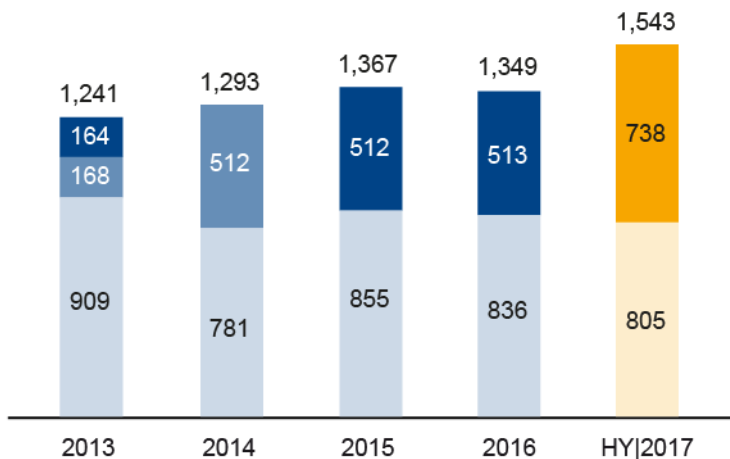
CHF million



- CHF 81 million of income from sale of trading properties
- 74 apartments transferred to new owners, mostly in Aarau's Aeschbachquartier
- Targeted expansion of the pipeline for condominium projects through the purchase of a plot of land in Meggen in the canton of Lucerne
- CHF 10 million of income from development services through the realisation of the attractive pipeline for third-party developments
- Total investment volume of around CHF 800 million for third-party developments

# Long-term financing at excellent conditions

CHF million



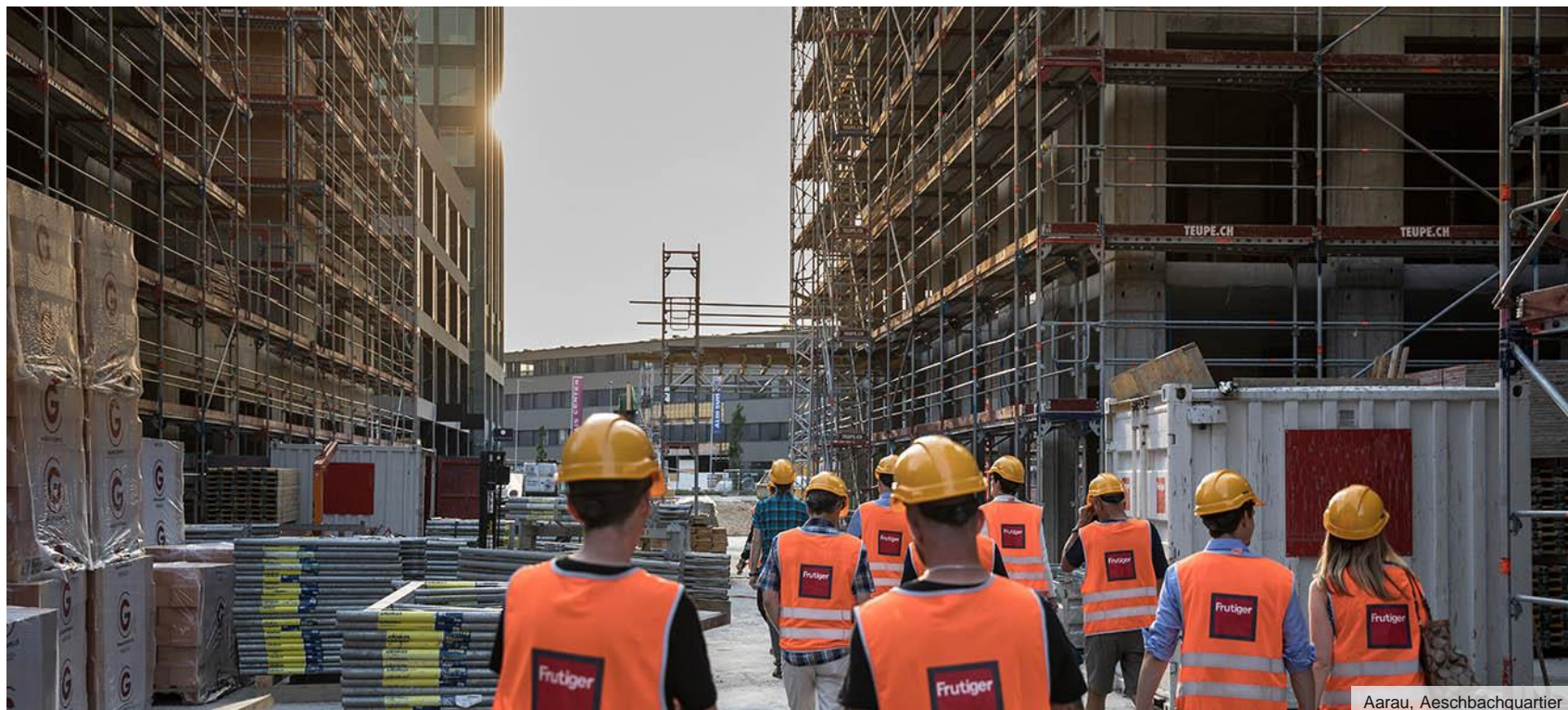
■ Bonds  
■ Convertible bonds  
■ Mortgages

- Bond issue to further diversify long-term financing

- Issue date: 20 March 2017
- Issue volume: CHF 225 million
- Coupon: 0.75% p.a.
- Maturity: 9 years (to 2026)

	31 December 2016	30 June 2017
Ø residual maturity as at reporting date	6.9 years	6.8 years
Ø interest rate as at reporting date	2.32%	2.02%

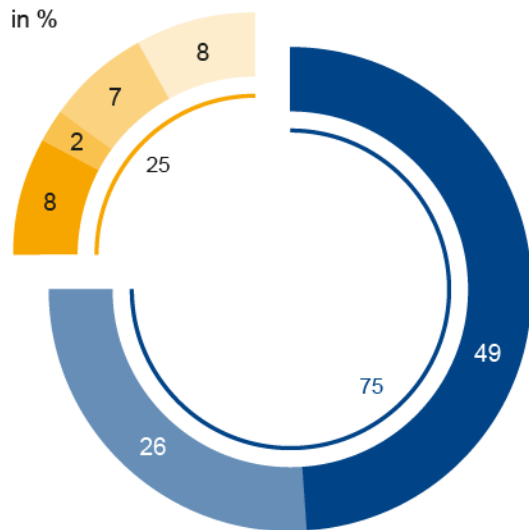
### 3. Property portfolio and pipeline



Aarau, Aeschbachquartier

# Performance of overall portfolio

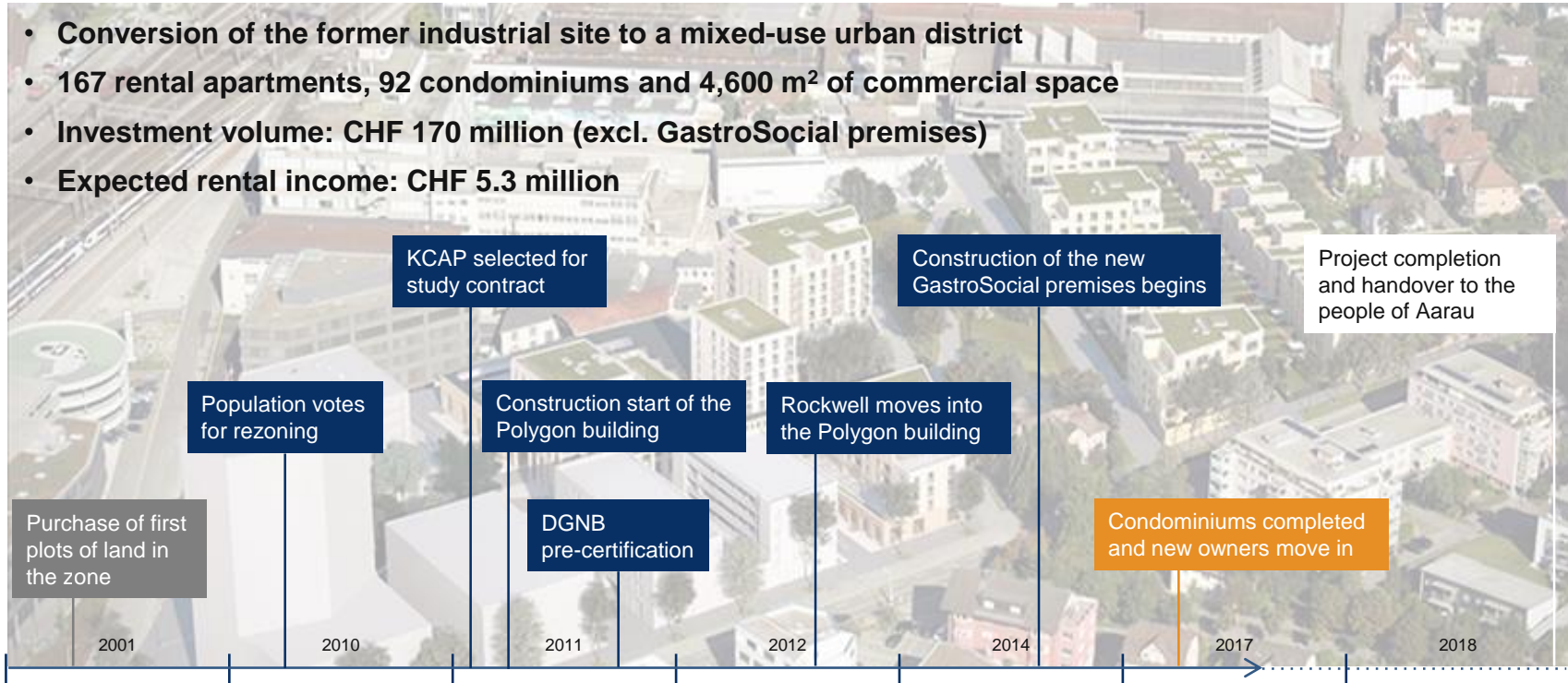
Total value: CHF 2,728 million (2016: CHF 2,766 million)



CHF million	2016	HY 2017	Change
<b>Investment properties</b>	2,112	2,060	↘ - 2.5%
■ Commercial properties	1,388	1,341	↘ - 3.4%
■ Residential properties	724	719	↘ - 0.7%
<b>Development properties</b>	654	668	↗ 2.1%
■ Commercial properties(investment)	209	211	↗ 1.0%
■ Commercial properties (trading)	59	59	→ 0.0%
■ Residential properties (investment)	140	194	↗ 38.6%
■ Residential properties (trading)	246	204	↘ - 17.1%

## Site development: Aarau, Aeschbachquartier

- **Conversion of the former industrial site to a mixed-use urban district**
- **167 rental apartments, 92 condominiums and 4,600 m<sup>2</sup> of commercial space**
- **Investment volume: CHF 170 million (excl. GastroSocial premises)**
- **Expected rental income: CHF 5.3 million**



# Site development: Aarau, Aeschbachquartier – sustainability



First district in Switzerland certified by Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB)



**Example for the criteria „Concept determination through competitive processes“:**

Call for bids for a study contract and selection of KCAP Architects&Planners



**Example for the criteria „Efficient infrastructure for IT and communication“:**

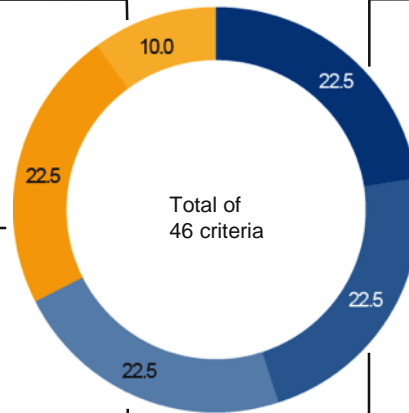
App „My Aeschbachquartier“ for all users and residents



**Example for the criteria „Social and functional diversity“:**

Aeschbachquartier hosts industry, offices, living opportunities or child care

5 Evaluation categories  
Weight in %



- Environmental quality
- Economic quality
- Sociocultural and functional quality
- Technical quality
- Process quality

**Example for the criteria „Species and biotope protection“:**

Extensive rooftop greening with host plants for butterflies, wild bees or honeybees ensures high ecological quality



**Example for the criteria „Fiscal impact on the community“:**

Totally 1,400 jobs on the site; site development resulted in optimised operation processes for Rockwell Automation



## Site development: Lausanne (Flon), Les Garages



**Usable area**  
m<sup>2</sup>

**2,046**

**Studios and office spaces**  
Number

**31**

**Investment volume**  
CHF million

**10**

**Expected rental income**  
CHF million

**0.5**

**Occupation**  
planned from

**9.2017**

# Site development: Kriens, Mattenhof



**Usable area**  
m<sup>2</sup>

**37,885**

**Apartments**

Number

+ Commercial, retail and gastro

**129**

**Investment volume**

CHF million (without  
Development for Third Parties)

**175**

**Expected rental income**

CHF million

**10.3**

**Occupation**

planned from

**3.2019**

# Site development: Zurich, Labitzke



MINERGIE®

**Usable area**  
m<sup>2</sup>

**15,583**

**Rental apartments/studios**  
Number  
+ 10 commercial spaces

**201**

**Investment volume**  
CHF million  
(without Development for Third Parties)

**110**

**Expected rental income**  
CHF million

**5.1**

**Occupation**  
planned from

**4.2018**

## Development for Third Parties

### Bad Zurzach, Weissensteinweg

#### Apartments

Units

97

- Rentable area: 8,547 m<sup>2</sup>
- Start of construction: September 2015 (first stage) and August 2016 (second stage)
- Planned occupation: October 2017 resp. May 2018

### Unterengstringen, Langwisenstrasse

#### Apartments

Units

30

- Rentable area: 2,272 m<sup>2</sup>
- Start of construction: April 2017
- Start of marketing: September 2017
- Planned completion: September 2018

### Killwangen, Zürcherstrasse

#### Apartments

Units

90

- Rentable area: 7,369 m<sup>2</sup>
- Start of construction (planned): July 2018
- Planned completion: 2020

### Zurich, Albulastrasse (Labitzke)

#### Apartments

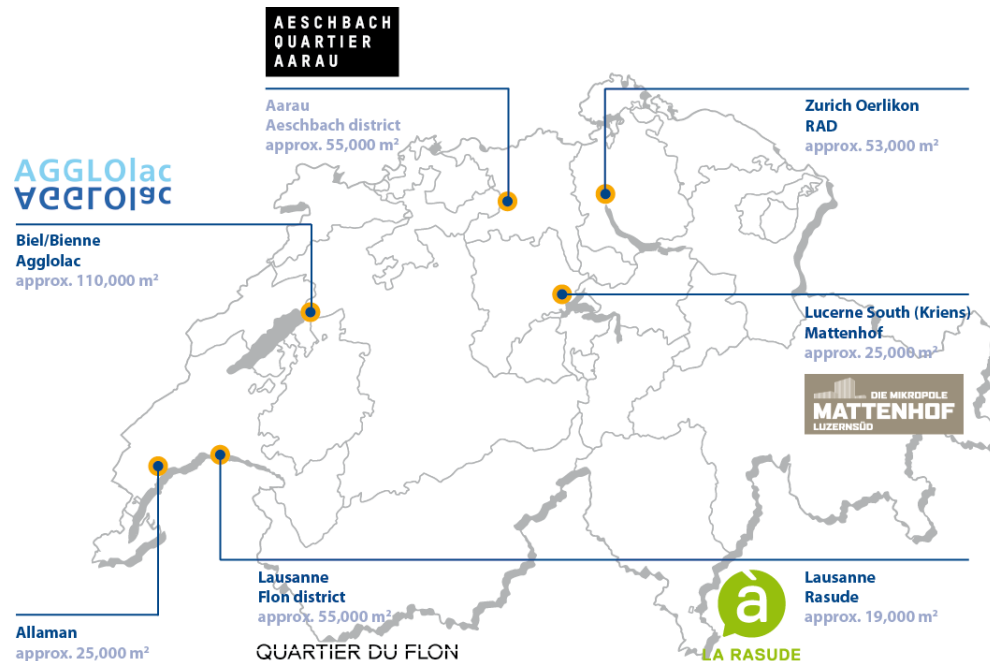
Units

76

- Commercial units: 2
- Rentable area: 6,258 m<sup>2</sup>
- Start of construction: January 2016
- Planned occupation: July 2018

## Varied site development throughout Switzerland

- Current and future projects with potential investment total of around CHF 1.6 billion
- 100% Minergie-certified
- Internal sustainability rating



## 4. Focus and outlook



# Focus in 2017

Strategy	<ul style="list-style-type: none"> <li>• Further expansion of the activities and services of Development for Third Parties</li> <li>• Selective production of condominiums</li> <li>• Continuation of the attractive dividend policy</li> </ul>
Operating business	<ul style="list-style-type: none"> <li>• Stable rental income, low vacancy rate and high level of tenant satisfaction</li> <li>• Reinforcement of the service offering for customers through our own facility management</li> <li>• Strict cost and risk management</li> </ul>
Real estate portfolio	<ul style="list-style-type: none"> <li>• Successful realisation of planned construction projects</li> <li>• Continued increase in quality and growth of our own portfolio through targeted developments and purchases</li> <li>• Targeted portfolio diversification to achieve a balanced portfolio mix</li> </ul>
Transaction market	<ul style="list-style-type: none"> <li>• Ongoing review of purchase and sales opportunities</li> <li>• Reinvestment of sales proceeds in projects from the pipeline</li> </ul>

# Mobimo – Well-equipped for the future

Stable income	<ul style="list-style-type: none"> <li>• High-value real estate portfolio in prime locations in Switzerland</li> <li>• Diversified investment portfolio</li> <li>• Low vacancy rate</li> </ul>
Growth and rising income	<ul style="list-style-type: none"> <li>• Attractive development pipeline at top locations in Switzerland</li> </ul>
Security	<ul style="list-style-type: none"> <li>• High equity ratio and long-term financing at low interest rates form an excellent foundation for further growth and for investments in the planned projects of the pipeline</li> </ul>
Know-how	<ul style="list-style-type: none"> <li>• Solid business model, excellent positioning</li> <li>• A capable and committed Mobimo team</li> </ul>
Return	<ul style="list-style-type: none"> <li>• Share with a stable return</li> <li>• Attractive dividend of CHF 10.00</li> </ul>

# Your contact persons



Christoph Caviezel  
CEO

- Dr. iur., attorney at law
- Chairman of the Executive Board
- CEO of the Mobimo Group since October 2008
- Direct Manager of the Purchase and Divestment Division
- Several successful years as CEO and member of the BoD of a listed Swiss real estate company

[christoph.caviezel@mobimo.ch](mailto:christoph.caviezel@mobimo.ch)

[ir@mobimo.ch](mailto:ir@mobimo.ch), Tel. 044 397 11 86



Manuel Itten  
CFO

- Business Administration FH
- Member of the Executive Board
- Joined Mobimo in 2004, working as CFO since 2009
- Head of Controlling until February 2009
- Longstanding experience in the real estate market

[manuel.itten@mobimo.ch](mailto:manuel.itten@mobimo.ch)



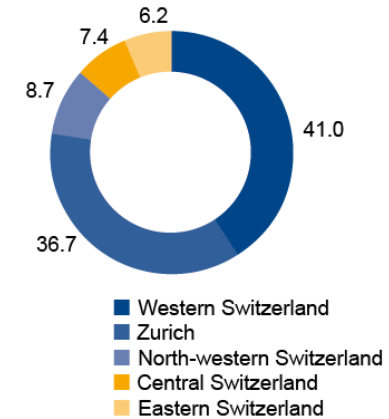
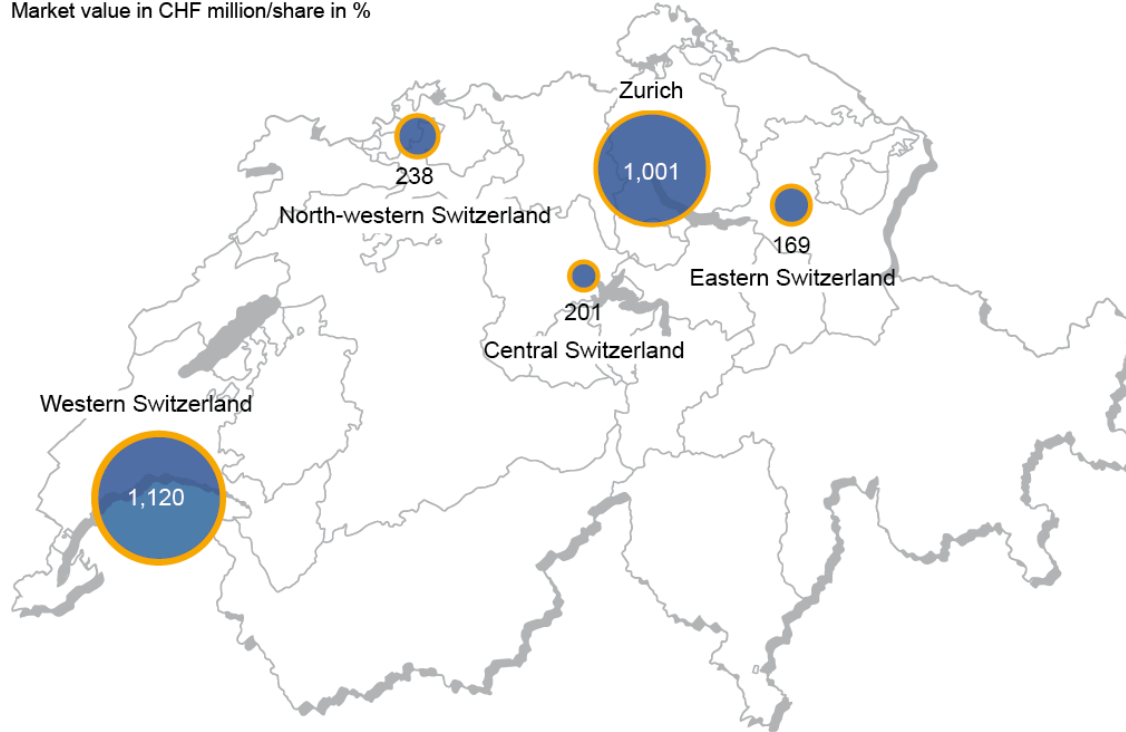
Aarau, Aeschbachhalle

# Long-term strategy for qualitative growth and stable returns

Capital gains		Appreciation in value	Rental income
<ul style="list-style-type: none"> <li>• Profit on trading properties and development services</li> <li>• Profit on sale of investment properties</li> </ul>		<ul style="list-style-type: none"> <li>• Increasing total value of the portfolio</li> <li>• Quality optimisation of the portfolio</li> <li>• High level of customer satisfaction</li> <li>• Net income from revaluation</li> </ul>	<ul style="list-style-type: none"> <li>• Stable and growing rental income</li> <li>• Net rental income</li> <li>• Return on equity including/ excluding remeasurement</li> <li>• Gross yield from investment properties</li> <li>• Net yield from investment properties</li> <li>• Vacancy rate</li> </ul>
Development for Third Parties		Investment properties	
Buying/selling	Development	Portfolio management	Solid financing
<ul style="list-style-type: none"> <li>• Successful acquisitions</li> <li>• Good regional and user-specific diversification</li> </ul>	<ul style="list-style-type: none"> <li>• Many aspects to site</li> <li>• Planning and realising residential and commercial properties</li> <li>• Planning and realising condominiums for third parties</li> <li>• Considering the needs of the environment</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic development</li> <li>• Portfolio optimisation</li> <li>• Considering environmental, economic and social aspects</li> <li>• Reacting quickly and flexibly to changes in the market</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate equity ratio for further qualitative growth</li> <li>• Long-term guaranteed financing at excellent conditions</li> </ul>

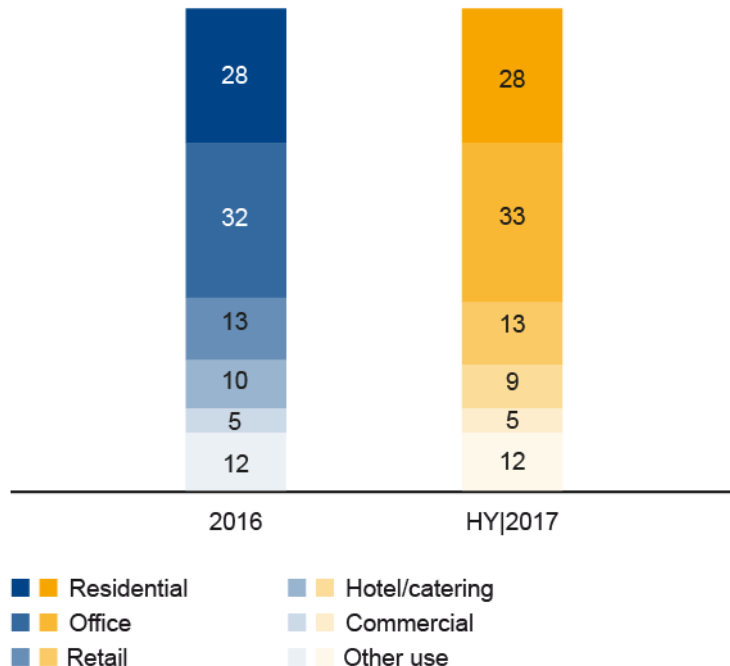
# Concentration of properties in key economic areas

Market value in CHF million/share in %



# Well-balanced and stable portfolio mix

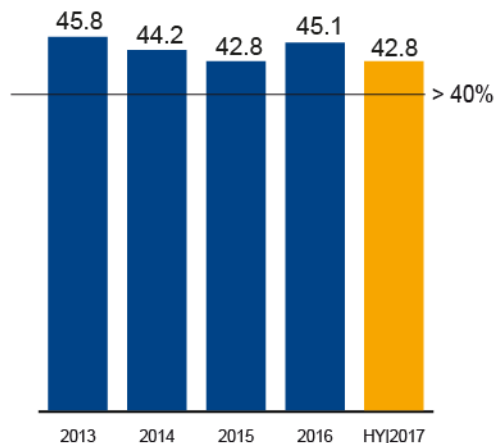
in %



- The portfolio mix is subject to continuous optimisation
- The residential component is gradually being increased through the planning and construction of investment properties for the company's own property portfolio
- Residential component in target range of 30%
- The portfolio mix of the investment portfolio comprises approximately one-third residential usage, one-third office usage and one-third other commercial usage

# Solid equity ratio as basis for further high-quality growth

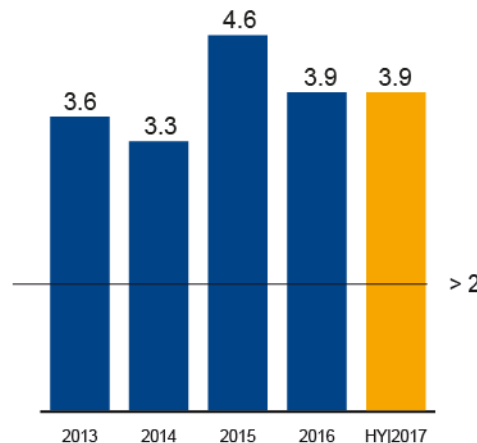
Equity ratio  
in %



— Target

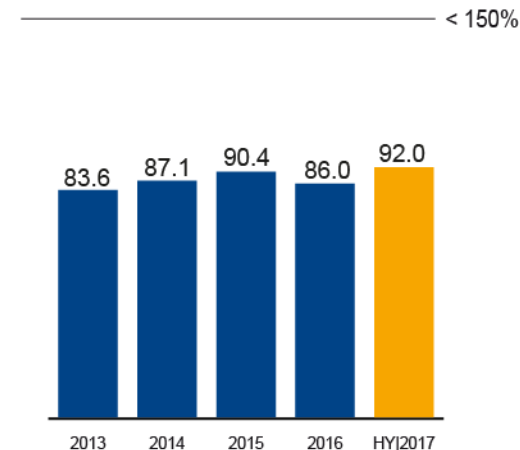
- Target of > 40% continues to be met
- Capital base still solid

Interest coverage factor



- Target of > 2 comfortably exceeded

Net gearing  
in %



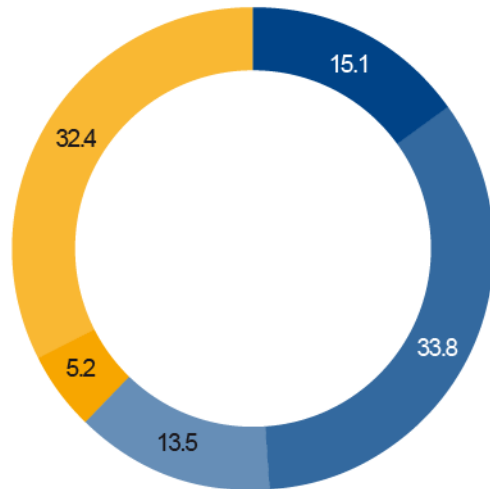
- Substantially below the maximum limit of 150%
- High degree of financing leeway

# Key figures for Mobimo shares

	2014	2015	2016	30.6.2017	Change y-o-y
Number of registered shares issued	6,216,606	6,218,170	6,218,170	6,218,170	→ 0.0%
NAV per share, diluted (CHF)	195.93	202.45	217.33	217.66	↗ 0.2%
Share price as at 30 June (CHF)	199.20	222.70	254.75	269.00	↗ 5.6%
Premium to NAV	2%	10%	17%	24%	↗ 41.2%
Market capitalisation (CHF million)	1,238.3	1,384.8	1,584.1	1,672.7	↗ 5.6%
Distribution for previous year (CHF)	9.50	10.00	10.00	10.00	→ 0.0%
Dividend yield	4.8%	4.5%	3.9%	3.7%	↘ - 5.1%

# Shareholder structure

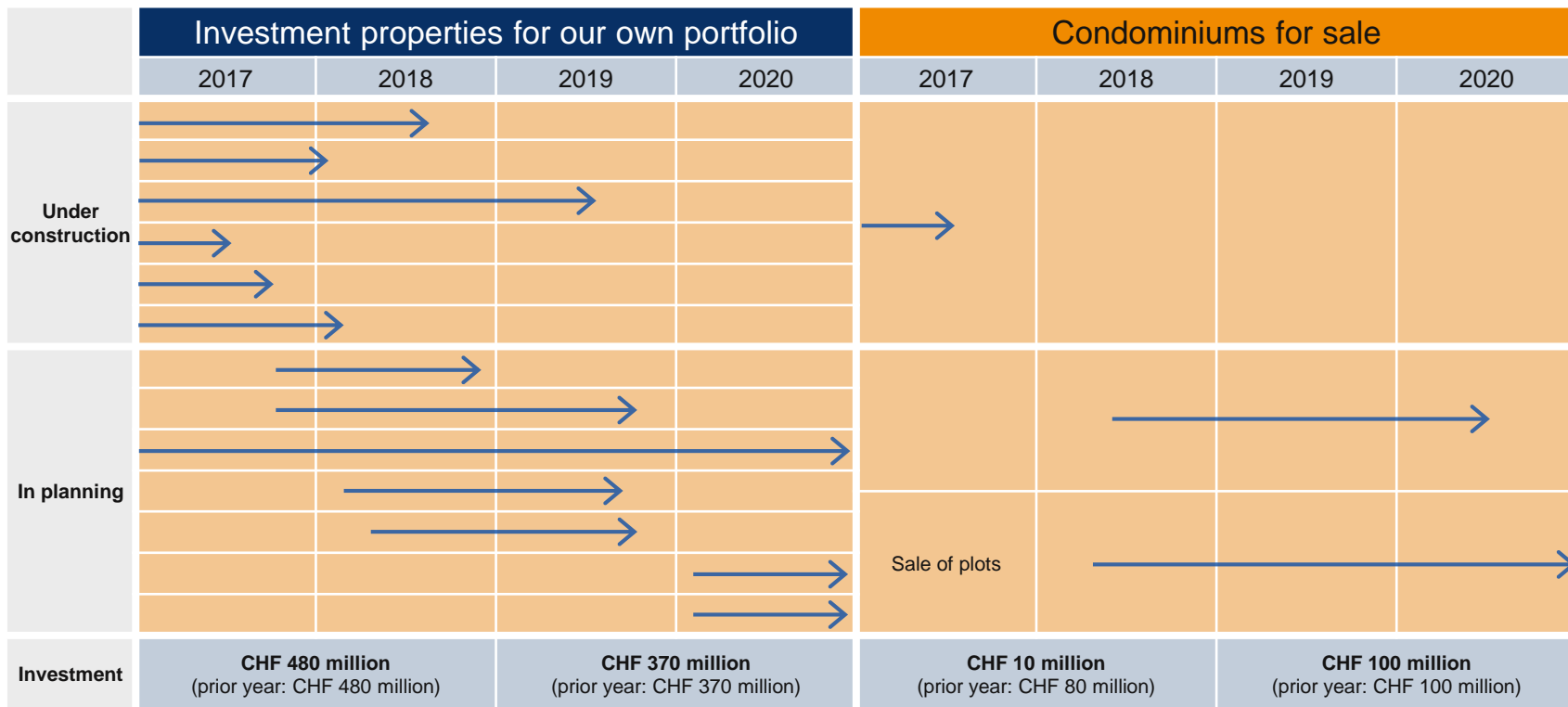
in %



■ Individuals  
 ■ Pension funds, insurers, banks  
 ■ Foundations, funds  
 ■ Other companies  
 ■ Shares pending registration

- Free float as at 30 June 2017: 100% (as per SIX Swiss Exchange definition)
- The following shareholders held 3% or more of the share capital as at 30 June 2017:
  - BlackRock, Inc., 4.97%
  - Zuger Pensionskasse, 3.38%
  - Norges Bank (the central bank of Norway), 3.17%

# Well-stocked project pipeline



# Well-stocked project pipeline

## Investment properties for our own portfolio

2017	2018	2019	2020	Project	Usage
Under construction: CHF 480 million (prior year: CHF 480 million)					
→				Aarau, Site 2 (Torfeld Süd)	6 residential/office buildings, 167 apartments
→				Horgen, Seestrasse 93 (Seehallen)	Commercial and retail
→	→			Kriens, am Mattenhof 4, 6, 8, 12/14, 16	Office, residential, retail, hotel, 129 apartments
→				Lausanne, Rue Côtes-de-Montbenon 1/3/5 (Les Garages)	Small businesses
→				Rheinfelden, Rütteliweg 8/Spitalhalde 40	Renovation, 84 apartments
→				Zurich, Hohlstrasse 485	10 office/commercial units, 201 apartments, 80 parking spaces

# Well-stocked project pipeline





## Investment properties for our own portfolio

2017	2018	2019	2020	Project	Usage
In planning: CHF 370 million (prior year: CHF 370 million)					
	→			Aarau, Bahnhofstrasse 102 (Mediapark)	Refurbishment of commercial space
	→			Lausanne, Avenue Edouard Dapples 9, 13, 15, 15a (GMR)	Renovation of residential property
→				Lausanne, Rasude site development	Urban development
	→			Lausanne, Rue de Genève 19/21 (Jumeaux)	Retail, office, storage
	→			Lausanne, Rue de la Vigie 3	Hotel
			→	Lausanne, Rue de la Vigie 5	Residential, office, retail
			→	Lausanne, Rue des Côtes-de-Montbenon 8-14	Residential, office, retail

# Well-stocked project pipeline





Condominiums for sale					
2017	2018	2019	2020	Project	Usage
Under construction: CHF 10 million (prior year: CHF 80 million)					
→				Bad Zurzach, Weissensteinweg (Salzturm)	21 apartments
In planning: CHF 100 million (prior year: CHF 100 million)					
	→			Merlischachen, Chappelmatt-Strasse (Burgmatt)	78 apartments, 140 parking spaces
Sale of plots	→			Weggis, Hertensteinstrasse 105	open

# The 15 biggest properties<sup>1)</sup>

	Address	Fair value as at 30.6.2017 in TCHF	Usage
	Lausanne, Horizon 4-6 Avenue d'Ouchy 4-6	127,930	Commercial property
	Zurich, Mobimo Tower Hotel Turbinenstrasse 18	122,310	Hotel
	Affoltern a. A., Obstgartenstr. 9/ Alte Obstfelderstr. 27/29, 31-35	110,110	Retirement home, retirement and rental apartments
	Lausanne, Ilot du Centre Rue Beau Séjour 8	103,750	Rental apartments





1) Total fair value CHF 1,088 million

# The 15 biggest properties<sup>1)</sup>

	Address	Fair value as at 30.6.2017 in TCHF	Usage
	Zurich, Friesenbergstrasse 75/ Im Tiergarten 7	86,800	Commercial property
	Lausanne, Petit Mont-Riond Rue Voltaire 2-12	74,600	Rental apartments
	Lausanne, Les Merciers Voie du Chariot 4-7	68,080	Commercial property
	Zurich, Letzigraben 134-136	67,000	Rental apartments

1) Total fair value CHF 1,088 million




# The 15 biggest properties<sup>1)</sup>

	Address	Fair value as at 30.6.2017 in TCHF	Usage
	Zurich, Mobimo Skyscraper Hardturmstrasse 3/3a/3b	63,230	Commercial property
	Regensdorf, Sonnenhof Schulstrasse	61,460	Rental apartments
	Kreuzlingen, Ziil Center Leubernstrasse 3/Bottighoferstrasse 1	57,460	Commercial property
	Lausanne, Les Pépinières Rue des Côtes-de-Montbenon 20-24	43,900	Commercial property

1) Total fair value CHF 1,088 million

Annex

# The 15 biggest properties<sup>1)</sup>

	Address	Fair value as at 30.6.2017 in TCHF	Usage
	Onex, Avenue des Grandes-Communes 21-23-25	37,800	Rental apartments
	Lausanne, Rue de Genève 7	33,400	Commercial property
	Lausanne, Place de la Gare 4	30,490	Commercial property

1) Total fair value CHF 1,088 million

Annex

## Site development: Lausanne, Rasude



### Site area

19,000 m<sup>2</sup> (12,000 m<sup>2</sup> Mobimo)

### Usage

Offices, hotel, apartments (condominiums/rental apartments), retail, gastronomy (joint project with Swiss Federal Railways)

### Investment

Approx. CHF 270 million

### Location

Right next to Lausanne train station

### Sustainability

**MINERGIE®**

# Site development: Aarau, Aeschbachquartier



## Site area

55,000 m<sup>2</sup> (incl. park)

## Usage

1,100 workplaces, 92 condominiums, 167 rental apartments, retail, gastronomy, commercial

## Investment

Approx. CHF 170 million (excluding third parties)

## Location

Central, near Aarau train station

## Sustainability

**MINERGIE®**

Annex

# Site development: Lausanne, Flon Vision 2025



## Site area

55,000 m<sup>2</sup>

## Usage

Further development of the Flon district

## Investment

Approx. CHF 200 million

## Location

Central, in the immediate vicinity of a metro station

## Sustainability

**MINERGIE®**

Annex

# Site development: Lucerne South (Kriens), Mattenhof



## Site area

25,000 m<sup>2</sup>

## Usage

Offices, commercial, hotel, apartments, retail, gastronomy

## Investment

Approx. CHF 260 million

## Location

Mattenhof train station, in the immediate vicinity of the motorway junction

## Sustainability

MINERGIE®

Annex

# Site development: Biel/Bienne, Agglolac



## Gross site area

Approx. 110,000 m<sup>2</sup>

## Usage

Development of a city district, offices, commercial, hotel, apartments (condominiums/rental apartments), retail, gastronomy (project with the towns/cities of Nidau and Biel/Bienne)

## Investment

Approx. CHF 350 million

## Location

Next to the lake, near the train station

## Sustainability

**MINERGIE®**

Annex

# Site development: Zurich Oerlikon, Rheinmetall



## Gross site area

53,000 m<sup>2</sup>

## Usage

Offices, commercial, apartments (condominiums/rental apartments), gastronomy, events

## Investment

Approx. CHF 500 million

## Location

Near Oerlikon train station

## Sustainability

**MINERGIE®**

# Site development: Allaman, canton of Vaud



## Site area

25,000 m<sup>2</sup>

## Usage (planned)

300 compact apartments  
(26,100 m<sup>2</sup> main usable area)

## Rental

Tenants: logistics; rental agreements run until 31 December 2019

## Location

Wine-growing village to the south-west of Morges; right next to the train station on a gentle slope facing the lake

## Sustainability

**MINERGIE®**