

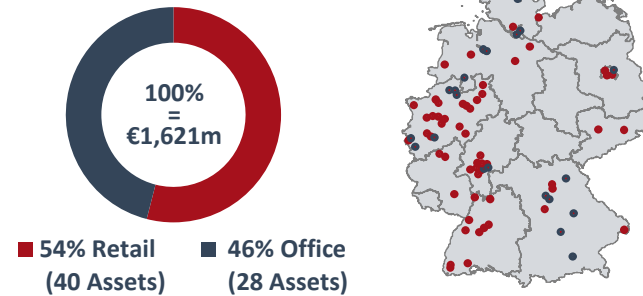
Company Profile

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	€872.0m	€749.0m	€1,621.1m
Leased area	375,431 m ²	229,647 m ²	605,078 m²
Annualized rent	€47.1m	36.1m	€83.2m
EPRA vacancy rate	2.1%	2.7%	2.3%
WALT	6.9 years	5.1 years	6.1 years

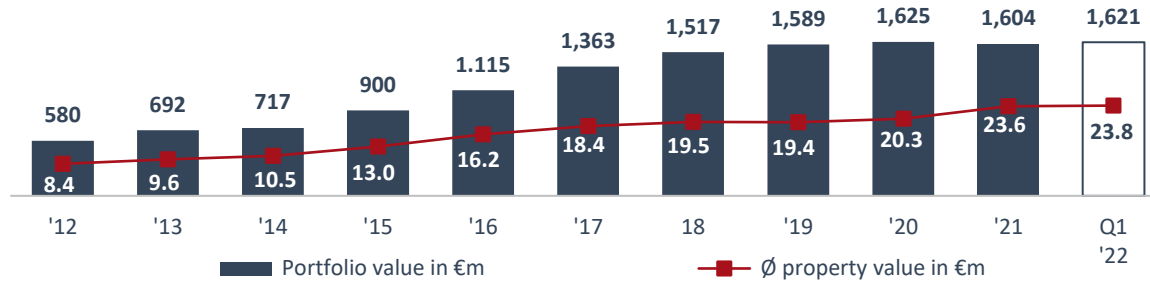
Financial Metrics

	31 March 2022	31 Dec. 2021	Change
REIT equity ratio	60.8%	61.0%	-0.2%-points
Loan to value (LTV)	41.1%	41.3%	-0.2%-points
∅ cost of debt	1.60%	1.60%	0.0%-points
∅ maturity of debt	5.0 years	4.9 years	+0.1 years
EBITDA/interest coverage	4.5x	7.7x	

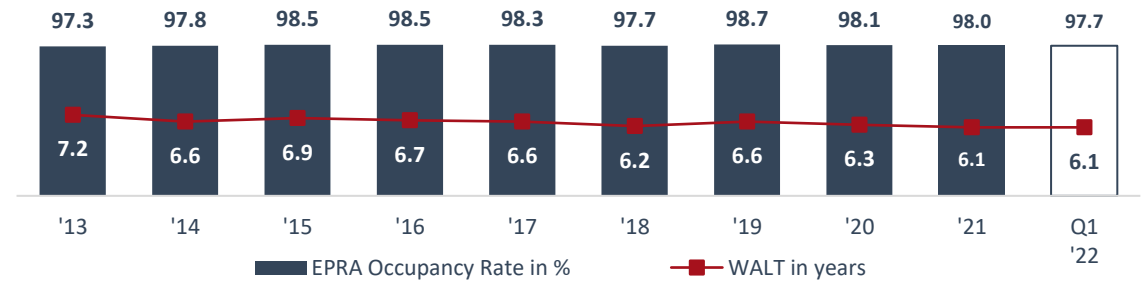
Key Figures

	Q1 2022	Compare Q1 2021	CAGR since 2017	2021	2020	2019	2018	2017
Income from rents and leases	€20.8m	-4.4%	2.6%	€84.4m	€88.2m	€85.2m	€83.4m	€74.1m
Funds from Operations (FFO)	€11.0m	-13.0%	3.5%	€53.1m	€55.6m	€54.3m	€52.7m	€44.7m
FFO per share	€0.14	-13,9%	3.0%	€0.65	€0.69	€0.68	€0.66	€0.56
NAV per share	€12.23	+8.6%	3.6%	€12.11	€11.05	€11.59	€10.79	€10.15

Portfolio Value and Average Property Value



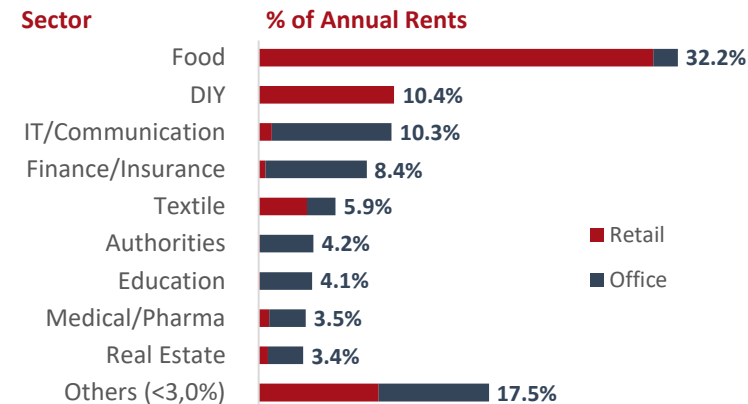
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	11.9%
Kaufland	Food retail	7.6%
OBI	DIY	7.0%
REWE	Food retail	5.8%
Jobcenter	Authorities	3.4%
Barmer	Insurance	2.6%
Globus	DIY	2.2%
Netcologne	IT / Communication	2.2%
Real	Food retail	1.9%
ALDI	Food retail	1.7%

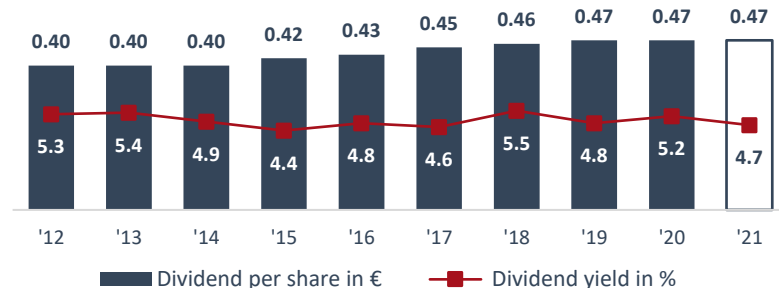
Sector Distribution



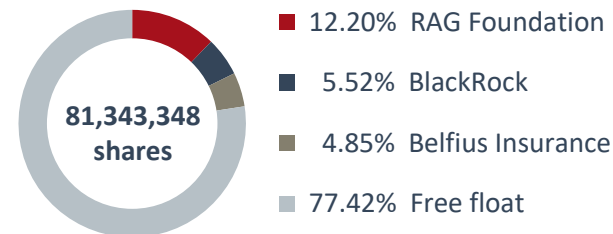
The HAMBORNER Share

Share price	€8.87 (as of 30 April 2022)
Market Cap	€722m (as of 30 April 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



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