

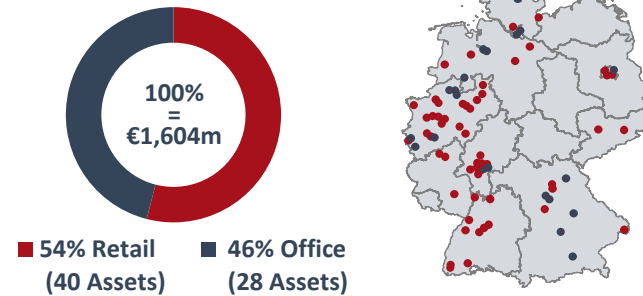
## Company Profile

HAMBORNER REIT AG is an 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	€874.2m	€729.8m	<b>€1,604.0m</b>
Leased area	368,039 m <sup>2</sup>	230,177 m <sup>2</sup>	<b>598,215 m<sup>2</sup></b>
Annualized rent	€46.6m	€35.4m	<b>€82.0m</b>
EPRA vacancy rate	2.1%	1.9%	<b>2.0%</b>
WALT	6.9 years	5.0 years	<b>6.1 years</b>

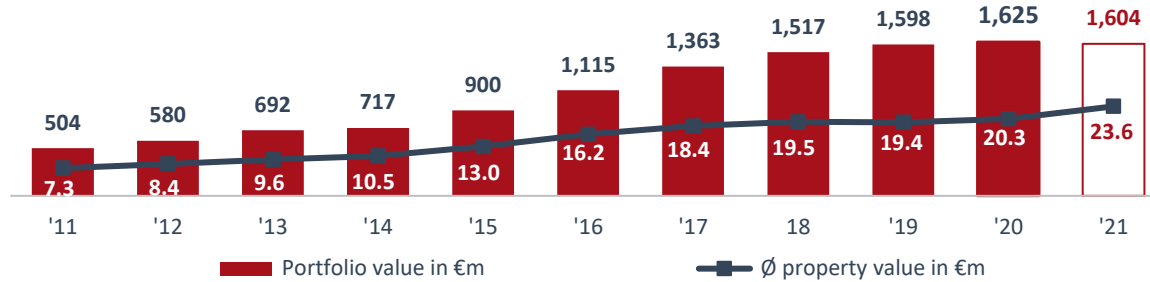
## Financial Metrics

	2021	2020	Change
REIT equity ratio	<b>61.0%</b>	54.5%	+6.5%-points
Loan to value (LTV)	<b>41.3%</b>	44.5%	-3.2%-points
∅ cost of debt	<b>1.6%</b>	1.8%	-0.2%-points
∅ maturity of debt	<b>4.9 years</b>	5.0 years	0.1 years
EBITDA/interest coverage	<b>7.7x</b>	5.1x	

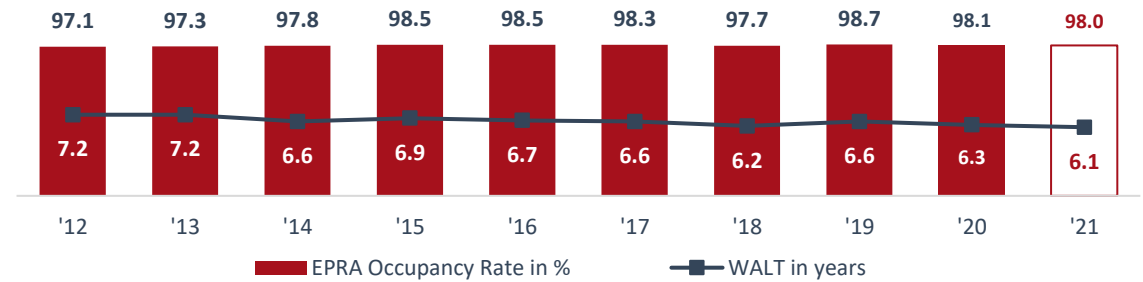
## Key Figures

	2021	2020	CAGR since 2016	2020	2019	2018	2017	2016
Income from rents and leases	<b>€84.4m</b>	-4.3%	6.4%	€88.2m	€85.2m	€83.4m	€74.1m	€61.8m
Funds from Operations (FFO)	<b>€53.1m</b>	-4.5%	8.0%	€55.6m	€54.3m	€52.7m	€44.7m	€36.1m
FFO per share	<b>€0.65</b>	-5.8%	7.6%	€0.69	€0.68	€0.66	€0.56	€0.45
NAV per share	<b>€12.11</b>	+9.6%	4.7%	€11.05	€11.59	€10.79	€10.15	€9.64

## Portfolio Value and Average Property Value



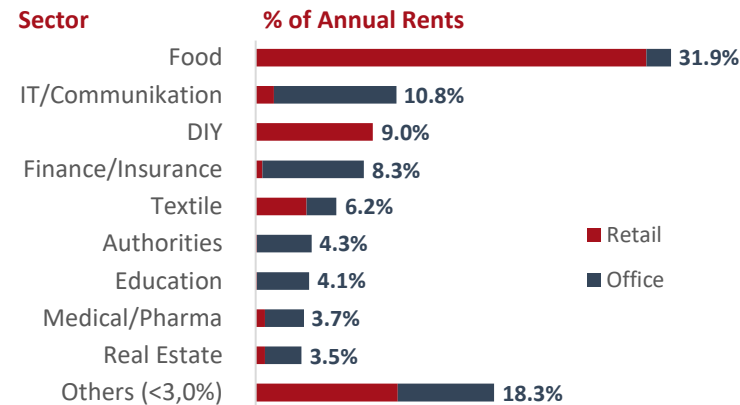
## WALT and EPRA Occupancy Rate



## Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	11.8%
Kaufland	Food retail	7.1%
REWE	Food retail	5.9%
OBI	DIY	5.5%
Jobcenter	Authorities	3.4%
Barmer	Insurance	2.5%
Globus	DIY	2.2%
Netcologne	IT / Communication	2.2%
Real	Food retail	1.9%
ALDI	Food retail	1.7%

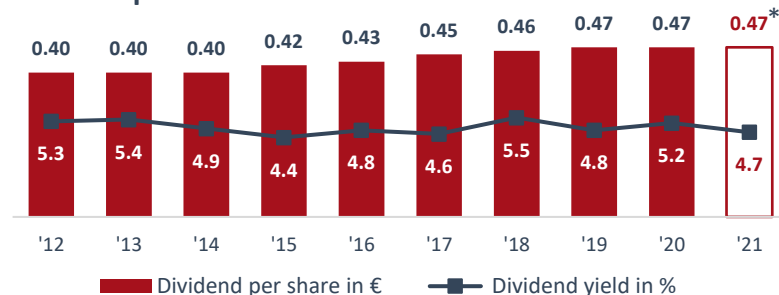
## Sector Distribution



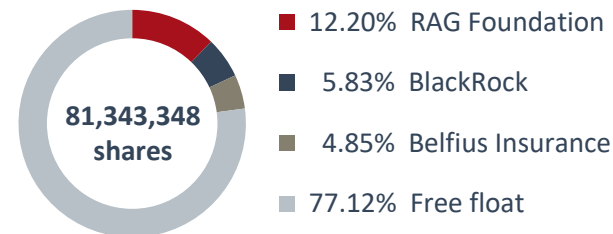
## The HAMBORNER Share

Share price	€9.70 (as of 15 March 2022)
Market Cap	€789m (as of 15 March 2022)
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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\* Proposal to AGM 2022