



hamborner  
**REIT**



ZUKUNFT BRAUCHT SUBSTANZ

**Conference Call**  
**Preliminary Figures 2019**

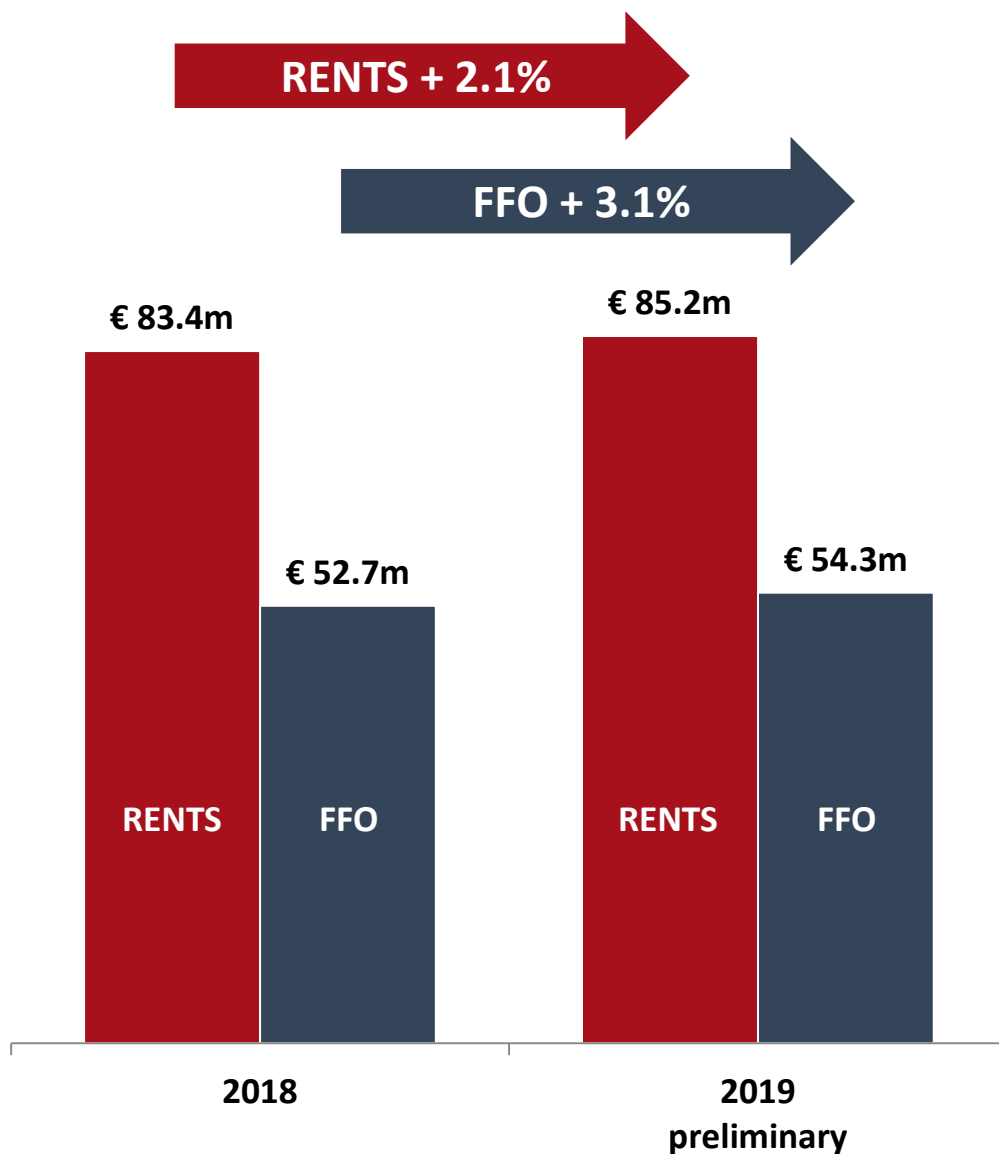
Hans Richard Schmitz

5 February 2020

## Highlights

- Increase in income from rents and leases: **+2.1%**
- FFO increase: **+3.1%**
- FFO per share: **€ 0.68**
- Acquisition of **2 local supply properties** for a total volume of **€ 29.2 million**
- Divestment of one non-strategic assets (Selling price: **€ 1.6 million**)
- Like-for-like increase in portfolio value **+3.2%**
- Total portfolio volume: **€ 1,598 million** (incl. revaluation)
- NAV per share: **€ 11.59** (+ 7.4%)

# Rental Income & FFO 2019



TOTAL RENTS	+2.1%
RENTS (like-for-like)	-0.1%
VACANCY RATE	2.0%

FFO	+3.1%
FFO PER SHARE:	€ 0.68



## **BAMBERG**

Asset type:	<b>Local supply/office</b>
Purchase price:	<b>€ 15.0 million</b>
Gross initial yield:	<b>5.5%</b>
Transfer of possession:	<b>1. July 2019</b>



## **LENGERICH**

Asset type:	<b>Local supply</b>
Purchase price:	<b>€ 14.2 million</b>
Gross initial yield:	<b>5.2%</b>
Transfer of possession:	<b>31 Oct 2019</b>

**TOTAL INVESTMENT VOLUME**

**€ 29.2m**

**TOTAL ANNUAL RENTAL INCOME**

**€ 1.6m**

# Investments 2019

## Transfer of possession 2020



### NEU-ISENBURG

Asset type: Office  
 Purchase price: € 16.1 million  
 Gross initial yield: 5.4%  
 Transfer of possession: 1 January 2020



### AACHEN

Asset type: Office  
 Purchase price: € 28.3 million  
 Gross initial yield: 5.2%  
 Transfer of possession: Q1 2020e



### BONN

Asset type: Office  
 Purchase price: € 22.8 million  
 Gross initial yield: 5.3%  
 Transfer of possession: Q1 2020e

**TOTAL INVESTMENT VOLUME**

**€ 67.2m**

**TOTAL ANNUAL RENTAL INCOME**

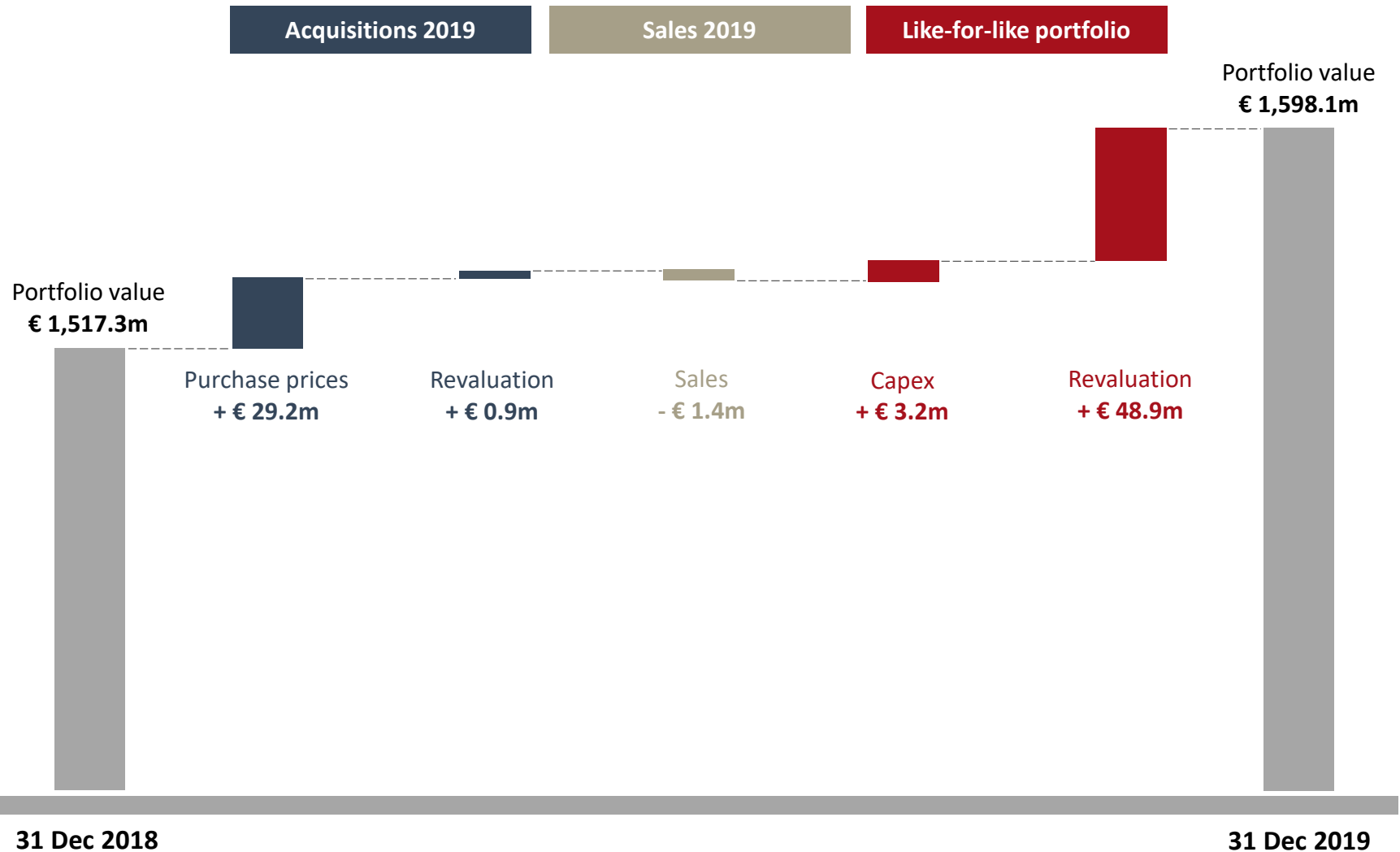
**€ 3.6m**



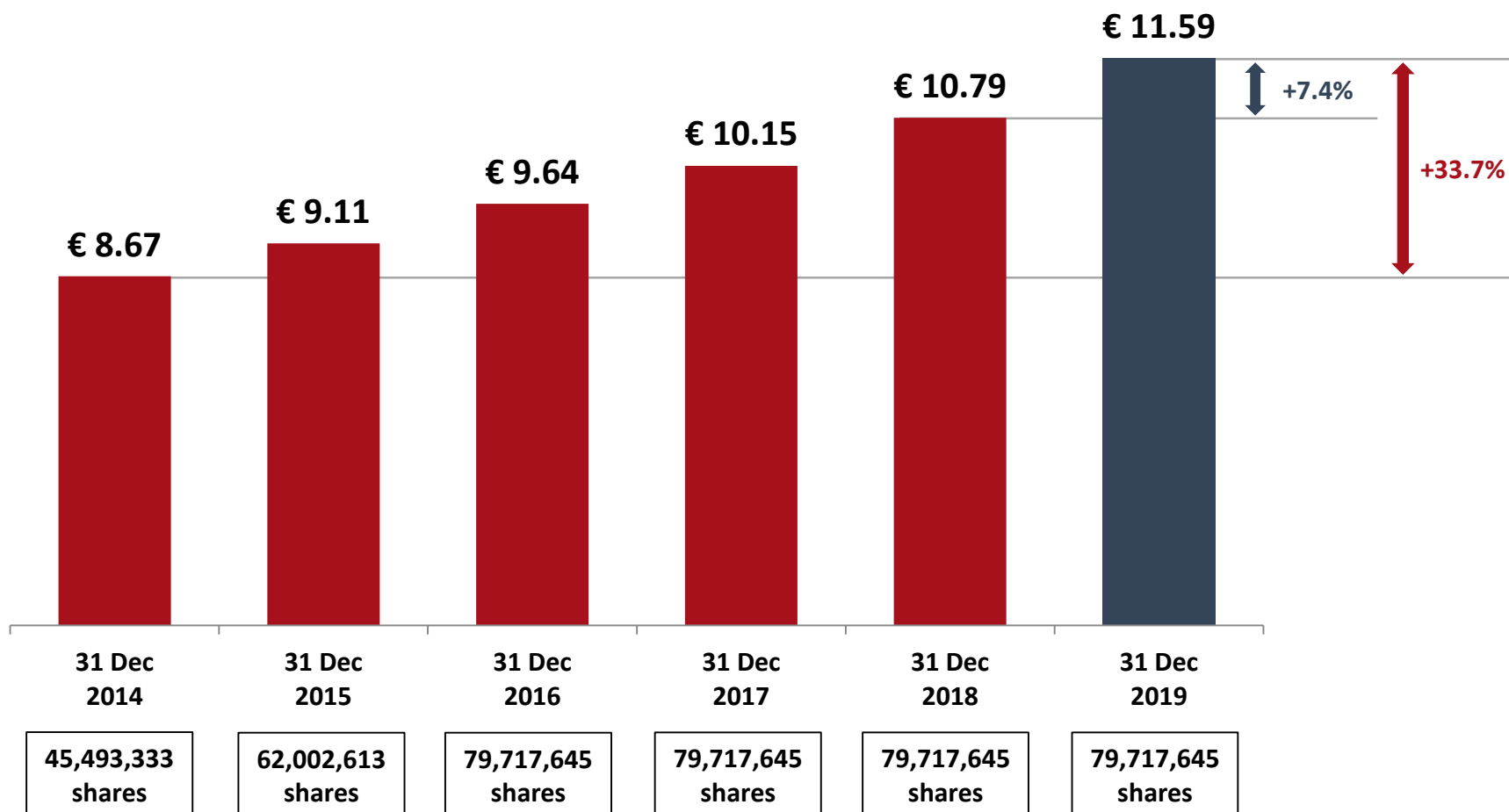
## LEVERKUSEN

<b>Asset type:</b>	<b>Local supply/High street retail</b>
<b>Selling price:</b>	<b>€ 1.6 million</b>
<b>Fair value as of 31 December 2018:</b>	<b>€ 1.4 million</b>
<b>Book profit:</b>	<b>€ 0.1 million</b>
<b>Transfer of possession:</b>	<b>3 September 2019</b>

# Portfolio development 2019



# NAV per share



**Portfolio growth, FFO growth and revaluation were NAV-accretive on per share basis**



Selected key figures		
	31 Dec 2019	31 Dec 2018
Operating result	€ 33.3 million	€ 34.4 million
Profit for the period	€ 17.9 million	€ 19.4 million
<i>thereof result from sales</i>	€0.1 million	€1.6 million
REIT equity ratio	57.3%	56.4 %
Loan to value (LTV)	42.4%	42.5 %

Dividend		
Dividend proposal	€ 0.47	
Annual general meeting	6 May 2020	

- **Successful business development continued in 2019**
- **Positive changes in all key figures**
- **Rents + 2.1% | FFO +3.1% | NAV +7.4%**
- **FFO per share on a record level at €0.68**
- **Dividend increase to 47 cents**
- **Dividend yield of 4.8% based on 2019 year-end share price**

## Forecast 2020

- Income from rents and leases: **+ 3%**
- Expected FFO at the **current record level**
- Forecast does not take into account further acquisitions or disposals
- Additional acquisitions in the course of 2020 would have a further positive effect on rental income and operating result
- Remaining fire power: **€ 130 – 150 million**
- Final figures for 2019 will be published on 26 March 2020

## Dividend outlook

- Continuation of reliable and sustainable dividend policy
- Dividend proposal to AGM 2020: **€ 0.47 (+2.2 %)**



**Hans Richard Schmitz**

Member of the Management Board

@ h.schmitz@hamborner.de



**Christoph Heitmann**

Head of Investor Relations & Public Relations

@ c.heitmann@hamborner.de

☎ +49 (0)203 / 54405-32

This presentation was exclusively prepared for the addresses specified on the title page and/or the participants at the mentioned event. The information in this presentation is based on both public information and documents as well as information which was made available to HAMBORNER REIT AG by the respectively mentioned companies and third parties.

All statements, opinions and assessments contained in this presentation correspond to the current estimates and/or opinions of HAMBORNER REIT AG and may therefore not be construed as constant, immutable statements. HAMBORNER gives no guarantee with regard to the correctness or completeness of the information contained herein. HAMBORNER and its organs, boards, employees or other parties acting on behalf of HAMBORNER accept no liability whatsoever for the statements made in this presentation.