

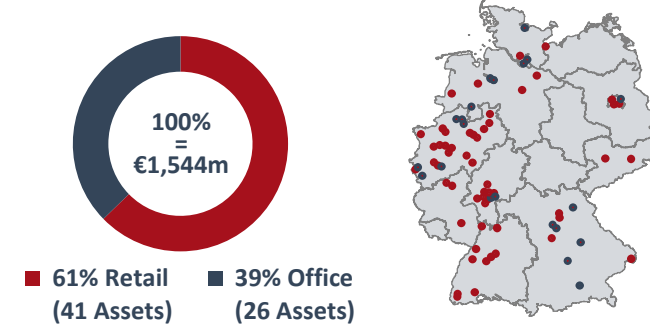
Company Profile

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

	Retail	Office	Total
Fair Value	€862.9m	€681.2m	€1,544.1m
Leased area	385,328 m ²	215,689 m ²	601,016 m²
Annualized rent	€50.0m	€33.5m	€83.6m
EPRA vacancy rate	2.1 %	1.4 %	1.8 %
WALT	6.9 years	4.9 years	6.1 years

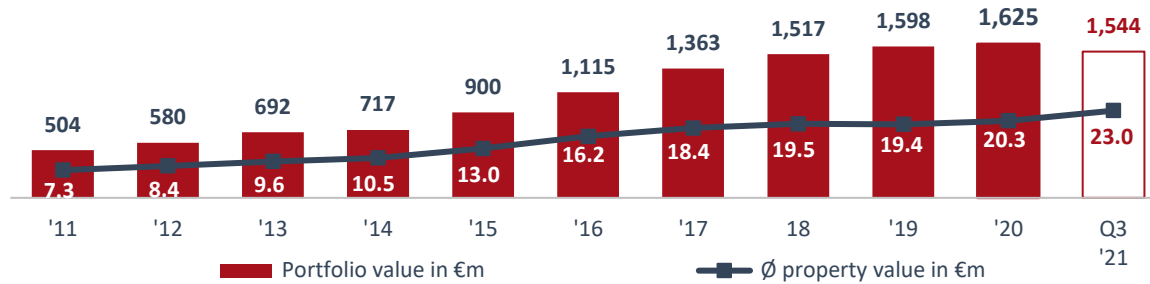
Financial Metrics

	30 Sept. 2021	31 Dec. 2020	Change
REIT equity ratio	58.6%	54.5%	+4.1%-points
Loan to value (LTV)	43.5%	44.5%	-1.0%-points
∅ cost of debt	1.68%	1.83%	-0.15%-points
∅ maturity of debt	5.0 years	5.0 years	0.0 years
EBITDA/interest coverage	8.8x	5.1x	

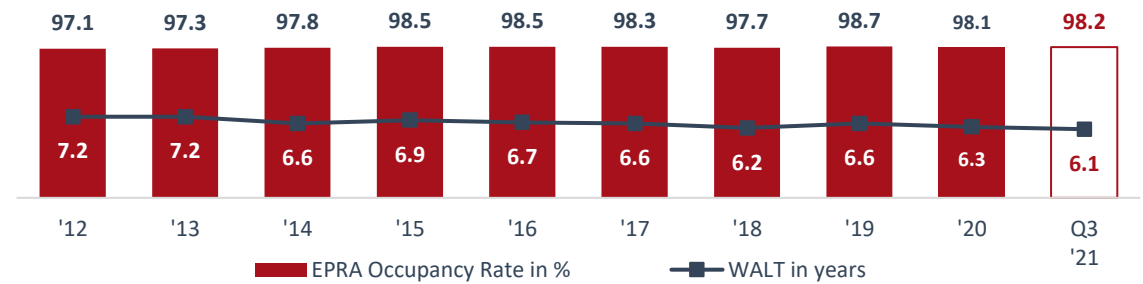
Key Figures

	Q3 2021	YoY	CAGR since 2016	2020	2019	2018	2017	2016
Income from rents and leases	€63.9m	-3.5%	9.3%	€88.2m	€85.2m	€83.4m	€74.1m	€61.8m
Funds from Operations (FFO)	€42.3m	-0.1%	11.4%	€55.6m	€54.3m	€52.7m	€44.7m	€36.1m
FFO per share	€0.52	-2.1%	11.2%	€0.69	€0.68	€0.66	€0.56	€0.45
NAV per share	€11.21	-2.0%	3.5%	€11.05	€11.59	€10.79	€10.15	€9.64

Portfolio Value and Average Property Value



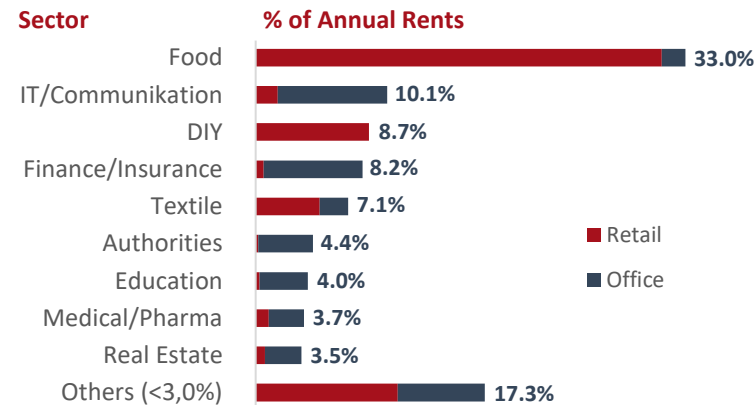
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	11.5%
Kaufland	Food retail	6.9%
REWE	Food retail	5.7%
OBI	DIY	5.3%
Real	Food retail	3.7%
Jobcenter	Agency of unemployment	3.3%
Barmer	Insurance	2.5%
Globus	DIY	2.2%
Netcologne	IT/Communication	2.2%
ALDI	Food retail	1.7%

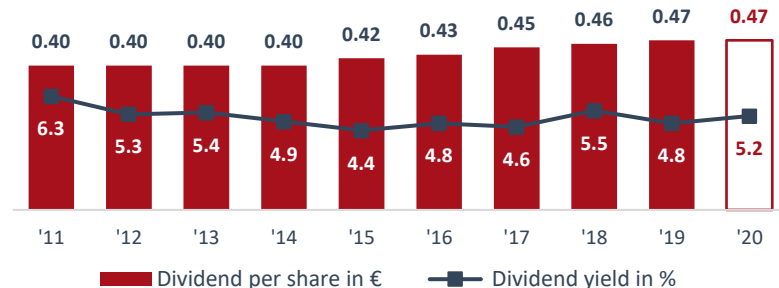
Sector Distribution



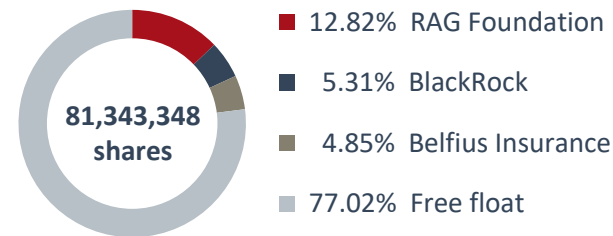
The HAMBORNER Share

Share price	€9.35
Market Cap	€761m
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



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