

## HAMBORNER Company Profile

- **Focus on** purchase, leasing and holding high-yielding commercial property assets
- **REIT-Transformation as from 01.01.2010**, no income taxes on company level
- **Pre-REIT since 28.06.2009**

## Investment Strategy

- **Prime location commercial buildings / high-street objects** (pedestrian area), nationwide at locations > 100,000 residents, volume € 5m - € 25m
- **Well-frequented department stores in central city or town locations** with effective area > 2,000 sqm, nationwide at locations > 100,000 residents, volume € 5m - € 25m
- **Well-frequented specialist retail stores in central city and town locations** with effective area > 5,000 sqm, nationwide at locations > 100,000 residents, volume € 5m – € 25m
- **Modern and profitable office buildings**, year of construction < 1990 or core redeveloped in central city locations of major cities > 200,000 residents, volume € 10m – € 25m
- Portfolios, volume € 50m - € 200m

## Managing Board



**Hans Richard Schmitz:** legal matters, personnel, corporate governance, investor relations / public relations, insurance

**Dr. Rüdiger Mrotzek:** finance/accounting, taxes, properties, EDP, risk management, controlling

## Financial Data

	Q1 – Q3 2009
Income from rents and leases	€ 18.0m
Operating result	€ 8.6m
Consolidated surplus	€ 4.4m
EBITDA	€ 13.4m
EBDA	€ 9.3 m
Earnings per share	€ 0.19
FFO per share	€ 0.35
Loan to value (LTV)	33,9 %
Equity ratio	52.6 %

## Strength

- **Substantial portfolio** with growth strategy as basis for sustainable **rental revenues** and a stable dividend payout
- **Low vacancy rates, long-term leasing contracts** as well as a well-balanced tenant structure
- Uncomplex and **transparent company structure**
- **Solid financial framework and no problems with refinancing** as basis for stable growth

Fair Values portfolio: **314,4 Mio. €**  
 Liquid funds: **35,2 Mio. €**  
 Net financial debt: **79,9 Mio. €**



Equity ratio: **51,8%**      Ø Interest rate in debt capital: **5,0%**  
 LTV: **33,9%**      Financial liability mature more than 5 years: **71,0%**

- **Well-versed Management** with long experience in real estate and capital market

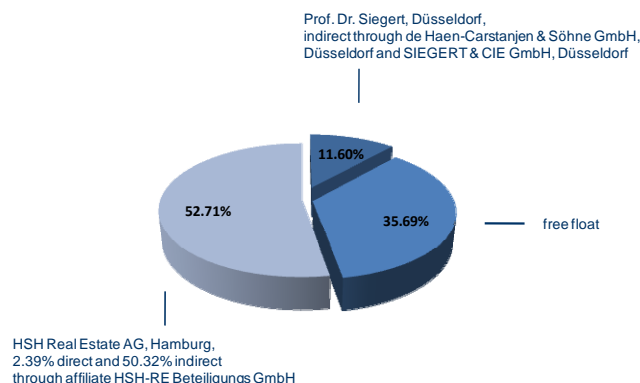
## REIT

- **REIT-Transformation** as from 01.01.2010
- **No income taxes** on company level
- **Solid financing** (equity ratio at least 45 %)
- **High payout-ratio** caused by at least 90%-pay out of the annual surplus
- **Free float** at least 15%

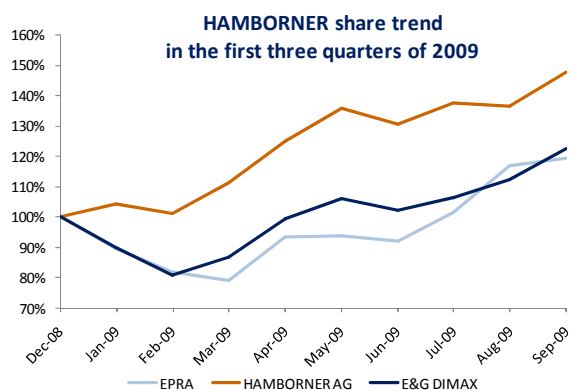
## Property Portfolio

- **58 property assets** in 41 locations all over germany
- **182,981 sqm total effective area**, therefrom 172,541 sqm commercial use and 10,440 sqm residential use
- **Occupany rate approx. 96%** and  $\emptyset$  maturity of the commercial leasing contracts of 6.0 years
- **Approx. 4.5m sqm** undeveloped area (agricultural space and forest land, splitted)

## Shareholder Structure



## HAMBORNER Share



### Data:

- **Stock exchange:** Frankfurt, Düsseldorf, Berlin, Munich, Hamburg, XETRA
- **WKN / ISIN:** 601300 / DE000600301
- **Segment:** Prime Standard
- **Number of shares:** 22.770.000

## Example of Objects



office building in Münster



retail store in Meppen



office building in Osnabrück



high street object in Herford

## Address / Contact

### HAMBORNER Aktiengesellschaft

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### Investor Relations

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## Financial Calendar

9 -11 November 2009	German Equity Forum
9 November 2009	Interim report for 3rd quarter
25 March 2010	Annual report for 1st quarter 2010
25 March 2010	Annual results press conference
14 May 2010	Interim report for 1st quarter 2010
10 June 2010	Annual general shareholder's meeting 2010