

# 2018

## HALF-YEAR RESULTS



Horgen, Seehallen



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1. Overview of the first half of 2018
  2. Key financial figures first half of 2018
  3. Real estate portfolio and pipeline
  4. Focus and outlook



# 1. OVERVIEW OF THE FIRST HALF OF 2018



Horgen, Seehallen

## Half-year results 2018

**37.9**

**Profit**

CHF million  
HY|2017: 63.3

- › Satisfactory half-year result, down on the same period last year in line with expectations

**54.7**

**Rental income**

CHF million  
HY|2017: 56.4

- › Rental income down slightly year-on-year due to changes in the portfolio

**6.04**

**Earnings per share**

CHF  
HY|2017: 10.03

- › Attractive earnings per share thanks to solid half-year result

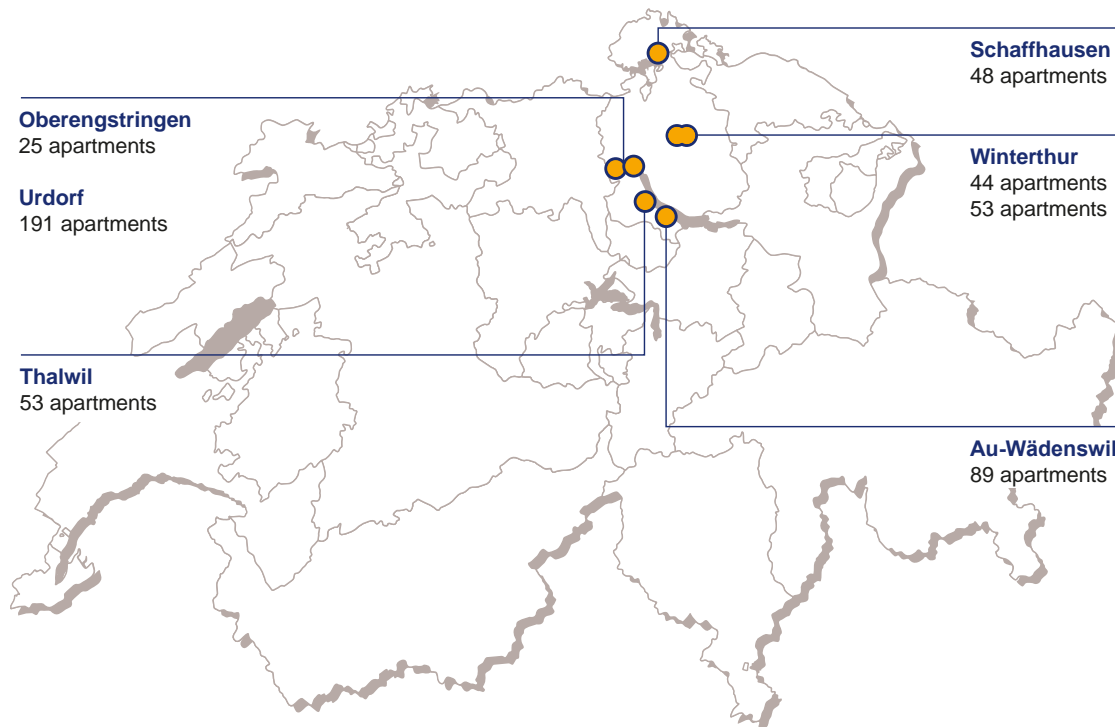
**3.9**

**Profit on development projects and sale of trading properties**

CHF million  
HY|2017: 13.3

- › Income generated mainly from the sale of ten condominiums

# Friendly takeover of Immobiliengesellschaft Fadmatt AG



## Portfolio value

CHF million

**289**

## Apartments

Number

**503**

## Target rental income

CHF million  
p.a.

**> 10**

# Friendly takeover of Immobiliengesellschaft Fadmatt AG

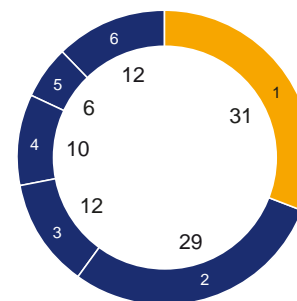
## Key figures for the takeover

- › After successfully signing the transaction agreement, Mobimo has submitted an offer of CHF 28,000 per share to the Fadmatt shareholders.
- › At least half of the purchase price of CHF 182.6 million will be paid in the form of newly created registered shares from Mobimo's authorised capital.
- › 96% of the Fadmatt shares had been tendered by the end of the offer period on 18 July 2018.
- › The transaction is expected to be completed on 22 August 2018.
- › The real estate portfolio of Immobiliengesellschaft Fadmatt AG is split between seven good locations in the cantons of Zurich and Schaffhausen.
- › The portfolio is in a healthy condition after extensive renovation work and the construction of a replacement building.
- › The portfolio has a total value of CHF 289 million and comprises 503 apartments which generate rental income of more than CHF 10 million per year.

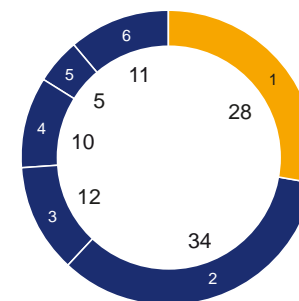
## Rental income by type of use

%

before takeover



after takeover

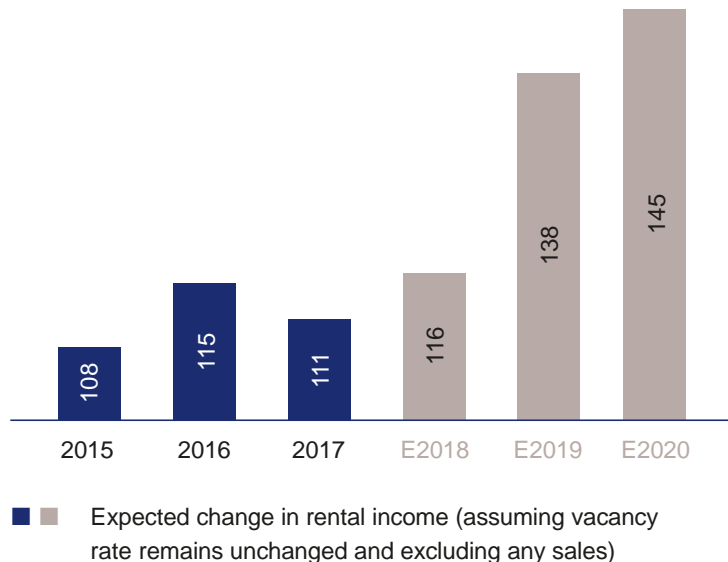


- |               |                  |
|---------------|------------------|
| 1 Office      | 4 Hotel/catering |
| 2 Residential | 5 Commercial     |
| 3 Retail      | 6 Other use      |

## Additional rental income from 2018 onwards

### Forecast for the change in rental income up to 2020

CHF million



### Developments for our own portfolio:

**+ CHF 27 million target rental income p.a.**

- › Aarau, Site 2 (Torfeld Süd)
- › Horgen, Seestrasse 93 (Seehallen)
- › Zurich, Hohlstrasse 485; Albulastrasse 30 – 40
- › Aarau, Bahnhofstrasse 102 (Relais 102)
- › Kriens, Am Mattenhof 4, 6, 8, 12/14, 16
- › Lausanne, Rue de la Vigie 3
- › Lausanne, Ave. Edouard Dapples 9, 13, 15, 15a (GMR)

### Fadmatt portfolio

**+ CHF > 10 million target rental income p.a.**



## Market environment

### Political/economic environment

- › Switzerland is an attractive location for real estate investment
- › Positive economic outlook
- › Interest rates remain low
- › Political risks

### Market for office/commercial space

- › Continued competitive environment in the commercial space market
- › Fierce competition in the retail sector
- › Intact demand for cheap commercial space
- › Switch to flexible working spaces

### Rental apartment market

- › High levels of demand, particularly in the mid- and low-price segments in city centres and areas close to centres
- › High level of residential construction activity in peripheral areas is leading to higher vacancy rates

### Development for Third Parties

- › Intact demand for development services and investment opportunities

### Transaction market

- › Demand for investment properties remains stable
- › Stable real estate prices expected

### Condominiums

- › Low interest rates lead to high demand, particularly in the low- and mid-price segments
- › Desire to own property
- › Low financing costs, but high equity requirement

## 2. KEY FINANCIAL FIGURES FIRST HALF OF 2018



Horgen, Seehallen

## Key income statement figures

CHF million	2015	2016	HY 2017	HY 2018	Δ y-o-y
Net rental income	94.1	96.2	48.6	45.4	⬇️ - 6.5%
› Direct cost/income ratio for rented properties	13%	16%	14%	17%	⬆️ 21.4%
Profit on development projects and sale of trading properties	5.5	23.9	13.3	3.9	⬇️ - 70.9%
› Gross margin	6%	16%	15%	12%	⬇️ - 20.0%
Net income from revaluation	34.7	80.7	30.6	17.7	⬇️ - 42.1%
Profit on disposal of investment properties	63.8	34.9	17.8	6.8	⬇️ - 62.0%
EBIT including revaluation	170.4	200.3	92.9	57.3	⬇️ - 38.3%
EBIT excluding revaluation	135.7	119.6	62.3	39.6	⬇️ - 36.5%
Tax expense	- 34.1	- 15.1	- 16.0	- 7.9	⬇️ - 50.7%
<b>Profit</b>	<b>105.0</b>	<b>159.4</b>	<b>63.3</b>	<b>37.9</b>	⬇️ - 40.1%

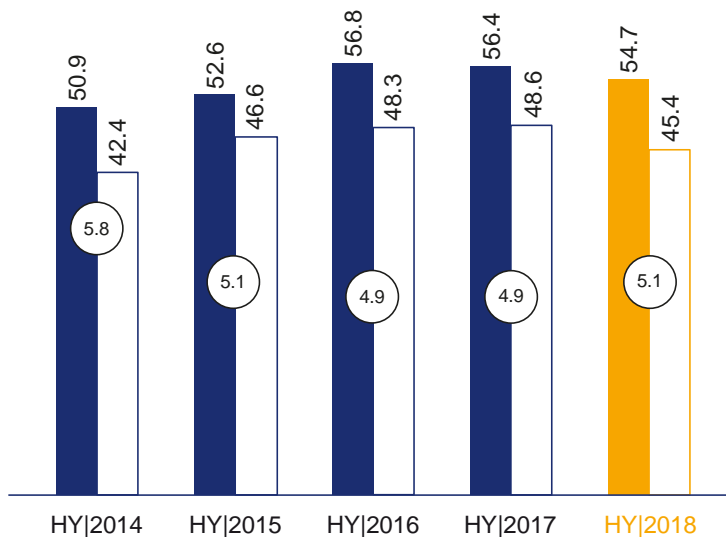
## Key income statement figures

CHF million	2015	2016	HY 2017	HY 2018	Δ y-o-y
Profit attributable to the shareholders of MOH	103.9	158.7	62.4	37.6	⬇️ - 39.8%
Profit attributable to the shareholders of MOH excluding revaluation	78.6	99.4	40.1	24.4	⬇️ - 39.3%
EPRA earnings per share (CHF)	8.17	8.27	4.05	3.88	⬇️ - 4.2%
EPRA like-for-like rental growth	0.8%	0.4%	- 0.1%	0.0%	nmf
%	2015	2016	2017	HY 2018	Δ y-o-y
Vacancy rate	4.7	4.8	4.9	5.1	⬆️ 4.1
Gross yield from investment properties	5.4	5.3	5.1	5.1	➡️ 0.0
Net yield from investment properties	4.3	4.1	4.0	4.0	➡️ 0.0

# Rental income and vacancy rate

## Rental and net rental income

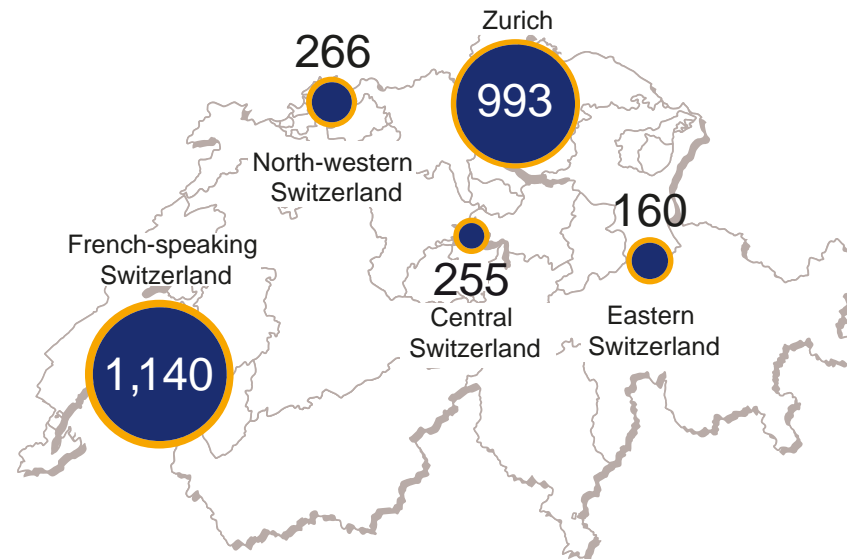
CHF million/%



- Rental income
- Net rental income
- Vacancy rate

## Fair value of overall portfolio

CHF million

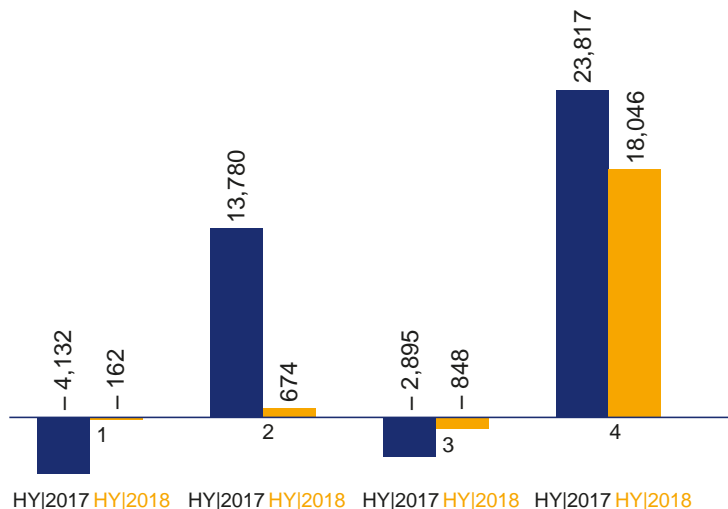




# Revaluation income on investment properties

## Breakdown of revaluation income

TCHF



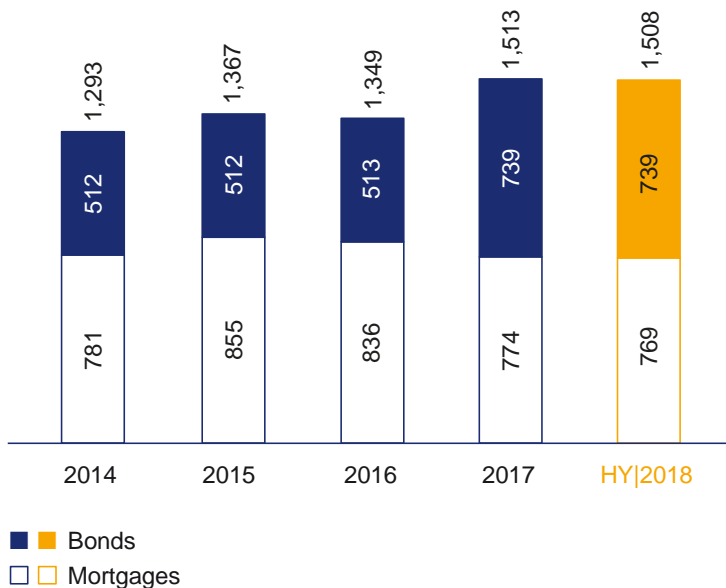
- › The successful development of properties from the pipeline creates added value for the company's own portfolio from operational performance.
- › CHF 18.0 million of the revaluation income can be attributed to investment properties under construction.
- › For the DCF valuations as at 30 June 2018, the average capital-weighted nominal discount rate was 4.09% (as at 31 December 2017: 4.10%), within a range from 3.40% to 6.30% (as at 31 December 2017: 3.40% to 6.30%).
- › The average capital-weighted capitalisation rate was 3.60% (as at 31 December 2017: 3.60%), within a range from 2.90% to 5.80% (as at 31 December 2017: 2.90% to 5.80%).

- 1 Commercial investment properties      2 Residential investment properties  
 3 Development properties (Commercial properties)      4 Properties under construction

# Refinancing

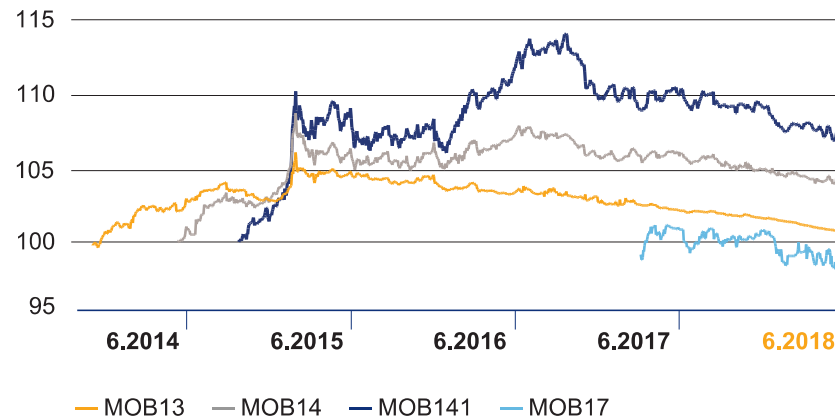
## Financing structure

CHF million



## Performance of bonds

CHF million



	31.12.2017	30.6.2018
Total bond issue volume	CHF 740 million	CHF 740 million
MOB13 redemption as at 29.10.2018	CHF 165 million	CHF 165 million
Ø residual maturity as at reporting date	6.5 years	6.0 years
Ø interest rate as at reporting date	2.06%	2.06%

### 3. REAL ESTATE PORTFOLIO AND PIPELINE



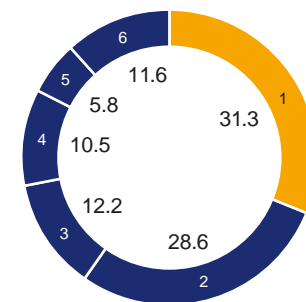
Horgen, Seehallen

# Performance of overall portfolio

CHF million	2017	HY 2018	Δ y-o-y	Share in %
<b>Investment properties</b>	<b>2,112</b>	<b>2,049</b>	↓ - 3.4%	<b>73</b>
Commercial properties	1,381	1,357	↓ - 1.7%	49
Residential properties	731	684	↓ - 6.4%	24
<b>Development properties</b>	<b>687</b>	<b>773</b>	↑ 12.5%	<b>27</b>
Commercial properties (investment)	268	314	↑ 17.2%	11
Commercial properties (trading)	55	54	↓ - 1.8%	2
Residential properties (investment)	217	259	↑ 19.4%	9
Residential properties (trading)	147	146	↓ - 0.7%	5
<b>Total value</b>	<b>2,799</b>	<b>2,814</b>	↑ 0.5%	<b>100</b>

## Rental income for investment properties by type of use

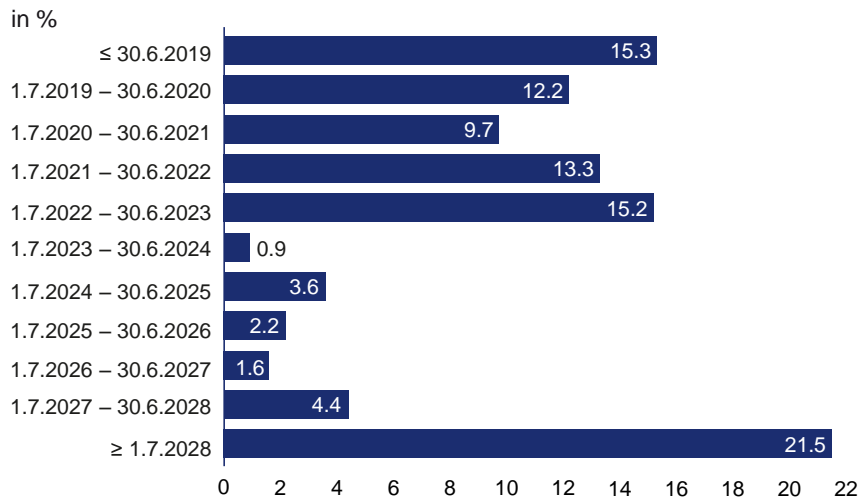
in %



- 1 Office
- 2 Residential
- 3 Retail
- 4 Hotel/catering
- 5 Commercial
- 6 Other use

# Long-term maturity profile and diversified tenant structure

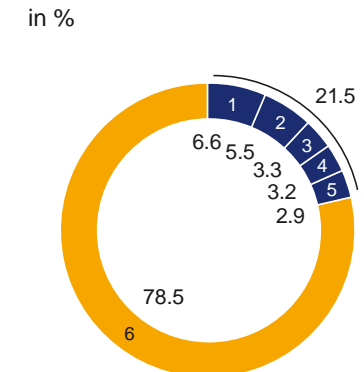
## Maturity profile of fixed-term rental agreements<sup>1</sup>



	2014	2015	2016	2017	HY 2018
Ø residual maturity of rental agreements	7.4 years	6.8 years	6.0 years	6.4 years	6.5 years

<sup>1</sup> Excluding rental agreements of unlimited duration.

## The top 5 tenants

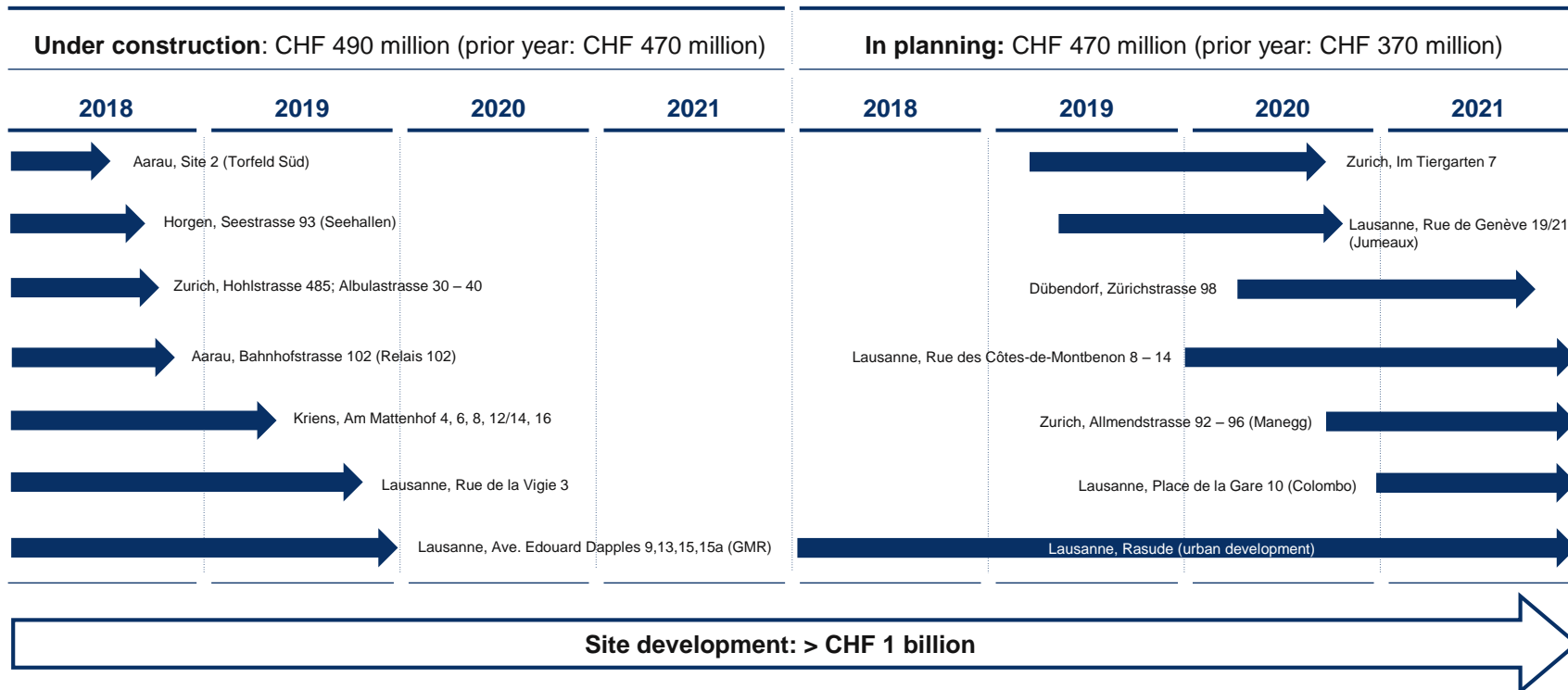


- 1 SV (Schweiz) AG
- 2 Swisscom Group
- 3 Senevita AG
- 4 Coop
- 5 Rockwell Automation Switzerland
- 6 Other tenants



# Project pipeline: developments for our own portfolio

## Investment properties for our own portfolio



## Horgen, Seehallen (occupation from Q1 2018)



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

**16,280**

**Investment volume**  
CHF million

**55**

**Expected rental income**  
CHF million p.a.

**3.0**

**Level of occupancy**  
as a % of target rental income

**62%**

## Zurich, Labitzke site (occupation from Q2 2018)



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

15,660

**Apartments/studios**  
Number  
+ commercial space

201

**Investment volume**  
CHF million  
(excluding Development for Third Parties)

110

**Expected rental income**  
CHF million p.a.

5.1

**Level of occupancy**  
as a % of target rental income

100%

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## Aarau, Aeschbachquartier, Site 2 (occupation from Q3 2018)



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

**19,650**

**Apartments/studios**  
Number  
+ commercial space

**167**

**Investment volume**  
CHF million  
(excluding Development for Third Parties)

**107**

**Expected rental income**  
CHF million p.a.

**5.1**

**Level of occupancy**  
as a % of target rental income

**36%**

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## Aarau, Relais 102 (occupation from Q4 2018)



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

13,670

**Investment volume**  
CHF million

42

**Expected rental income**  
CHF million p.a.

2.2

**Level of occupancy**  
as a % of target rental income

83%



## Kriens, Mattenhof (occupation from Q1/Q2 2019)



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

37,800

**Apartments/studios**  
Number  
+ commercial space

129

**Investment volume**  
CHF million  
(excluding Development for Third Parties)

172

**Expected rental income**  
CHF million p.a.

10.1

**Level of occupancy**  
as a % of target rental income

60%

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## Lausanne, Grand Mont Riond (occupation from Q1 2020)



Visualisation

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

7,310

**Apartments/studios**  
Number  
+ commercial space

56

**Investment volume**  
CHF million

37

**Expected rental income**  
CHF million p.a.

1.5

**Level of occupancy**  
as a % of target rental income

70%

## Lausanne, Hotel Moxy in Flon (occupation from Q4 2019)



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

**4,800**

**Hotel rooms**  
number

**113**

**Investment volume**  
CHF million

**26**

**Expected rental income**  
CHF million p.a.

**1.2**

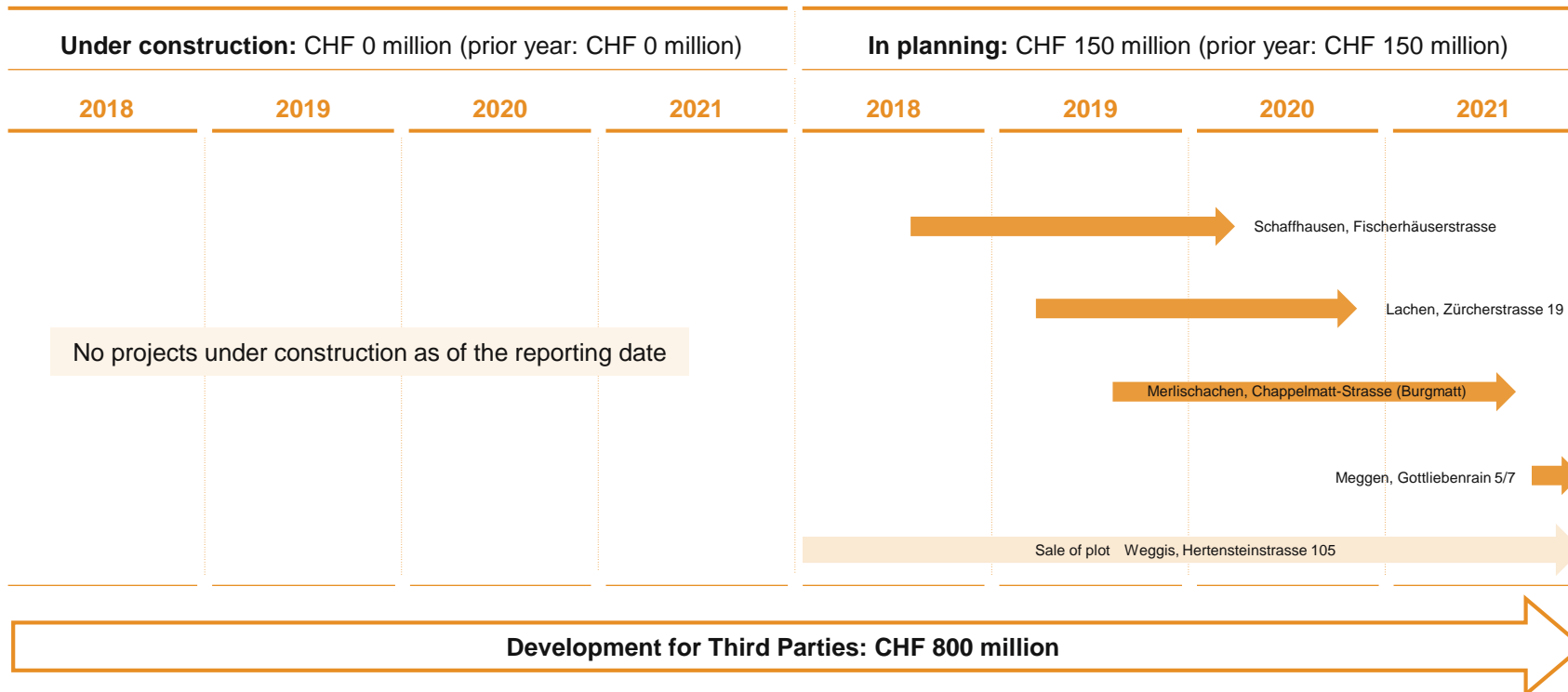
**Level of occupancy**  
as a % of target rental income

**100%**

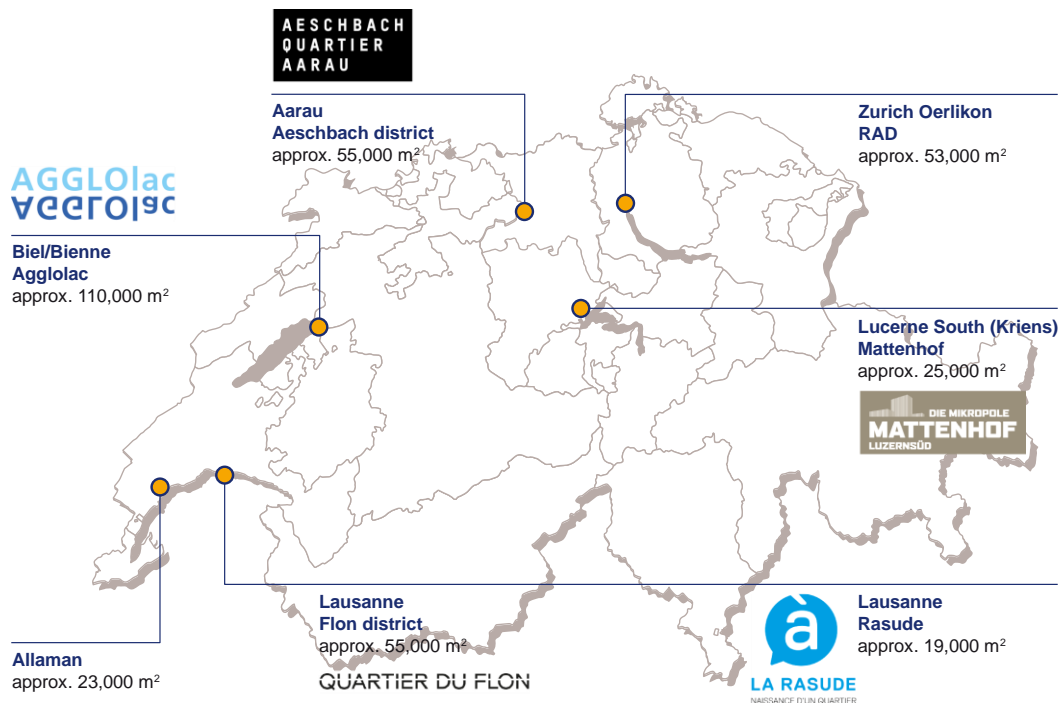
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## Project pipeline: Development for Third Parties

### Condominiums for sale



## Varied site development throughout Switzerland



Prime  
locations

Current and future  
projects with  
potential investment  
total > CHF 1 billion

100%  
Minergie-  
certified



## 4. FOCUS AND OUTLOOK



Horgen, Seehallen

## Focus and outlook

### Real estate portfolio

- › Reliable realisation and successful marketing of current construction projects
- › Further increase in quality and growth of the company's own portfolio through developments, sales and acquisitions
- › Integration of the Fadmatt properties into Mobimo's own portfolio
- › Consistent progress with the development projects in Lausanne (train station, Rasude and Colombo), Biel/Bienne (Agglolac) and Zurich (Rheinmetall site)

### Operating business

- › Potential target rental income to increase by CHF 37 million p.a. up to the end of 2020
- › Election of the new CEO

### Strategy

- › Investments are only made when the elements of price, location and future prospects come together in such a way as to create added value for shareholders
- › Continuation of the shareholder-friendly distribution policy
- › Continued development of the sustainable approach

### Digitisation

- › Successful introduction of the digital tenants' portal and e-mobility for Mobimo tenants

## Your contact persons



**Dr. Christoph Caviezel**  
**CEO**

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



**Manuel Itten**  
**CFO**

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

## Financial calendar

8.2.2019

Publication of annual results 2018

E-mail: [ir@mobimo.ch](mailto:ir@mobimo.ch)

2.4.2019

Annual General Meeting

Tel: 044 397 11 95

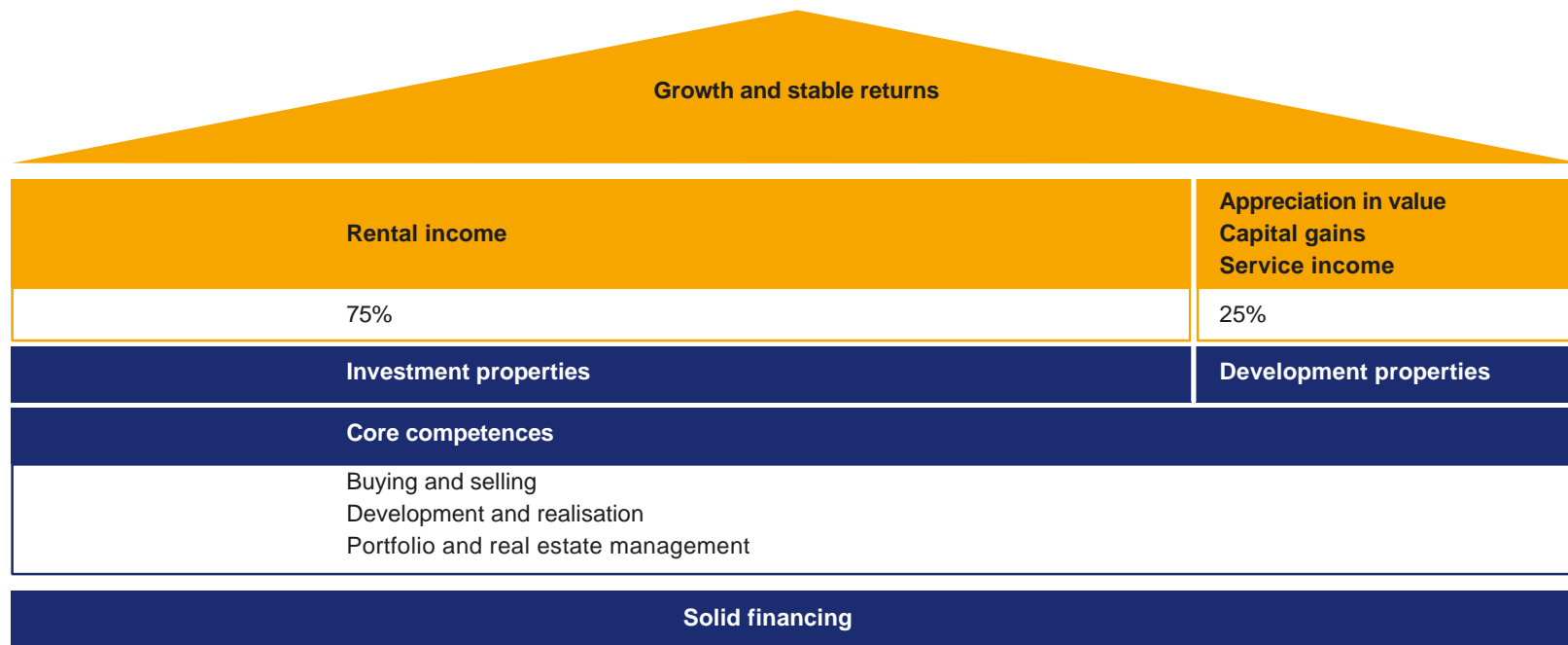


# APPENDIX



Horgen, Seehallen

# Long-term strategy for growth and stable returns

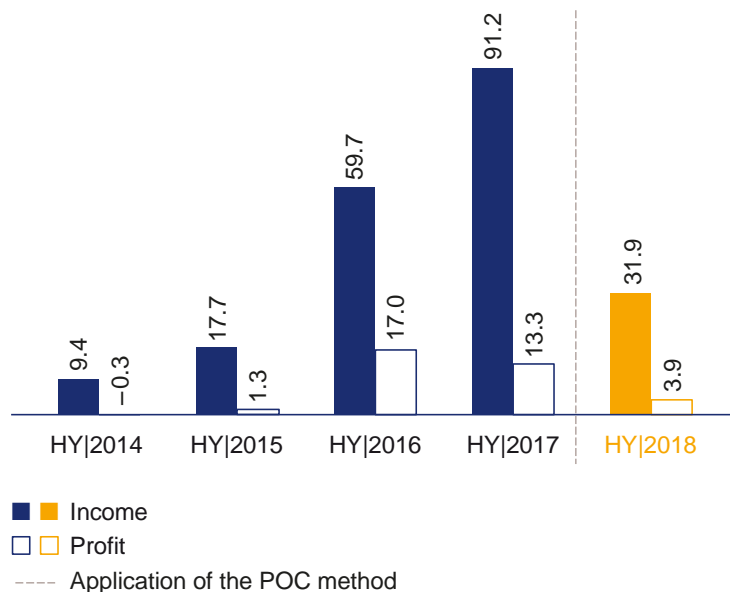




## Development projects and sale of trading properties

### Income and profit from development projects and sale of trading properties

CHF million



- › Profit on development projects and sale of trading properties of CHF 3.9 million was generated mainly from the sale of ten condominiums.
- › Mobimo is to apply the provisions of IFRS 15 from the 2018 financial year onwards. As a result, income from condominium sales will be recognised from the date specified on the publicly notarised purchase contract.

## Key balance sheet figures

	2015	2016	2017	HY 2018	Δ y-o-y
Equity (CHF million)	1,264.7	1,366.3	1,399.1	1,379.8	↘ - 1.4%
› as a % of total assets	42.8%	45.1%	43.8%	43.7%	↘ - 0.2%
Deferred tax liabilities, net (CHF million)	160.7	156.0	159.1	156.6	↘ - 1.5%
› as a % of total assets	5.4%	5.1%	5.0%	5.0%	→ 0.0%
Interest-bearing debt (CHF million)	1,366.7	1,349.4	1,512.8	1,507.9	↘ - 0.3%
› as a % of total assets	46.3%	44.5%	47.3%	47.7%	↗ 0.8%
› Loans (CHF million)	854.2	836.4	774.2	769.0	↘ - 0.7%
› Bonds (CHF million)	512.5	513.0	738.6	738.8	↗ 0.3%
› Non-current capital (liabilities and equity) as a % of total assets	95.3%	93.3%	91.0%	89.0%	↘ - 2.2%
Ø interest rate (period)	2.46%	2.38%	2.17%	2.12%	↘ - 2.3%
Interest coverage ratio	4.6	3.9	3.8	2.7	↘ - 28.9%
Net gearing	90.4%	86.0%	91.2%	93.2%	↗ 2.2%

## Acquisition and disposals in the first half of 2018

### Acquisition



Horgen, Allmendgütlistrasse  
35 and 39

**Site area**  
3,722 m<sup>2</sup>

**Condominiums**  
planned



Greater Geneva area,  
6 properties

**Rentable area**  
9,426 m<sup>2</sup>

**Target rental income**  
CHF 2.5 million



Lucerne, Alpenstrasse 9

**Rentable area**  
1,986 m<sup>2</sup>

**Target rental income**  
CHF 0.6 million



Neuhausen, Victor-von-Bruns-  
Strasse 19

**Rentable area**  
2,631 m<sup>2</sup>

**Target rental income**  
CHF 0.7 million

# Updates on projects and properties: Development for Third Parties

## Martigny (occupation from Q3 2020)



Rentable area  
m<sup>2</sup> **8,941**

Apartments  
Number **28**

Nursing rooms and  
Tertianum apartments  
Number **111**

## Schaffhausen, Salaia (occupation from Q3 2020)



Rentable area  
m<sup>2</sup> **1,146**

Apartments  
Number **10**

Studios  
Number **1**

# Updates on projects and properties: Development for Third Parties

## Killwangen (occupation from Q4 2020)



**Rentable area**  
m<sup>2</sup> **7,369**

**Apartments**  
Number **90**

**Expected rental income**  
CHF million  
p.a. **1.8**

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## Zurich, Manegg (occupation from Q1 2022)



**Rentable area**  
m<sup>2</sup> **19,985**

**Apartments**  
Number **271**  
+ commercial space  
+ office space

**Expected rental income**  
CHF million  
p.a. **6.1**





## Current sustainability subjects

### EPRA sBPR



- › Mobimo's report for the 2017 reporting year was prepared for the first time in accordance with the EPRA Sustainability Best Practice Recommendations [Mobimo EPRA sBPR report 2017](#)
- › The results of the awards will be announced on 5 September 2018

### Horgen, Seehallen



- › Completion:  
First half of 2018

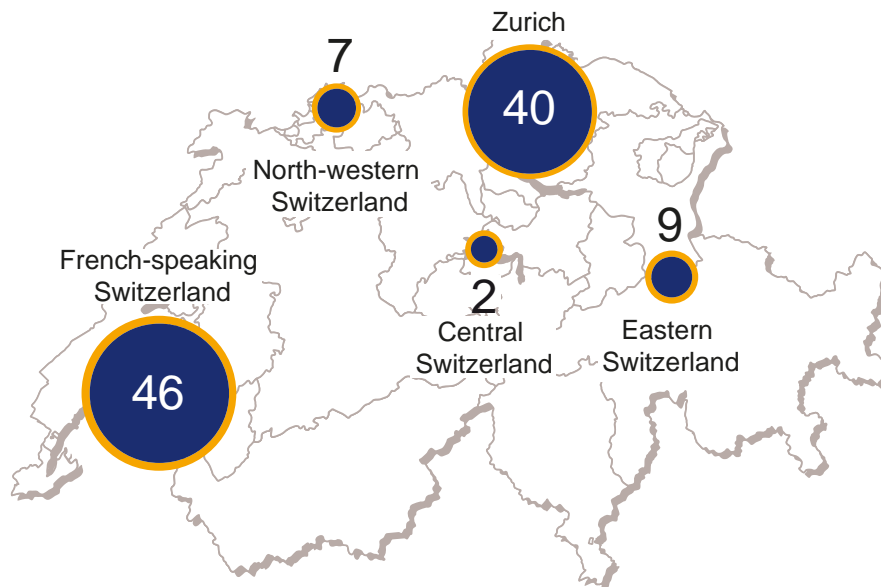
**Photovoltaic system**, which will be used as follows:

- › General electricity coverage
- › Tenants can draw electricity for a fee
- › Energy feeds back into the EKZ grid

## Concentration in key economic areas

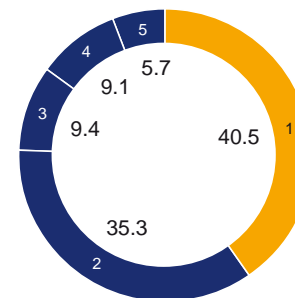
### Target rental income of investment properties by region

CHF million



### Geographical breakdown (fair value of overall portfolio)

%

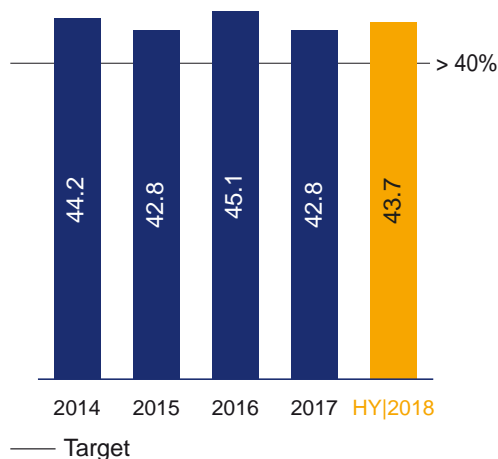


- 1 French-speaking Switzerland
- 2 Zurich
- 3 North-western Switzerland
- 4 Central Switzerland
- 5 Eastern Switzerland

# Solid foundation for qualitative growth

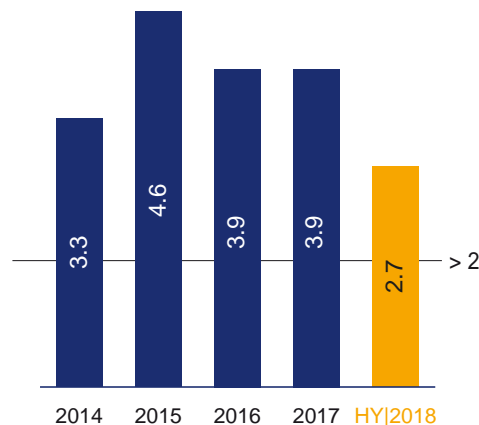
## Equity ratio

%



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

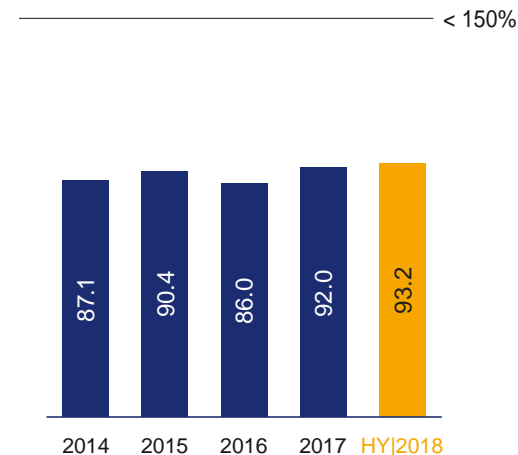
## Interest coverage ratio



- › Target of > 2 comfortably exceeded

## Net gearing

%



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

## Share data

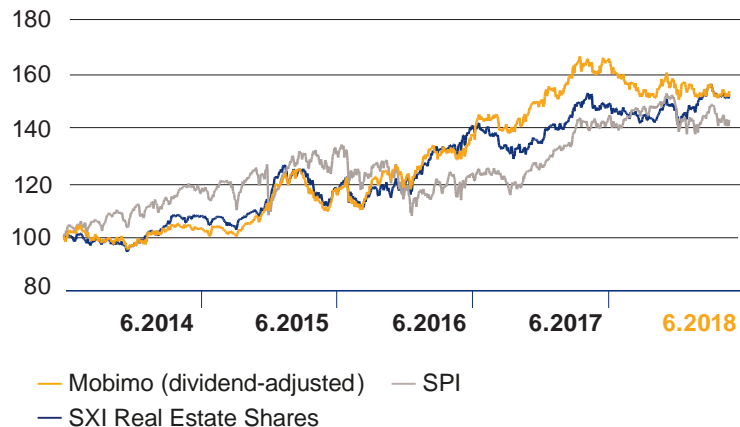
	2015	2016	2017	30.6.2018	Δ y-o-y
Issued shares (number)	6,218,170	6,218,170	6,218,170	6,218,170	→ 0.0%
Share capital (CHF million)	180.3	180.3	180.3	145.5	↘ - 19.3%
Market capitalisation (CHF million)	1,384.8	1,584.1	1,626.1	1,672.7	↗ 2.9%
NAV per share (CHF) <sup>1</sup>	202.45	217.33	222.58	219.47	↘ - 1.4%
EPRA NAV per share (CHF)	244.06	258.53	259.94	255.09	↘ - 1.9%
Year-end price (CHF)	222.70	254.75	261.50	245.00	↘ - 6.3%

<sup>1</sup> As at 30 June 2018, the NAV corresponded to the diluted NAV

## Positive share price performance

### Share performance (indexed) compared with SPI and SXI

%



Source: SIX Swiss Exchange

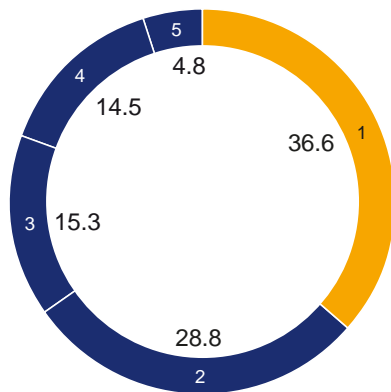
- › Outperformed indices in a five-year comparison.
- › Average annual performance (total return) of 6.0% since the initial public offering in June 2005.
- › The share price fell by 6.3% from CHF 261.50 at the start of the year to CHF 245.00 as at 30 June 2018.
- › As at 30 June 2018, Mobimo Holding AG's share price of CHF 245.00 was 11.6% above the diluted NAV of CHF 219.47.
- › Liquidity remains good
  - › An average of some 7,287 shares were traded each day (first half of 2017: 8,567).
  - › Generating half-year revenues of around CHF 228.5 million (first half of 2017: CHF 282.0 million).



# Composition of shareholders

## Shareholder structure

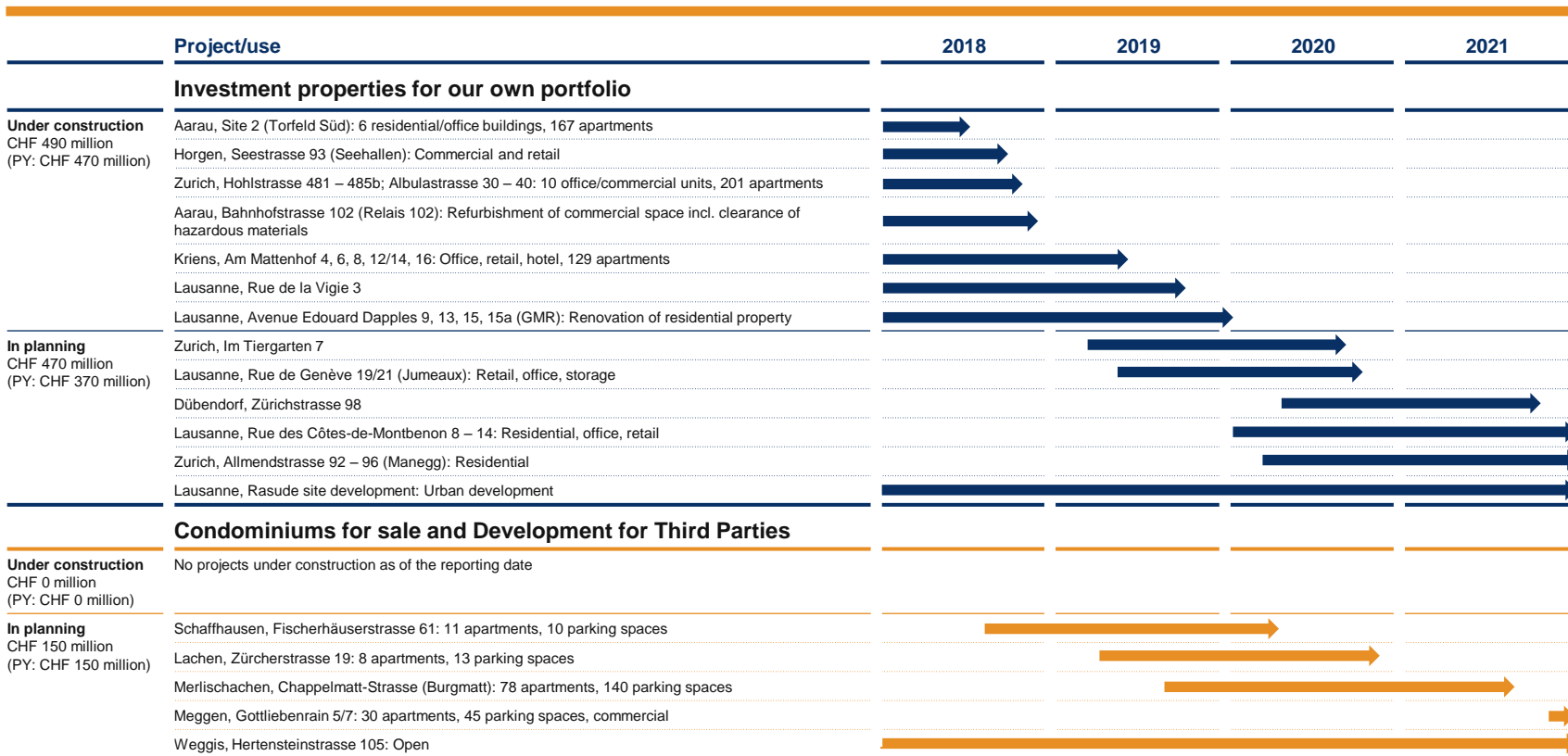
%



- |                                     |                      |
|-------------------------------------|----------------------|
| 1 Pension funds,<br>insurers, banks | 3 Individuals        |
| 2 Shares pending registration       | 4 Foundations, funds |
|                                     | 5 Other companies    |

- › Free float as at 30 June 2018: 100%  
(as per SIX Swiss Exchange definition)
- › As at 30 June 2018, the following shareholders held 3% or more of the share capital:
  - › BlackRock, Inc., 4.98%
  - › Zuger Pensionskasse, 3.38%
  - › Credit Suisse Funds AG, 3.10%
  - › UBS Fund Management (Switzerland) AG, 3.10%
  - › Dimensional Holdings Inc., 3.00%

# Project pipeline







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

	Address	Fair value as at 30.6.2018 in TCHF	Usage
	Lausanne, Horizon 4 – 6 Avenue d'Ouchy 4 – 6	127,840	Commercial property
	Zurich, Mobimo Tower Hotel Turbinenstrasse 20	122,190	Hotel
	Affoltern a. A., Obstgartenstr. 9/ Alte Obstfelderstr. 27/29, 31 – 35	108,520	Retirement home, retirement and rental apartments
	Lausanne, Ilot du Centre Rue Beau-Séjour 8	103,760	Rental apartments



<sup>1</sup> Total fair value CHF 1,125 million

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

	Address	Fair value as at 30.6.2018 in TCHF	Usage
	Zurich, Friesenbergstrasse 75/ Im Tiergarten 7	87,020	Commercial property
	Lausanne, Petit Mont-Riond Rue Voltaire 2 – 12	74,950	Rental apartments
	Lausanne, Les Merciers Voie du Chariot 4 – 7	68,590	Commercial property
	Zurich, Letzigraben 134 – 136	67,060	Rental apartments

<sup>1</sup> Total fair value CHF 1,125 million




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

	Address	Fair value as at 30.6.2018 in TCHF	Usage
	Lausanne, Place de la Gare 10 Rue du Petit-Chêne 38	66,830	Commercial property
	Zurich, (Mobimo Tower) Hardturmstrasse 3	64,180	Commercial property
	Regensdorf, "Sonnenhof" Schulstrasse	61,060	Rental apartments
	Kreuzlingen, Ziil Center Leubernstrasse 3/Bottighoferstrasse 1	56,860	Commercial property

<sup>1</sup> Total fair value CHF 1,125 million



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

	Address	Fair value as at 30.6.2018 in TCHF	Usage
	Lausanne, Les Pépinières Rue des Côtes-de-Montbenon 20 – 24	44,200	Commercial property
	Onex, Avenue des Grandes-Communes 21, 23, 25	38,120	Rental apartments
	Lausanne, Rue de Genève 7	33,390	Commercial property

<sup>1</sup> Total fair value CHF 1,125 million

## 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®**

## 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®**



# Site development: Allaman, Vaud



## Site area

23,000 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®**



## Site development: Biel/Bienne, Agglolac



### Gross floor 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®

## 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®**





## 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 SBB)

### Investment

approx. CHF 270 million

### Location

Right next to Lausanne train station

### Sustainability

**MINERGIE®**

## Site development: Zurich Oerlikon, Rheinmetall



**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®**

