



hamborner  
**REIT**



ZUKUNFT BRAUCHT SUBSTANZ

## Conference Call 1st half year 2019

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1 August 2019

## Highlights

### Positive operational business development

- Rents: **+ 2.3 %**
- FFO: **+ 1.9 %**
- Vacancy rate: **2.0 % (2.1 % excl. rent guarantees)**

### Solid financial structure

- REIT equity ratio: **55.2 %**
- LTV: **43.5 %**

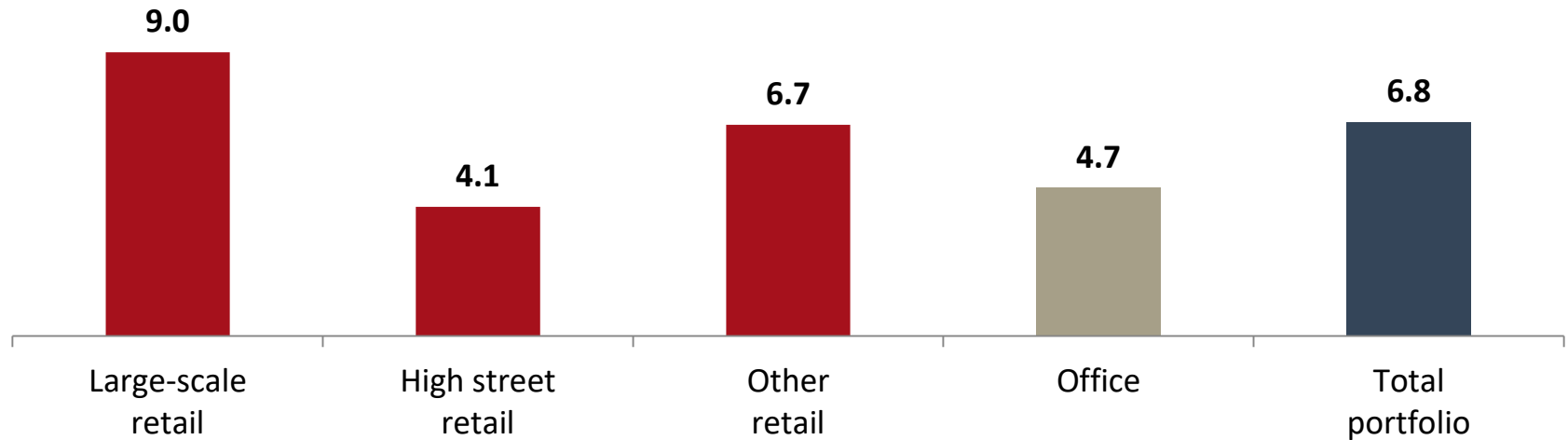
### Forecast 2019

- Rents: **+ 1 - 2 %**
- Expected FFO at the previous year's high level

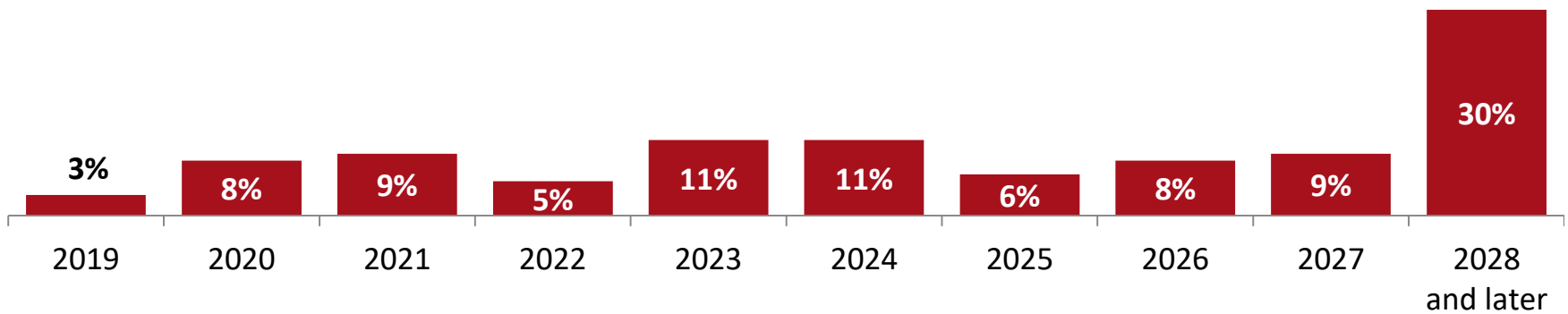
# Significant key figures for the first half year 2019

	H1 2019	H1 2018	Change
Income from rents and leases	€ 42.3 million	€ 41.3 million	+2.3%
Operating result	€ 16.9 million	€ 17.1 million	-1.0%
Profit for the period	€ 9.2 million	€ 9.5 million	-2.8%
Funds from operations (FFO)	€ 26.6 million	€ 26.1 million	+1.9%
Funds from operations (FFO) per share	€ 0.334	€ 0.327	+1.9%
	30 June 2019	30 June 2018	Change
REIT equity ratio	55.2 %	54.5 %	+0.7%-points
Loan to value (LTV)	43.5 %	44.5 %	-1.0%-points
Net asset value (NAV) per share	€ 10.63	€ 10.00	+6.3%











## Weighted average lease expiry by type (30 June 2019, in years)



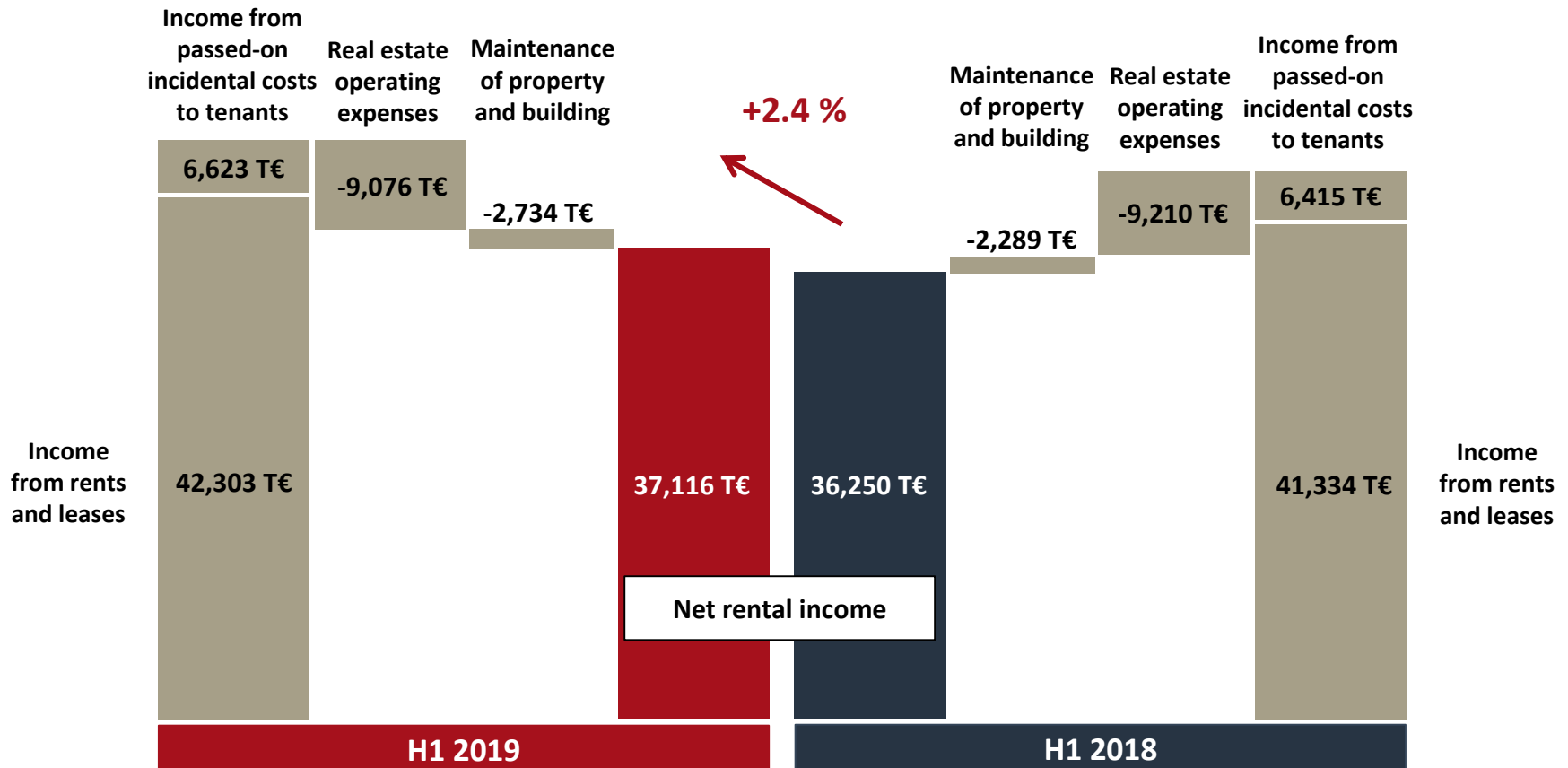
## Split of lease contracts expiring by year (30 June 2019)



## Top 10 tenants (as of 30 June 2019)

	Tenant	Sector	% annual rents*
	EDEKA Group	Food retail	11.7%
	Kaufland Group	Food retail	6.8%
	REWE Group	Food retail	5.6%
	real,-	Food retail	5.5%
	OBI	DIY retail	5.1%
	Jobcenter	Agency of unemployment	3.3%
	NetCologne	Telecommunication	2.1%
	Globus DIY stores	DIY retail	2.0%
	C&A	Textile retail	1.6%
	Telefonica O <sub>2</sub>	Telecommunication	1.6%
	<b>Total</b>		<b><u>45.3%</u></b>

# Development of net rental income

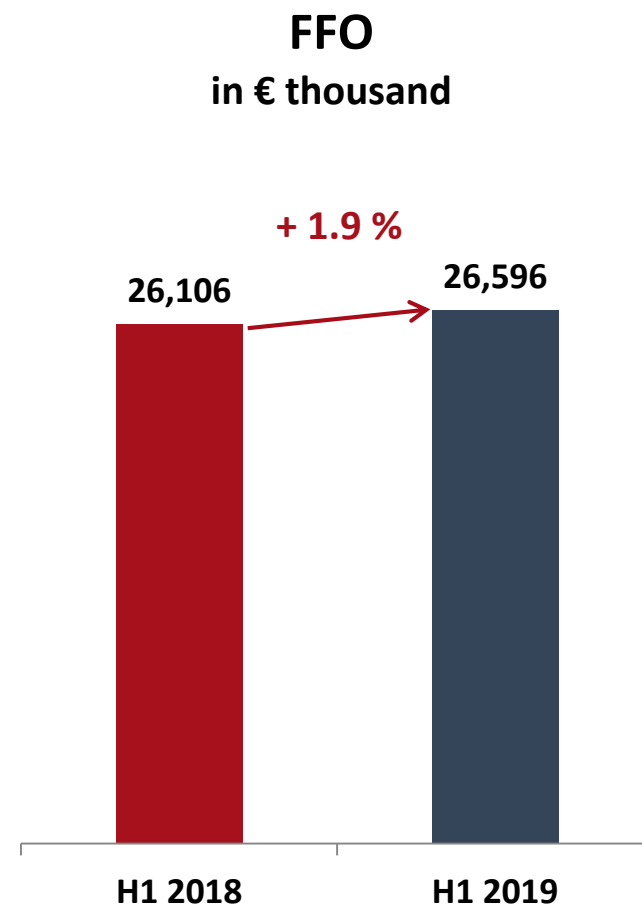


# Profit and loss account according to IFRS

in € thousand	H1 2019	H1 2018
<b>Net rental income</b>	<b>37,116</b>	<b>36,250</b>
Administrative expenses	-694	-723
Personnel expenses	-2,366	-2,093
Depreciations	-17,348	-16,594
Other operating income	926	846
Other operating expenses	-695	-582
<b>Operating result</b>	<b>16,939</b>	<b>17,104</b>
Result from the sale of investment properties	0	0
<b>Earnings before interest and taxes (EBIT)</b>	<b>16,939</b>	<b>17,104</b>
Financial result	-7,691	-7,592
<b>Net profit for the period</b>	<b>9,248</b>	<b>9,512</b>

# Funds from Operations

in € thousand	H1 2019	H1 2018
<b>Net rental income</b>	<b>37,116</b>	<b>36,250</b>
- Administrative expenses	-694	-723
- Personnel expenses	-2,366	-2,093
+ Other operating income	926	846
- Other operating expenses	-695	-582
+ Interest income	0	0
- Interest expenses	-7,691	-7,592
<b>FFO</b>	<b>26,596</b>	<b>26,106</b>
<b>-Capex</b>	<b>-1,635</b>	<b>-1,043</b>
<b>AFFO</b>	<b>24,961</b>	<b>25,063</b>
<b>FFO per share in €</b>	<b>0.334</b>	<b>0.327</b>
<b>AFFO per share in €</b>	<b>0.313</b>	<b>0.314</b>





## Transfer of possession in July 2019



### Bamberg

<b>Asset type:</b>	<b>Large-scale retail/Office</b>
<b>Rental space:</b>	<b>6,160 m<sup>2</sup></b>
<b>Purchase price:</b>	<b>€ 14.9 million</b>
<b>Main tenant:</b>	<b>EDEKA</b>
<b>WALT:</b>	<b>7.9 years</b>
<b>Annual rents:</b>	<b>€ 0.84 million</b>
<b>Gross initial yield:</b>	<b>5.6%</b>
<b>Transfer of possession:</b>	<b>1 July 2019</b>

## Transfer of possession outstanding



### Aachen Office

Purchase price:	€ 28.3 million
Annual rents:	€ 1.5 million
Gross initial yield:	5.2%
Transfer of possession:	Q1 2020e



### Bonn Office

Purchase price:	€ 22.8 million
Annual rents:	€ 1.2 million
Gross initial yield:	5.3%
Transfer of possession:	Q1 2020e



### Neu-Isenburg Office

Purchase price:	€ 16.1 million
Annual rents:	€ 0.9 million
Gross initial yield:	5.4%
Transfer of possession:	Q1 2020e

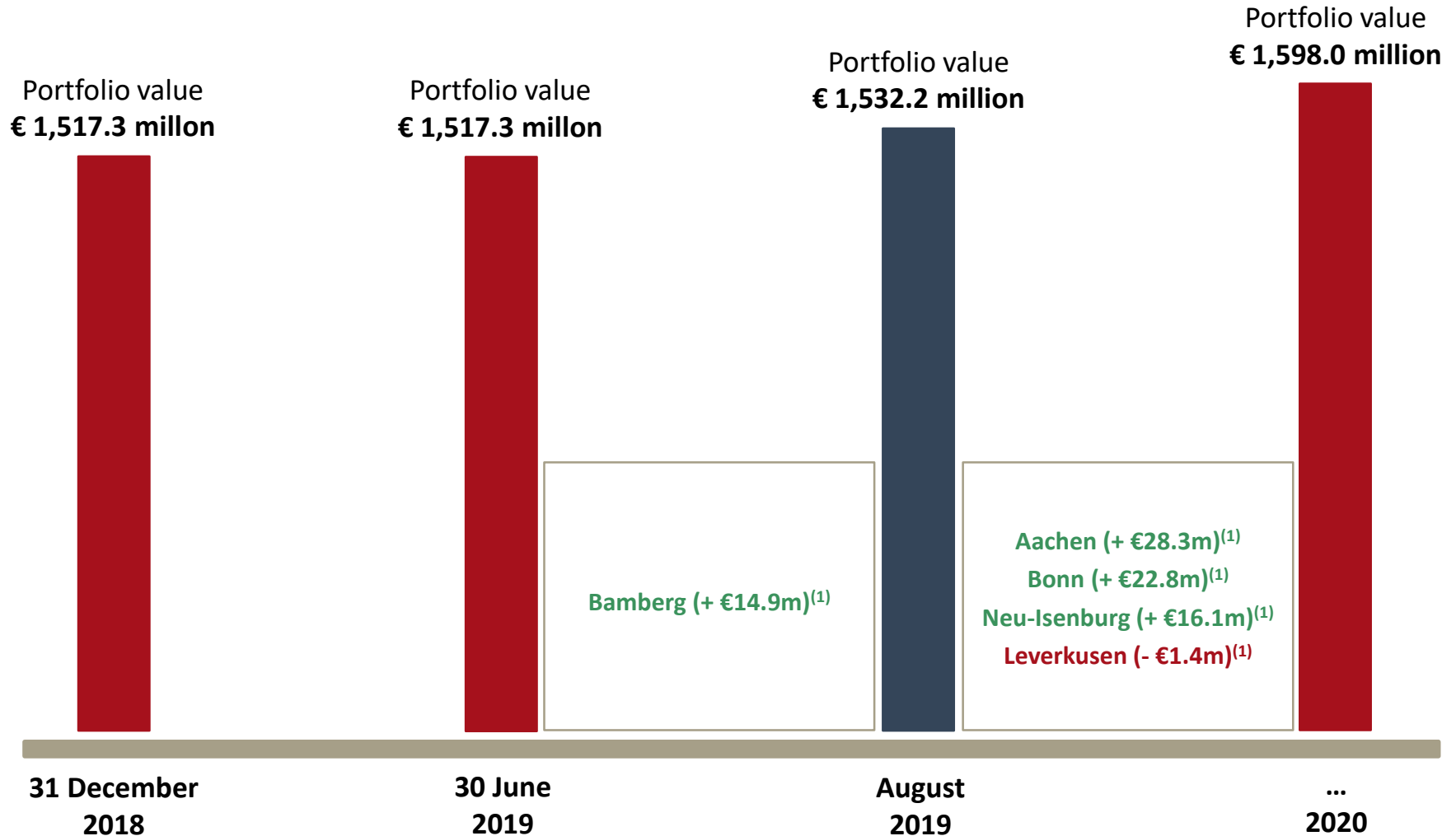
## Transfer of possession outstanding



### Leverkusen

<b>Asset type:</b>	<b>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>Contribution to earnings:</b>	<b>€ 0.1 million</b>
<b>Transfer of possession:</b>	<b>August 2019e</b>

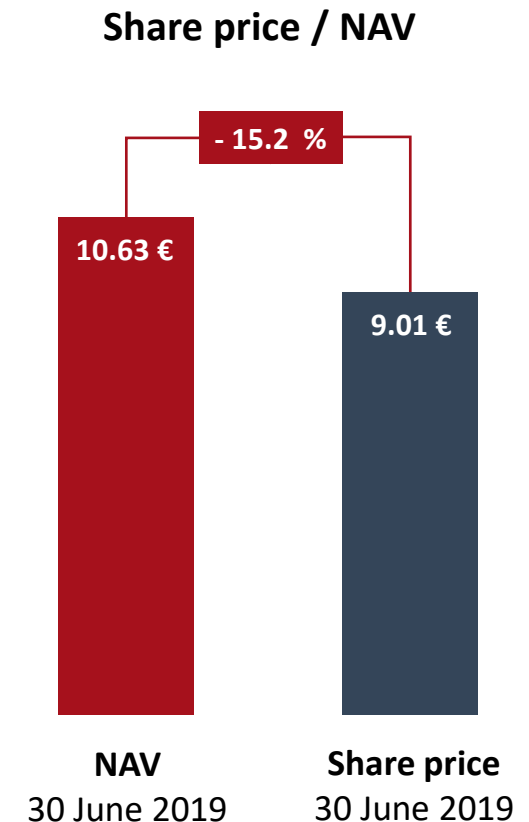
# Portfolio Development 2019



# Net Asset Value (NAV) in accordance with EPRA

Share price 15.2 % below NAV (as of 30 June 2019)

NAV according to EPRA in € million	30 June 2019	30 June 2018
Balance sheet long-term assets	1,196.1	1,189.4
+ Balance sheet short-term assets	12.1	13.6
- Non-current liabilities and provisions	-640.5	-641.7
- Current liabilities and provisions	-61.6	-35.0
<b>Balance sheet NAV</b>	<b>506.1</b>	<b>526.3</b>
+ hidden reserves "Investment property"	341.6	270.9
+ hidden reserves "Non-current assets held for sale"	0.0	0.0
<b>NAV</b>	<b>847.7</b>	<b>797.2</b>
<b>NAV per share in €</b>	<b>10.63</b>	<b>10.00</b>



# Balance Sheet

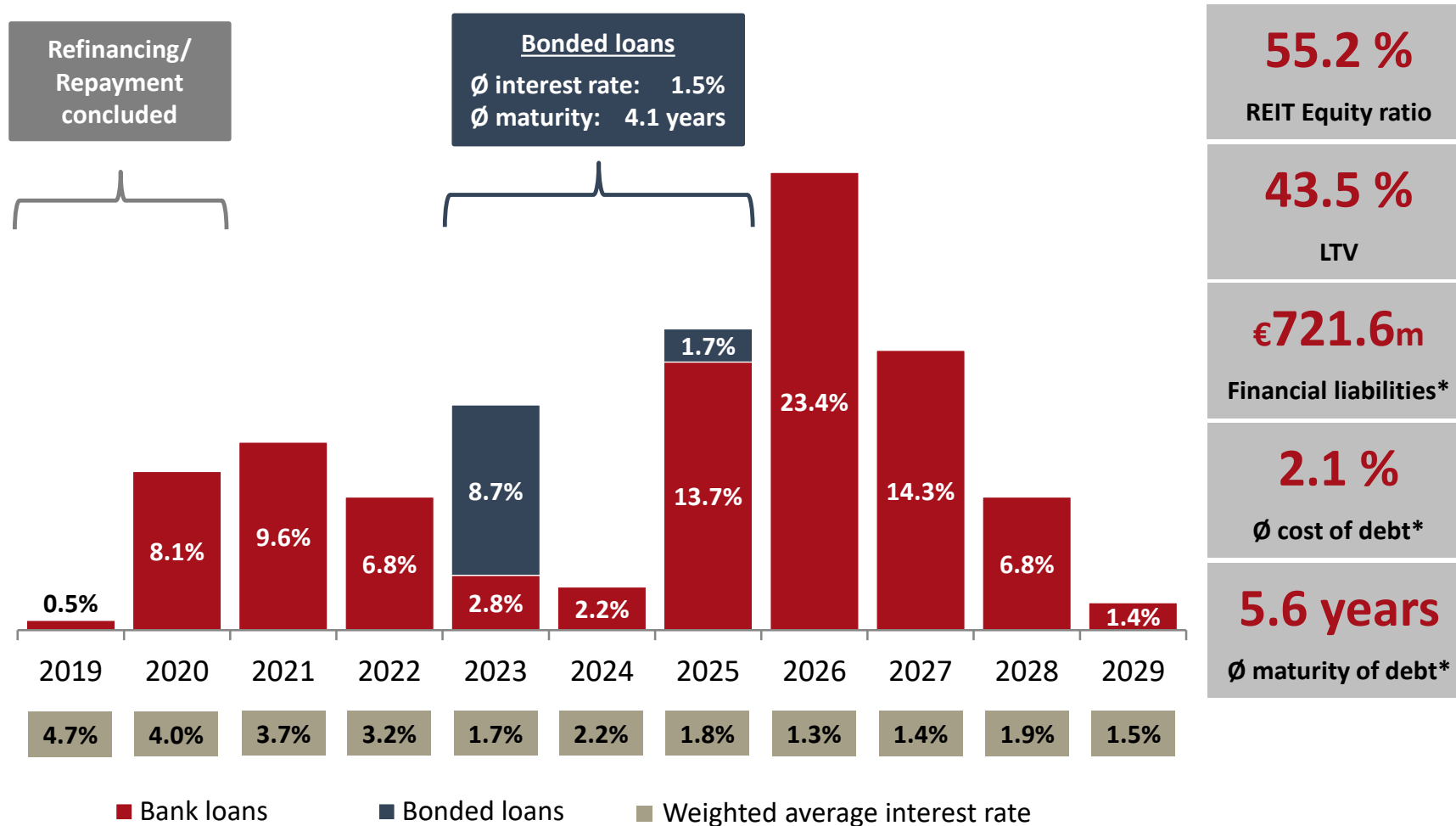
## IFRS

<b>ASSETS</b> in € million	<b>30 June 2019</b>	<b>31 Dec 2018</b>
<b>Non-current assets</b>	<b>1,196.1</b>	<b>1,200.6</b>
<i>Investment Properties</i>	<i>1,190.9</i>	<i>1,195.5</i>
<i>Other</i>	<i>5.2</i>	<i>5.1</i>
<b>Current assets</b>	<b>12.1</b>	<b>9.2</b>
<i>Trade receivables and other assets</i>	<i>2.5</i>	<i>1.3</i>
<i>Cash and cash equivalents</i>	<i>9.6</i>	<i>7.8</i>
<i>Non-current assets held for sale</i>	<i>0.0</i>	<i>0.0</i>
<b>Total assets</b>	<b>1,208.2</b>	<b>1,209.8</b>

<b>Equity and Liabilities</b> in € million	<b>30 June 2019</b>	<b>31 Dec 2018</b>
<b>Equity</b>	<b>504.6</b>	<b>532.4</b>
<b>Financial liabilities and derivative financial instruments</b>	<b>670.3</b>	<b>651.5</b>
<b>Other liabilities and provisions</b>	<b>33.3</b>	<b>25.9</b>
<b>Total equity and liabilities</b>	<b>1,208.2</b>	<b>1,209.8</b>

**Equity ratio**  
**41.8 %**

## Expiration of financial liabilities (as of 30 June 2019)



## Conclusion/Summary

- Successful first half 2019 with positive development of operational business
- Vacancy rate: **2.0%**

## Forecast

- Rental income 2019: **+ 1 - 2 %**
- FFO 2019 expected on previous year's high level
- Remaining fire power: **€ 60 – 80 million**
- Future growth in rents and FFO secured due to transfer of possession of assets in Aachen, Bonn and Neu-Isenburg in 2020



<b>HAMBORNER REIT AG - Financial Calendar</b>	
<b>Interim report for 1st half 2019</b>	<b>1 August 2019</b>
<b>Interim report for 3rd quarter 2019</b>	<b>7 November 2019</b>
<b>Preliminary figures 2019</b>	<b>6 February 2020</b>
<b>Annual report 2019</b>	<b>26 March 2020</b>
<b>Interim report for 1st quarter 2020</b>	<b>5 May 2020</b>
<b>AGM 2020</b>	<b>6 May 2020</b>

**Many thanks for your attention!**



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