

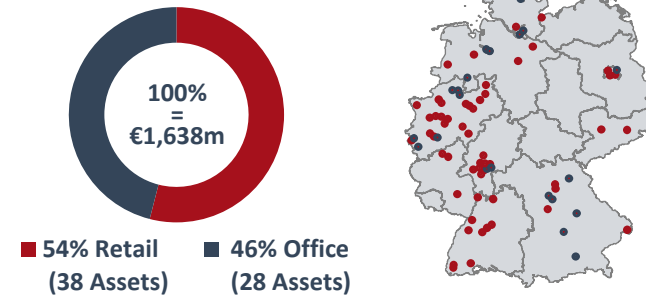
## Company Profile

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)  
Sarah Verheyen (COO/CIO)

## 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        | €889.2m                | €749.0m                | <b>€1,638.3m</b>             |
| Leased area       | 381,581 m <sup>2</sup> | 229,631 m <sup>2</sup> | <b>611,212 m<sup>2</sup></b> |
| Annualized rent   | €48.0m                 | €37.6m                 | <b>€85.6m</b>                |
| EPRA vacancy rate | 1.7%                   | 2.5%                   | <b>2.1%</b>                  |
| WALT              | 7.8 years              | 5.2 years              | <b>6.7 years</b>             |

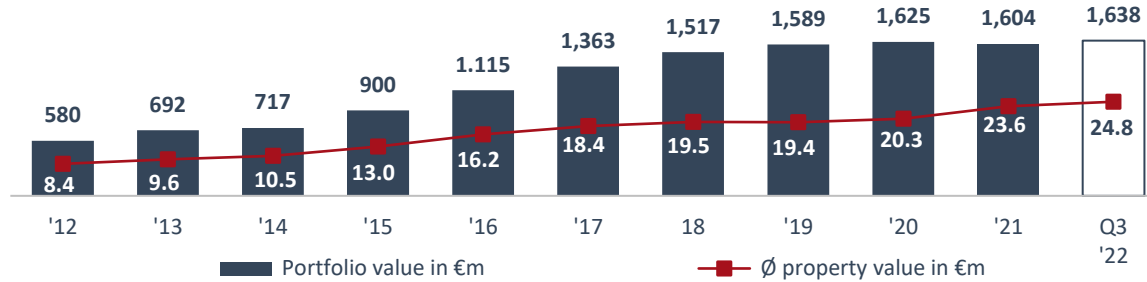
## Financial Metrics

|                          | 30 Sept 2022     | 31 Dec 2021 | Change     |
|--------------------------|------------------|-------------|------------|
| REIT equity ratio        | <b>59.6%</b>     | 61.0%       | -0.4%-pts  |
| Loan to value (LTV)      | <b>41.1%</b>     | 41.3%       | -0.2%-pts  |
| ∅ cost of debt           | <b>1.7%</b>      | 1.6%        | +0.1%-pts  |
| ∅ maturity of debt       | <b>4.6 years</b> | 4.9 years   | -0.3 years |
| EBITDA/interest coverage | <b>4.8x</b>      | 7.7x        |            |

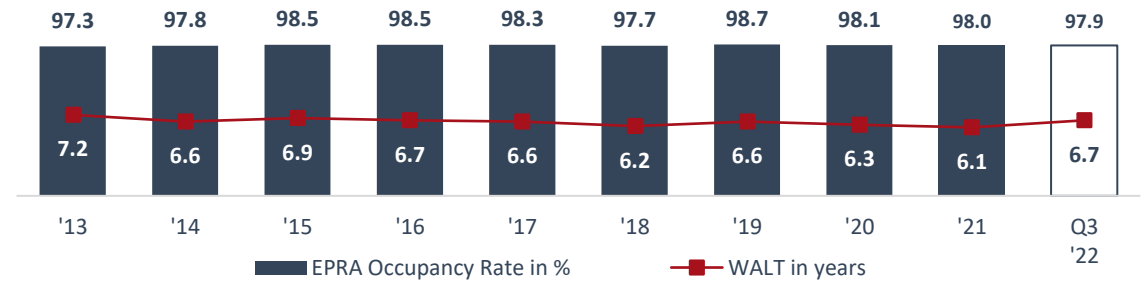
## Key Figures

|                              | Q3 2022       | Compare Q3 2021 | CAGR since 2017 | 2021   | 2020   | 2019   | 2018   | 2017   |
|------------------------------|---------------|-----------------|-----------------|--------|--------|--------|--------|--------|
| Income from rents and leases | <b>€63.2m</b> | -1.1%           | 2.6%            | €84.4m | €88.2m | €85.2m | €83.4m | €74.1m |
| Funds from Operations (FFO)  | <b>€37.3m</b> | -11.9%          | 3.5%            | €53.1m | €55.6m | €54.3m | €52.7m | €44.7m |
| FFO per share                | <b>€0.46</b>  | -11.9%          | 3.0%            | €0.65  | €0.69  | €0.68  | €0.66  | €0.56  |
| NAV per share                | <b>€12.08</b> | +7.8%           | 3.6%            | €12.11 | €11.05 | €11.59 | €10.79 | €10.15 |

## Portfolio Value and Average Property Value



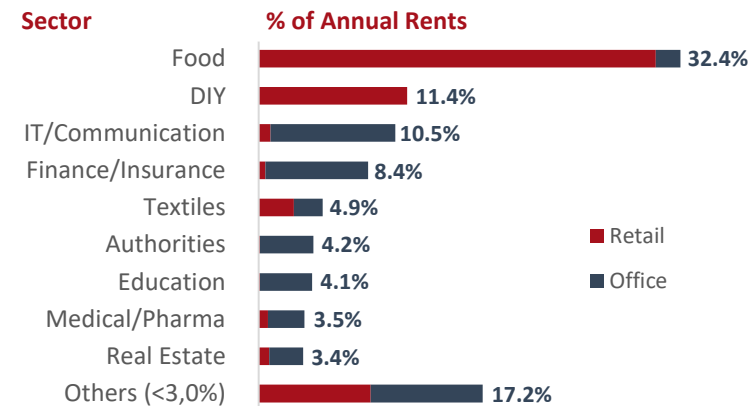
## WALT and EPRA Occupancy Rate



## Top-10 Tenants

| Tenant                          | Sector              | % of Annual Rents |
|---------------------------------|---------------------|-------------------|
| EDEKA                           | Food retail         | 11.7%             |
| Kaufland                        | Food retail         | 7.5%              |
| REWE                            | Food retail         | 7.1%              |
| OBI                             | DIY                 | 6.7%              |
| Globus                          | Food retail/DIY     | 4.4%              |
| Agentur für Arbeit              | Authorities         | 3.3%              |
| Barmer                          | Finances/Insurances | 2.6%              |
| Netcologne                      | IT/Communication    | 2.1%              |
| ALDI                            | Food retail         | 1.7%              |
| Verwaltungsberufsgenossenschaft | Finances/Insurances | 1.5%              |

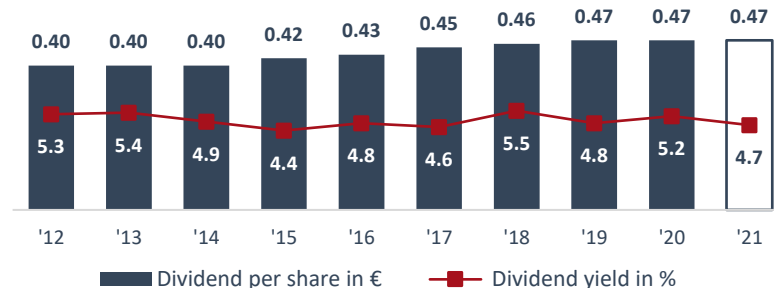
## Sector Distribution



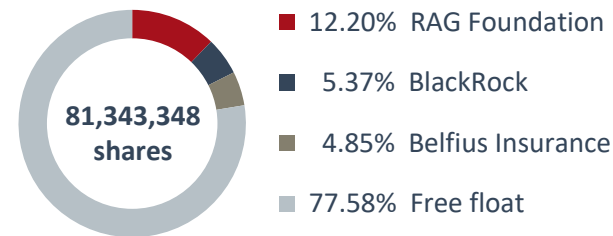
## The HAMBORNER Share

|                  |                               |
|------------------|-------------------------------|
| Share price      | €7.22 (as of 31 October 2022) |
| Market Cap       | €587m (as of 31 October 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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