

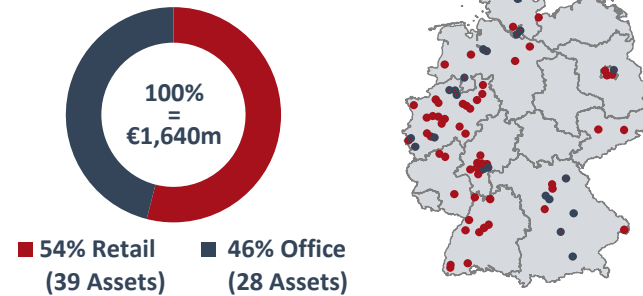
Company Profile

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	€891.3m	€749.0m	€1,640.4m
Leased area	382,512 m ²	229,594 m ²	612,106 m²
Annualized rent	€47.7m	€36.9m	€84.6m
EPRA vacancy rate	2.0%	2.9%	2.4%
WALT	7.9 years	5.0 years	6.6 years

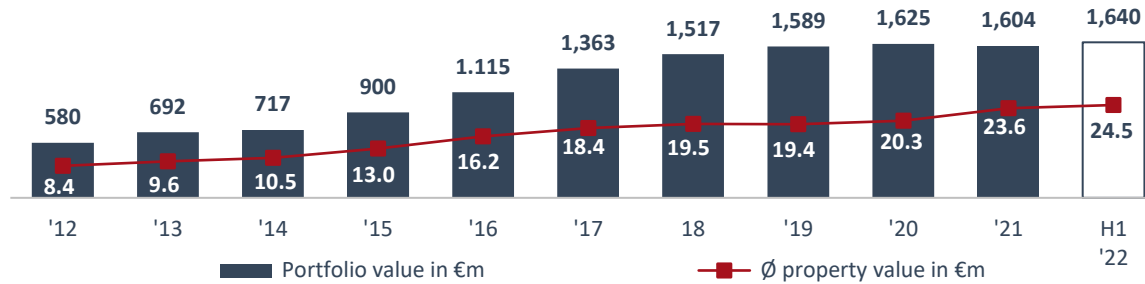
Financial Metrics

	30 June 2022	31 Dec. 2021	Change
REIT equity ratio	58.7%	61.0%	-2.3%-points
Loan to value (LTV)	41.8%	41.3%	+0.5%-points
∅ cost of debt	1.6%	1.6%	0.0%-points
∅ maturity of debt	4.8 years	4.9 years	-0.1 years
EBITDA/interest coverage	4.7x	7.7x	

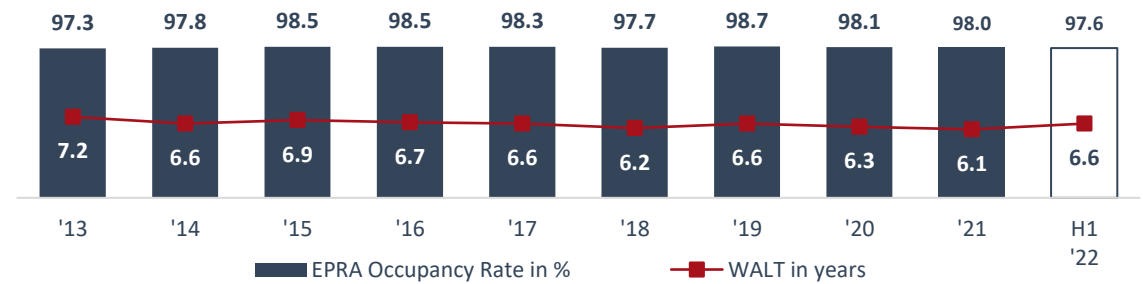
Key Figures

	H1 2022	Compare H1 2021	CAGR since 2017	2021	2020	2019	2018	2017
Income from rents and leases	€41.9m	-2.4%	2.6%	€84.4m	€88.2m	€85.2m	€83.4m	€74.1m
Funds from Operations (FFO)	€24.2m	-14.9%	3.5%	€53.1m	€55.6m	€54.3m	€52.7m	€44.7m
FFO per share	€0.30	-14.9%	3.0%	€0.65	€0.69	€0.68	€0.66	€0.56
NAV per share	€11.91	+8,1%	3.6%	€12.11	€11.05	€11.59	€10.79	€10.15

Portfolio Value and Average Property Value



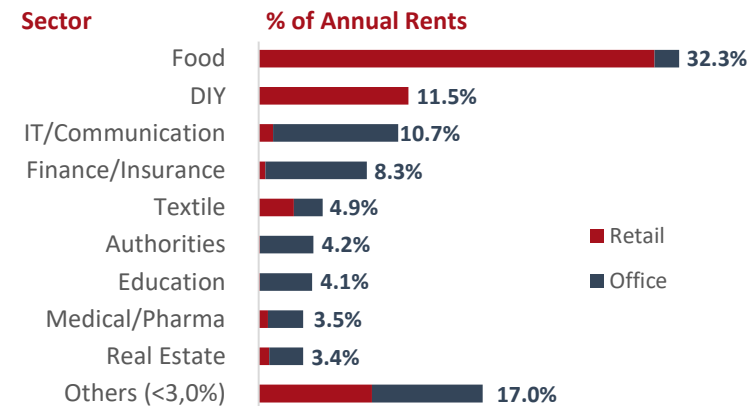
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	11.9%
Kaufland	Food retail	7.4%
REWE	Food retail	6.9%
OBI	DIY	6.8%
Globus	Food retail/DIY	4.4%
Agentur für Arbeit	Authorities	3.3%
Barmer	Finances/Insurances	2.6%
Netcologne	IT/Communication	2.2%
ALDI	Food retail	1.7%
Verwaltungsberufsgenossenschaft	Finances/Insurances	1.6%

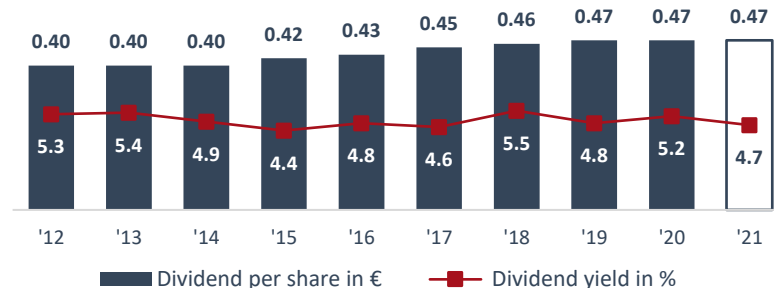
Sector Distribution



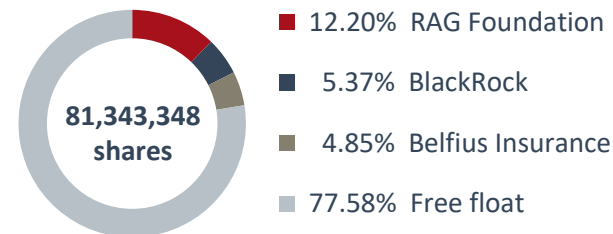
The HAMBORNER Share

Share price	€8.70 (as of 15 August 2022)
Market Cap	€708m (as of 15 August 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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