

### Company Profile

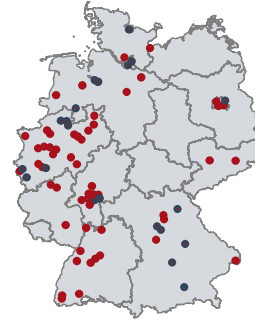
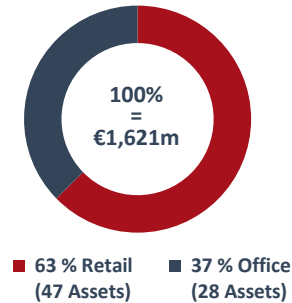
HAMBORNER REIT AG is a EPRA & SDAX-listed commercial property company that generates sustainable rental income based on a diversified German-wide portfolio consisting of office buildings and food-anchored retail properties with a total value of around €1.6 billion. HAMBORNER is distinguished by its many years of experience on the property and capital market, its sustainably attractive dividend policy and its lean and transparent corporate structure.

#### Management Board:

Niclas Karoff (CEO)

Hans Richard Schmitz (COO/CFO)

### Portfolio Structure *(% of Portfolio Value)*



### Key Investment Highlights

- Profitable and diversified property portfolio
- Stable and predictable cash flow
- 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

### Portfolio Metrics *(as of 31 March 2021)*

	Retail	Office	Total
Fair Value	€913.1m	€708.3m	€1,621.4m
Leased area	414,791m <sup>2</sup>	222,026m <sup>2</sup>	636,817m <sup>2</sup>
Annualized rent	€53.3m	€34.6m	€87.9m
EPRA vacancy rate	2.1%	1.0%	1.7%
WALT	7.1 years	5.3 years	6.4 years

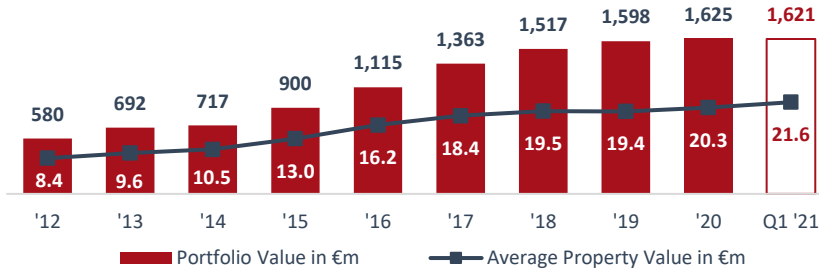
### Financial Metrics *(as of 31 March 2021)*

	31 March 2021	31 Dec. 2020	Change
REIT equity ratio	55.6%	54.5%	+1.1%-points
Loan to value (LTV)	44.0%	44.5%	-0.5%-points
Ø cost of debt	1.71%	1.83%	-0.12%-points
Ø maturity of debt	5.3 years	5.0 years	+0.3 years
EBITDA / interest coverage	6.4x	5.1x	

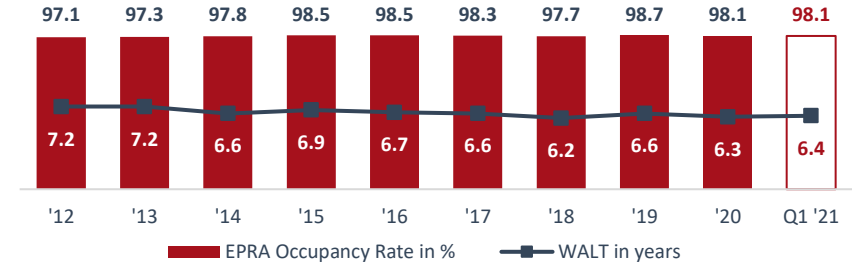
### Key figures

	Q1 2021	Compared to Q1 2020	CAGR since 2016	2020	2019	2018	2017	2016
Income from rents and leases	€21.8m	+0.0%	9.3%	€88.2m	€85.2m	€83.4m	€74.1m	€61.8m
Funds from Operations (FFO)	€12.7m	-4.6%	11.4%	€55.6m	€54.3m	€52.7m	€44.7m	€36.1m
FFO per share	€0.16	-5.9%	11.2%	€0.69	€0.68	€0.66	€0.56	€0.45
NAV per share	€11.26	-3.7%	3.5%	€11.05	€11.59	€10.79	€10.15	€9.64

### Portfolio Value and Average Property Value



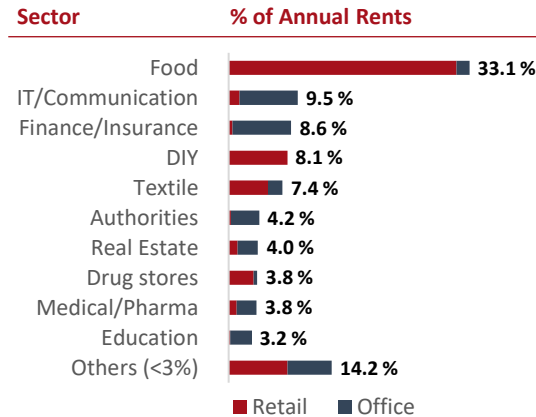
### WALT and EPRA Occupancy Rate



### Top 10 Tenants *(as of 31 March 2021)*

Tenant	Asset type	% of Rents
EDEKA	Food retail	11.7%
Kaufland	Food retail	5.5%
REWE	Food retail	5.3%
Real	Food retail	5.3%
OBI	DIY	4.9%
Jobcenter	Agency of unemployment	3.2%
Barmer	Insurance	2.3%
NetCologne	IT/Communication	2.1%
Globus	DIY	1.9%
ALDI	Food retail	1.6%

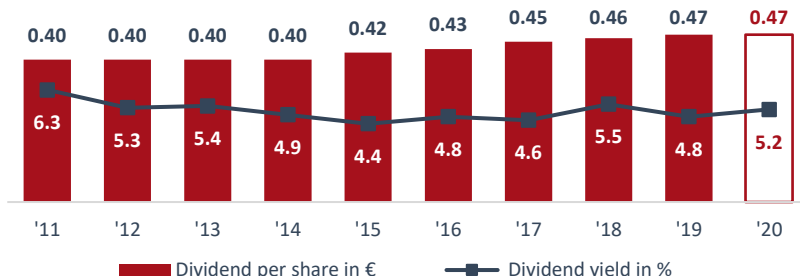
### Sector Distribution *(as of 31 March 2021)*



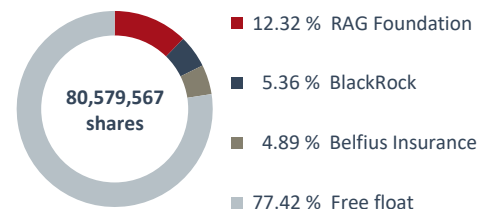
### The HAMBORNER Share

Share price	€9.11 <i>(as of 30 April 2021)</i>
Market Cap	€743m <i>(as of 30 April 2021)</i>
WKN/ISIN	A3H2333 / DE000A3H2333
Ticker symbol	HABA
Class of shares	Registered share
Exchange segment	Prime Standard
Indices	SDAX, EPRA, RX REIT

### Dividend per Share and Dividend Yield



### Shareholder Structure



### Contact

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