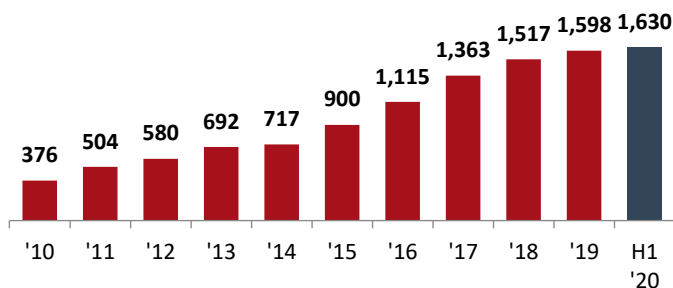


Company profile

HAMBORNER REIT AG is a public company listed in the SDAX that operates exclusively in the property sector and is positioned as a portfolio holder for high-yield commercial properties. The company generates sustainable rental income on the basis of a diversified portfolio of properties distributed throughout Germany with a total value of around €1.6 billion. The portfolio focuses on modern office properties as well as local supply properties at attractive locations in major German cities and mid-sized centres.

HAMBORNER REIT AG is distinguished by its many years of experience on the property and capital market, its consistent and sustainable dividend policy and its lean and transparent corporate structure. The company is a registered real estate investment trust (REIT) and benefits from corporation and trade tax exemption at company level.

Portfolio development (market value in €m)



Key investment highlights

- Profitable and diversified property portfolio
- Stable and predictable cash flow
- Sustainable operative profitability
- Lean and efficient corporate structure
- Strong internal asset and property management
- Consistently high occupancy rate
- Solid balance and financing structure
- Sustainable and attractive dividend policy

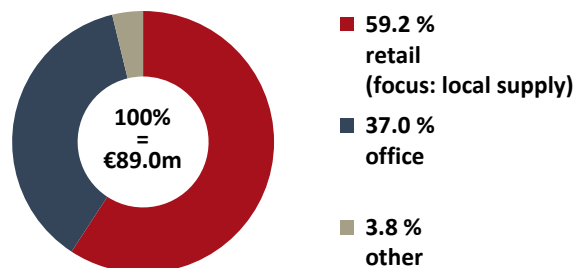
Financial data

Key figures		H1 compared		Ø increase since 2015	2019	2018	2017	2016	2015
		2020	to H1 2019						
Income from rents and leases	(€m)	43.9	+ 3.7 %	12.9 %	85.2	83.4	74.1	61.8	52.4
Funds from Operations (FFO)	(€m)	27.0	+ 1.5 %	16.8 %	54.3	52.7	44.7	36.1	29.2
FFO per share	(€)	0.34	+ 1.5 %	9.7 %	0.68	0.66	0.56	0.45	0.47
Net Asset Value (NAV)	(€m)	898.5	- 2.8 %	13.1 %	924.3	860.2	808.9	768.5	564.7
NAV per share	(€)	11.27	- 2.8 %	6.2 %	11.59	10.79	10.15	9.64	9.11
REIT equity ratio	(%)	54.7			57.3	56.4	59.0	67.8	61.5
Loan to Value (LTV)	(%)	43.1			42.4	42.5	39.6	30.1	35.0

Management Board

Niclas Karoff (chairman)
Hans Richard Schmitz

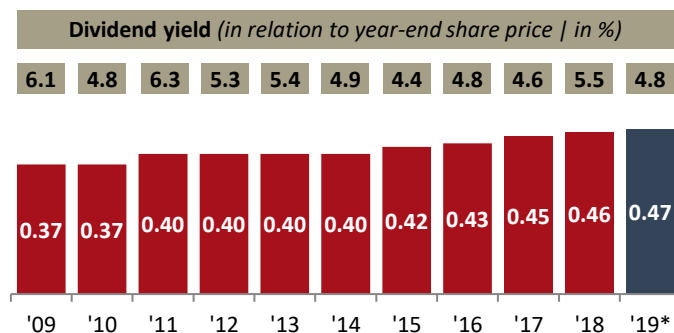
Portfolio structure (% of annualized rental income)



Essential characteristics of German REIT

- REIT = real estate investment trust
- Exemption from corporation and trade tax
- Stock exchange listing with > 15% free float
- > 75% of assets must be real assets
- > 75% of revenues must stem from real estate assets
- > 45% equity-to-assets ratio (REIT equity ratio)
- > 90% distribution of net income

Dividend development (€ per share)



*dividend proposal to AGM on 8 October 2020

Top 10 tenants

Tenant	Asset type	% of total rents
EDEKA	Food retail	11.5 %
Kaufland	Food retail	5.7 %
REWE	Food retail	5.3 %
Real	Food retail	5.2 %
OBI	DIY retail	4.8 %
Jobcenter	Agency of unemployment	3.1 %
Barmer	Insurance	2.2 %
NetCologne	IT/Communication	2.0 %
Globus	DIY store	1.9 %
C&A	Textile retail	1.5 %

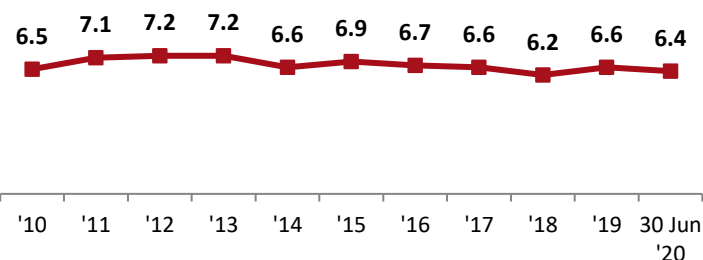
Property locations



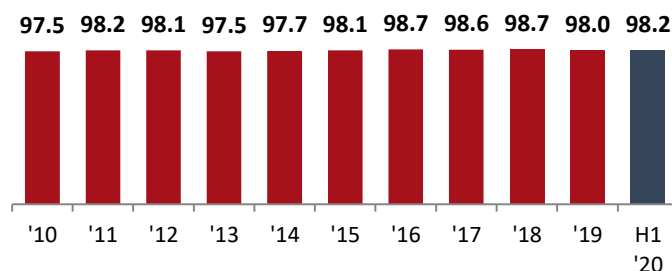
82
Properties

60
locations

Weighted residual term of rental contracts (in years)



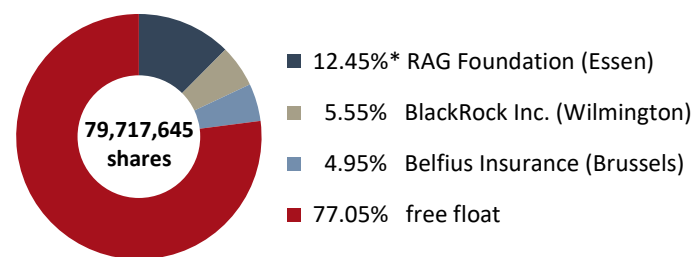
Occupancy rate (in %)



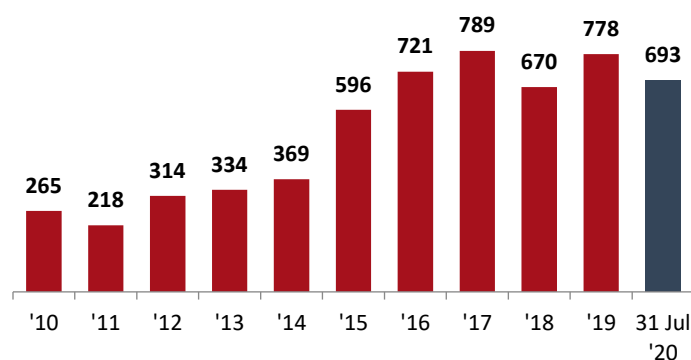
The HAMBORNER share

WKN/SIN:	601300
ISIN:	DE0006013006
Ticker symbol:	HAB
Class of shares:	Bearer shares
Number of shares:	79,717,645
Exchange segment:	Prime Standard
Indices:	SDAX, EPRA, RX REIT

Shareholder structure



Market capitalisation



Financial calendar

Quarterly financial statement Q3 2020	11 th November 2020
Preliminary figures 2020	4 th February 2021
Annual report 2020	17 th March 2021
Quarterly financial statement Q1 2021	27 th April 2021

Contact

Investor & Public Relations	Christoph Heitmann
Email:	c.heitmann@hamborner.de
Phone:	+49 203 5440532
Website:	www.hamborner.de