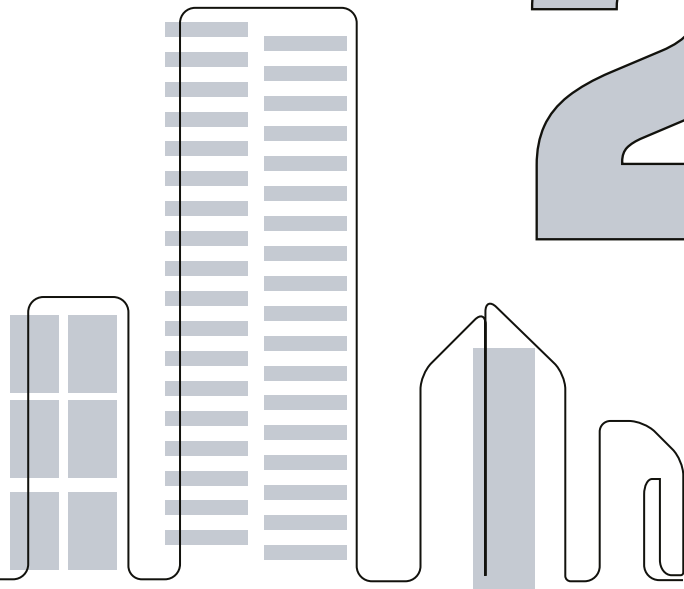



EPRA report 2021



Introduction

HAMBORNER REIT AG is distinguished by its long years of experience on the property and capital markets and its lean and transparent structure. As a long-term holder of commercial properties, the company has a diversified portfolio distributed throughout Germany and representing a total value of approximately €1.6 billion. The HAMBORNER REIT AG portfolio focuses primarily on modern office properties in established locations and on attractive local supply properties, such as large-scale retail properties, specialist retail centres and DIY stores in city centre locations, district centres and heavily frequented suburban locations in large and medium-sized German cities.

HAMBORNER assumes social and ecological responsibility in the conduct of its business activities. The company's aspiration is to actively consider the growing trend toward the integration of sustainability criteria on the corporate, property and investment side and to take social and ecological aspects into account as part of the value creation mission.

Among other measures to satisfy the demands for transparency of internal and external stakeholders, HAMBORNER publishes its annual **Sustainability Report** , which is based on the standards of the Global Reporting Initiative (GRI) and on industry- and business model-specific criteria. As the company is a member of EPRA (European Public Real Estate Association), it also issues this EPRA Performance Measures report based on the EPRA "Sustainability Best Practices Recommendations".

EUROPEAN PUBLIC REAL ESTATE ASSOCIATION (EPRA)

As a non-profit organisation, EPRA represents the interests of European listed real estate companies. Financial analysts, investors, chartered public accountants and consultants as well as companies are represented in the association. EPRA publishes the "Sustainability Best Practices Recommendations" as a reference framework for sustainability management and reporting in the real estate industry.

This report has been prepared in accordance with issue #3 of the "Sustainability Best Practices Recommendations" for HAMBORNER REIT AG's 2020 and 2021 fiscal years. It includes both the Overarching Recommendations and the major "Sustainability Best Practices Recommendations" performance tables.



Fundamental structure of EPRA reporting


This report is based on the EPRA's "Overarching Recommendations" found in the association's "Sustainability Best Practices Recommendations". They relate primarily to the principles and methodology used in compiling the EPRA tables of key figures for Sustainability Performance Measures. Below is a summary of these basic recommendations as followed in this report.

Organisational boundaries and coverage

The performance measures shown below relate to assets that were held and owned continuously by HAMBORNER REIT AG in the reporting periods (2020 and 2021 calendar years). The key figures for 2021 relate to 65 (95.6 per cent) of a total of 68 assets that were in the HAMBORNER REIT AG portfolio as at the reporting date of 31 December 2021. For the year 2020, the key figures relate to 80 (95.2 per cent) of a total of 84 assets owned by the company at the reporting date of 31 December 2020.

Estimation of landlord-obtained utility consumption

The data on energy consumption documented in this report were compiled on the basis of actual meter readings, information from metering point operators, binding information from tenants and/or information from utilities.

Estimations in this report were carried out solely when complete data from one of the previous years were available. Further estimations for assets with an incomplete database were carried out solely as part of the data processing for the GRI reporting (see **Sustainability Report 2021/22** ). These estimations are not mapped in this EPRA report.

Boundaries – reporting on landlord and tenant utility consumption


The Performance Measures for electricity and heating and the data on water consumption and the amounts of waste generated at the pertinent portfolio were determined on the basis of specific meter readings, information from metering point operators, binding information from tenants and/or information from utilities and waste disposal companies.

When recording the consumption data and the resulting CO₂e emissions, no distinction was made between common and tenant parts. Furthermore, only those assets for which all electricity and heating consumption data were available for at least one of the past three years were considered.

It follows that even if consumption data for the common parts are available, they are not shown unless corresponding tenant-obtained data are also available. As the owner, the company purchased general electricity for 40 of a total of 65 assets existing in 2021, for example. In this report, however, only the general electricity consumption for 23 assets is shown as the tenant-obtained consumption for the remaining 17 assets was not available or was incomplete at the editorial deadline.


Disclosure on own office

According to EPRA's "Sustainability Best Practices Recommendations", reporting companies should report on the environmental impacts of their own occupation at their locations in addition to the key figures for the portfolio assets. In compliance with this recommendation, key figures at the company's own office are disclosed below in supplement to the indicators for the asset portfolio for the 2020 and 2021 fiscal years. The administration building is owned by


the company but is not included in the portfolio assets. More detailed information about environmental management and climate protection at the Duisburg administrative site can be found in the corresponding chapter of the latest **Sustainability Report 2021/22**  of HAMBORNER REIT AG.

Normalisation

The total usable areas (sum of all common and tenant areas, excluding parking areas) were used for determination of the following (intensity) indicators. No consideration was given to the single-area level. Accordingly, all tenant-obtained and owner-obtained energy consumption was set in relation to the total usable area. The consistent utilisation of the total usable area at the asset level ensures the comparability of the intensity indicators for energy and water consumption, CO₂e emissions and waste generation.

More detailed information about the methodological capture, plausibility check and presentation of quantitative and qualitative ESG indicators (including social and employee indicators and sustainability-relevant governance information) can be found in the corresponding chapters of the latest **Sustainability Report 2021/22** .

Materiality

More detailed information about the determination and definition of the material sustainability issues and fields of action for HAMBORNER REIT AG can be found in the chapter "Materiality analysis" of the **Sustainability Report 2021/22** .

Third-party assurance

The Sustainability Report and this EPRA report were prepared with the support of external consultants and service providers. No further assurance by third parties was obtained.

EPRA Sustainability Performance Measures

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

				TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO			
	Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference	
EPRA-CODE: ELEC-ABS	TOTAL ELECTRICITY CONSUMPTION												
	LANDLORD-OBTAINED	kWh/year	302-1	3,984,111.2	4,522,402.5	-11.9%	2,056,090.4	2,352,766.0	-12.6%	1,928,020.8	2,169,636.5	-11.1%	
	Share of renewable energy	%	302-1	94.0%	79.6%	18.0%	92.6%	78.1%	18.6%	95.5%	81.3%	17.4%	
	Number of analysed properties		302-1	23 out of 40	23 out of 50		12 out of 18	12 out of 28		11 out of 22	11 out of 22		
	Analysed area	m²	302-1	230,165.4	230,165.4	0.0%	131,540.0	131,540.0	0.0%	98,625.4	98,625.4	0.0%	
	Proportion of total area	%	302-1	59.2%	54.3%	9.0%	65.3%	54.4%	20.0%	52.6%	54.2%	-2.9%	
	TENANT-OBTAINED	kWh/year	302-2	41,248,444.3	41,864,855.0	-1.5%	37,339,440.9	38,054,147.1	-1.9%	3,909,003.4	3,810,707.8	2.6%	
	Share of renewable energy	%	302-2	5.7%	5.7%	0.1%	4.7%	4.9%	-4.5%	15.3%	13.5%	13.4%	
	Number of analysed properties		302-2	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24		
	Analysed area	m²	302-2	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%	
	Proportion of total area	%	302-2	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	-6.6%	
	WHOLE BUILDING	kWh/year	302-1/302-2	45,232,555.5	46,387,257.5	-2.5%	39,395,531.3	40,406,913.1	-2.5%	5,837,024.2	5,980,344.3	-2.4%	
	Share of renewable energy	%	302-1/302-2	13.5%	12.9%	4.4%	9.3%	9.2%	1.2%	41.8%	38.1%	9.7%	
	Number of analysed properties		302-1/302-2	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24		
	Analysed area	m²	302-1/302-2	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%	
Proportion of total area	%	302-1/302-2	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	-6.6%		
EPRA-CODE: ELEC-LFL	LIKE-FOR-LIKE TOTAL ELECTRICITY CONSUMPTION												
	LANDLORD-OBTAINED	kWh/year	302-1	3,984,111.2	4,522,402.5	-11.9%	2,056,090.4	2,352,766.0	-12.6%	1,928,020.8	2,169,636.5	-11.1%	
	Share of renewable energy	%	302-1	94.0%	79.6%	18.0%	92.6%	78.1%	18.6%	95.5%	81.3%	17.4%	
	Number of analysed properties		302-1	23 out of 37	23 out of 37		12 out of 17	12 out of 17		11 out of 20	11 out of 20		
	Analysed area	m²	302-1	230,165.4	230,165.4	0.0%	131,540.0	131,540.0	0.0%	98,625.4	98,625.4	0.0%	
	Proportion of total area	%	302-1	61.9%	61.9%	0.0%	67.1%	67.1%	0.0%	56.1%	56.1%	0.0%	
	TENANT-OBTAINED	kWh/year	302-2	41,248,444.3	39,703,500.0	3.9%	37,339,440.9	35,892,792.1	4.0%	3,909,003.4	3,810,707.8	2.6%	
	Share of renewable energy	%	302-2	5.7%	6.0%	-5.1%	4.7%	5.2%	-9.9%	15.3%	13.5%	13.4%	
	Number of analysed properties		302-2	45 out of 61	45 out of 61		32 out of 39	32 out of 39		13 out of 22	13 out of 22		
	Analysed area	m²	302-2	432,140.4	432,140.4	0.0%	320,334.0	320,334.0	0.0%	111,806.4	111,806.4	0.0%	
	Proportion of total area	%	302-2	74.4%	74.4%	0.0%	81.8%	81.8%	0.0%	59.2%	59.2%	0.0%	
	WHOLE BUILDING	kWh/year	302-1/302-2	45,232,555.5	44,225,902.5	2.3%	39,395,531.3	38,245,558.1	3.0%	5,837,024.2	5,980,344.3	-2.4%	
	Share of renewable energy	%	302-1/302-2	13.5%	13.5%	-0.4%	9.3%	9.7%	-4.2%	41.8%	38.1%	9.7%	
	Number of analysed properties		302-1/302-2	45 out of 61	45 out of 61		32 out of 39	32 out of 39		13 out of 22	13 out of 22		
	Analysed area	m²	302-1/302-2	432,140.4	432,140.4	0.0%	320,334.0	320,334.0	0.0%	111,806.4	111,806.4	0.0%	
Proportion of total area	%	302-1/302-2	74.4%	74.4%	0.0%	81.8%	81.8%	0.0%	59.2%	59.2%	0.0%		

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

Performance Measure	Unit	GRI	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
TOTAL DISTRICT											
HEATING & COOLING CONSUMPTION											
LANDLORD-OBTAINED	kWh/year	302-1	7,633,910.2	6,393,368.0	19.4%	2,924,100.0	2,463,386.0	18.7%	4,709,810.2	3,929,982.0	19.8%
Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1	9 out of 17	9 out of 20		3 out of 5	3 out of 10		6 out of 12	6 out of 10	
Analysed area	m²	302-1	131,075.4	131,075.4	0.0%	55,535.0	55,535.0	0.0%	75,540.4	75,540.4	0.0%
Proportion of total area	%	302-1	69.1%	68.5%	0.8%	82.1%	66.1%	24.2%	61.9%	70.4%	-12.1%
TENANT-OBTAINED	kWh/year	302-2	990,754.0	921,816.0	7.5%	990,754.0	921,816.0	7.5%	0.0	0.0	
Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0 %		0.0%	0.0%	
Number of analysed properties		302-2	2 out of 3	2 out of 3		2 out of 2	2 out of 2		0 out of 1	0 out of 1	
Analysed area	m²	302-2	30,324.0	30,324.0	0.0%	30,324.0	30,324.0	0.0%	0.0%	0.0%	
Proportion of total area	%	302-2	68.6%	68.6%	0.0%	100.0%	100.0%	0.0%	0.0%	0.0%	
WHOLE BUILDING	kWh/year	302-1/302-2	8,624,664.2	7,315,184.0	17.9%	3,914,854.0	3,385,202.0	15.6%	4,709,810.2	3,929,982.0	19.8%
Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1/302-2	10 out of 19	10 out of 22		4 out of 6	4 out of 11		6 out of 13	6 out of 11	
Analysed area	m²	302-1/302-2	142,344.4	142,344.4	0.0%	66,804.0	66,804.0	0.0%	75,540.4	75,540.4	0.0%
Proportion of total area	%	302-1/302-2	66.2%	65.7%	0.7%	84.6%	70.1%	20.8%	55.6%	62.3%	-10.9%
LIKE-FOR-LIKE TOTAL DISTRICT											
HEATING & COOLING CONSUMPTION											
LANDLORD-OBTAINED	kWh/year	302-1	7,633,910.2	6,393,368.0	19.4%	2,924,100.0	2,463,386.0	18.7%	4,709,810.2	3,929,982.0	19.8%
Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1	9 out of 14	9 out of 14		3 out of 4	3 out of 4		6 out of 10	6 out of 10	
Analysed area	m²	302-1	131,075.4	131,075.4	0.0%	55,535.0	55,535.0	0.0%	75,540.4	75,540.4	0.0%
Proportion of total area	%	302-1	77.3%	77.3%	0.0%	89.1%	89.1%	0.0%	70.4%	70.4%	0.0%
TENANT-OBTAINED	kWh/year	302-2	990,754.0	921,816.0	7.5%	990,754.0	921,816.0	7.5%	0.0	0.0	
Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-2	2 out of 3	2 out of 3		2 out of 2	2 out of 2		0 out of 1	0 out of 1	
Analysed area	m²	302-2	30,324.0	30,324.0	0.0%	30,324.0	30,324.0	0.0%	0.0%	0.0%	
Proportion of total area	%	302-2	68.6%	68.6%	0.0%	100.0%	100.0%	0.0%	0.0%	0.0%	
WHOLE BUILDING	kWh/year	302-1/302-2	8,624,664.2	7,315,184.0	17.9%	3,914,854.0	3,385,202.0	15.6%	4,709,810.2	3,929,982.0	19.8%
Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1/302-2	10 out of 16	10 out of 16		22 out of 23	22 out of 23		11 out of 16	11 out of 16	
Analysed area	m²	302-1/302-2	142,344.4	142,344.4	0.0%	85,859.0	85,859.0	0.0%	75,540.4	75,540.4	0.0%
Proportion of total area	%	302-1/302-2	73.1%	73.1%	0.0%	92.7%	92.7%	0.0%	62.3%	62.3%	0.0%

EPRA CODE: DH&C-ABS

EPRA CODE: DH&C-LFL

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

				TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
	Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
EPRA CODE: FUELS-ABS	TOTAL FUEL CONSUMPTION											
	LANDLORD-OBTAINED	kWh/year	302-1	4,313,445.0	4,031,161.0	7.0%	1,606,102.0	1,999,253.0	-19.7%	2,707,343.0	2,031,908.0	33.2%
	Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1	10 out of 18	11 out of 25		4 out of 8	5 out of 14		6 out of 10	6 out of 11	
	Analysed area	m²	302-1	59,003.7	81,265.7	-27.4%	25,380.7	47,642.7	-46.7%	33,623.0	33,623.0	0.0%
	Proportion of total area	%	302-1	40.2%	44.2%	-9.1%	30.5%	40.0%	-23.7%	52.8%	52.0%	1.5%
	TENANT-OBTAINED	kWh/year	302-2	13,541,641.5	11,065,647.7	22.4%	13,334,434.9	10,897,736.1	22.4%	207,206.6	167,911.6	23.4%
	Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-2	24 out of 28	25 out of 32		23 out of 27	24 out of 31		1 out of 1	1 out of 1	
	Analysed area	m²	302-2	220,579.0	209,767.0	5.2%	217,936.0	207,124.0	5.2%	2,643.0	2,643.0	0.0%
	Proportion of total area	%	302-2	81.4%	80.0%	1.8%	81.2%	79.8%	1.8%	100.0%	100.0%	0.0%
	WHOLE BUILDING	kWh/year	302-1/302-2	17,855,086.5	15,096,808.7	18.3%	14,940,536.9	12,896,989.1	15.8%	2,914,549.6	2,199,819.6	32.5%
	Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1/302-2	33 out of 43	35 out of 54		26 out of 32	28 out of 42		7 out of 11	7 out of 12	
	Analysed area	m²	302-1/302-2	273,090.0	284,540.0	-4.0%	236,824.0	248,274.0	-4.6%	36,266.0	36,266.0	0.0%
Proportion of total area	%	302-1/302-2	74.3%	71.9%	3.3%	78.5%	75.5%	4.0%	54.7%	53.9%	1.4%	
EPRA CODE: FUELS-LFL	LIKE-FOR-LIKE											
	TOTAL FUEL CONSUMPTION											
	LANDLORD-OBTAINED	kWh/year	302-1	4,313,445.0	3,428,082.0	25.8%	1,606,102.0	1,396,174.0	15.0%	2,707,343.0	2,031,908.0	33.2%
	Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1	10 out of 18	10 out of 18		4 out of 8	4 out of 8		6 out of 9	6 out of 9	
	Analysed area	m²	302-1	59,003.7	59,003.7	0.0%	25,380.7	25,380.7	0.0%	33,623.0	33,623.0	0.0%
	Proportion of total area	%	302-1	36.0%	36.0%	0.0%	30.5%	30.5%	0.0%	57.6%	57.6%	0.0%
	TENANT-OBTAINED	kWh/year	302-2	12,526,474.8	10,024,605.5	25.0%	12,319,268.2	9,856,693.9	25.0%	207,206.6	167,911.6	23.4%
	Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-2	23 out of 27	23 out of 27		22 out of 26	22 out of 26		1 out of 1	1 out of 1	
	Analysed area	m²	302-2	198,317.0	198,317.0	0.0%	195,674.0	195,674.0	0.0%	2,643.0	2,643.0	0.0%
	Proportion of total area	%	302-2	79.7%	79.7%	0.0%	79.5%	79.5%	0.0%	100.0%	100.0%	0.0%
	WHOLE BUILDING	kWh/year	302-1/302-2	16,839,919.8	13,452,687.5	25.2%	13,925,370.2	11,252,867.9	23.7%	2,914,549.6	2,199,819.6	32.5%
	Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1/302-2	33 out of 42	33 out of 42		26 out of 34	26 out of 34		7 out of 10	7 out of 10	
Analysed area	m²	302-1/302-2	273,090.0	273,090.0	0.0%	221,054.8	221,054.8	0.0%	36,266.0	36,266.0	0.0%	
Proportion of total area	%	302-1/302-2	75.3%	75.3%	0.0%	67.2%	67.2%	0.0%	59.5%	59.5%	0.0%	

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

EPRA CODE: ENERGY-INT				TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
	Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
	BUILDING ENERGY INTENSITY											
	LANDLORD-OBTAINED	kWh/year	302-3	66.2	62.1	6.6%	50.1	51.8	-3.4%	85.6	74.5	14.9%
	Share of renewable energy	%	302-3	23.5%	24.1%	-2.5%	28.9%	26.9%	7.3%	19.7%	21.7%	-9.2%
	Number of analysed properties		302-3	24 out of 42	24 out of 52		12 out of 18	12 out of 29		12 out of 24	12 out of 23	
	Analysed area	m²	302-3	240,703.4	240,703.4	0.0%	131,540.0	131,540.0	0.0%	109,163.4	109,163.4	0.0%
	Proportion of total area	%	302-3	59.0%	54.9%	7.4%	65.3%	53.6%	21.9%	52.9%	56.7%	-6.7%
	TENANT-OBTAINED	kWh/year	302-3	129.1	121.4	6.3%	161.3	150.3	7.3%	36.8	35.6	3.5%
	Share of renewable energy	%	302-3	4.2%	4.4%	-4.8%	3.4%	3.7%	-9.5%	14.6%	12.9%	12.5%
	Number of analysed properties		302-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
	Analysed area	m²	302-3	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%
	Proportion of total area	%	302-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	-6.6%
	WHOLE BUILDING	kWh/year	302-3	165.9	155.1	7.0%	181.8	170.9	6.4%	120.4	108.3	11.2%
	Share of renewable energy	%	302-3	8.5%	8.7%	-2.3%	6.3%	6.5%	-4.0%	18.1%	18.8%	-3.7%
	Number of analysed properties		302-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
Analysed area	m²	302-3	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%	
Proportion of total area	%	302-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	-6.6%	

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY EMISSIONS

				TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
	Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
EPRA CODE: GHG-DIR-ABS	TOTAL DIRECT GHG-EMISSIONS											
	SCOPE 1 (LOCATION-BASED)	t CO ₂ e/year	305-1	871.1	814.1	7.0%	324.4	403.8	-19.7%	546.8	410.4	33.2%
	Number of analysed properties		305-1	10 out of 18	11 out of 25		4 out of 8	5 out of 14		6 out of 10	6 out of 11	
	Analysed area	m ²	305-1	59,003.7	81,265.7	-27.4%	25,380.7	47,642.7	-46.7%	33,623.0	33,623.0	0.0%
	Proportion of total area	%	305-1	40.2%	44.2%	-9.1%	30.5%	40.0%	-23.7%	285.5%	281.2%	1.5%
EPRA CODE: INDIR-ABS	TOTAL INDIRECT GHG-EMISSIONS											
	SCOPE 2 (LOCATION-BASED)	t CO ₂ e/year	305-2	3,211.7	2,957.6	8.6%	1,457.1	1,368.4	6.5%	1,754.7	1,589.2	10.4%
	Number of analysed properties		305-2	24 out of 42	24 out of 52		12 out of 18	12 out of 29		12 out of 24	12 out of 23	
	Analysed area	m ²	305-2	240,703.4	240,703.4	0.0%	131,540.0	131,540.0	0.0%	109,163.4	109,163.4	0.0%
	Proportion of total area	%	305-2	59.0%	54.9%	7.4%	65.3%	53.6%	21.9%	51.4%	55.1%	-6.7%
	SCOPE 2 (MARKET-BASED)	t CO ₂ e/year	305-2	1,379.4	1,372.8	0.5%	432.7	494.6	-12.5%	946.7	878.2	7.8%
	Number of analysed properties		305-2	24 out of 42	24 out of 52		12 out of 18	12 out of 29		12 out of 24	12 out of 23	
	Analysed area	m ²	305-2	240,703.4	240,703.4	0.0%	131,540.0	131,540.0	0.0%	109,163.4	109,163.4	0.0%
	Proportion of total area	%	305-2	59.0%	54.9%	7.4%	65.3%	53.6%	21.9%	51.4%	55.1%	-6.7%
	SCOPE 3 (LOCATION-BASED)	t CO ₂ e/year	305-3	20,672.8	18,275.6	13.1%	18,942.0	16,799.8	12.8%	1,730.8	1,475.8	17.3%
	Number of analysed properties		305-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
	Analysed area	m ²	305-3	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%
	Proportion of total area	%	305-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	49.5%	53.0%	-6.6%
	SCOPE 3 (MARKET-BASED)	t CO ₂ e/year	305-3	19,247.4	16,997.9	13.2%	17,775.7	15,715.1	13.1%	1,471.7	1,282.7	14.7%
	Number of analysed properties		305-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
	Analysed area	m ²	305-3	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%
	Proportion of total area	%	305-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	49.5%	53.0%	-6.6%
EPRA CODE: GHG-INT	GHG-EMISSIONS INTENSITY FROM BUILDING ENERGY CONSUMPTION (LOCATION-BASED)											
	Landlord-obtained	kg CO ₂ e/m ² /year	305-4	17.0	15.7	8.2%	13.5	13.5	0.5%	21.1	18.3	15.1%
	Tenant-obtained		305-4	47.8	41.2	16.1%	59.1	50.6	16.8%	15.5	13.2	17.3%
	Whole building		305-4	57.3	49.7	15.3%	64.7	56.0	15.6%	36.1	31.1	16.0%
	GHG-EMISSIONS INTENSITY FROM BUILDING ENERGY CONSUMPTION (MARKET-BASED)											
	Landlord-obtained	kg CO ₂ e/m ² /year	305-4	9.4	9.1	2.9%	5.8	6.8	-15.7%	13.7	11.8	15.9%
	Tenant-obtained		305-4	44.5	38.3	16.2%	55.5	47.4	17.2%	13.2	11.5	14.7%
Whole building	305-4		49.7	43.2	15.0%	57.9	50.1	15.5%	26.5	23.0	15.3%	

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY WATER

	Performance Measure	Unit	GRI	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
				2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
EPRA CODE: WATER-ABS	TOTAL WATER CONSUMPTION	m ³ /year	303-5	145,412.9	146,858.3	−1.0%	103,530.5	103,630.8	−0.1%	41,882.4	43,227.4	−3.1%
	Number of analysed properties		303-5	61 out of 65	70 out of 80		36 out of 40	46 out of 56		25 out of 25	24 out of 24	
	Analysed area	m ²	303-5	559,263.4	565,397.6	−1.1%	350,216.0	370,170.2	−5.4%	209,047.4	195,227.4	7.1%
	Proportion of total area	%	303-5	92.3%	87.0%	6.1%	88.2%	81.4%	8.4%	100.0%	100.0%	0.0%
EPRA CODE: WATER-LFL	LIKE-FOR-LIKE TOTAL WATER CONSUMPTION	m ³ /year	303-5	137,630.8	131,703.5	4.5%	97,382.6	89,861.1	8.4%	40,248.2	41,842.4	−3.8%
	Number of analysed properties		303-5	55 out of 61	55 out of 61		33 out of 39	33 out of 39		22 out of 22	22 out of 22	
	Analysed area	m ²	303-5	505,083.7	505,083.7	0.0%	316,113.3	316,113.3	0.0%	188,970.4	188,970.4	0.0%
	Proportion of total area	%	303-5	87.0%	87.0%	0.0%	80.7%	80.7%	0.0%	100.0%	100.0%	0.0%
EPRA CODE: WATER-INT	BUILDING WATER INTENSITY	m ³ /m ² /year	303-5	0.3	0.3	0.1%	0.3	0.3	5.6%	0.2	0.2	−9.5%
	Number of analysed properties		303-5	61 out of 65	70 out of 80		36 out of 40	46 out of 56		25 out of 25	24 out of 24	
	Analysed area	m ²	303-5	559,263.4	565,397.6	−1.1%	350,216.0	370,170.2	−5.4%	209,047.4	195,227.4	7.1%
	Proportion of total area	%	303-5	92.3%	87.0%	6.1%	88.2%	81.4%	8.4%	100.0%	100.0%	0.0%

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY WASTE

			TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO			
Performance Measure		Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
EPRA CODE: WASTE-ABS	TOTAL WEIGHT OF WASTE BY DISPOSAL ROUTE											
	TOTAL	t/year	306-3	2,718.9	2,809.2	−3.2%	1,140.7	1,237.5	−7.8%	1,578.1	1,571.7	0.4%
	Proportion reused	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Proportion recycled	%	306-4	54.8%	49.1%	11.7%	71.5%	60.6%	18.1%	42.7%	40.0%	6.7%
	Proportion composting	%	306-4	1.1%	0.0%		2.7%	0.0%		0.0%	0.0%	
	Proportion of material recovery	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Proportion incinerated (with and without energy recovery)	%	306-4/306-5	43.7%	50.9%	−14.1%	25.0%	39.4%	−36.5%	57.3%	59.9%	−4.5%
	Proportion of landfill (with and without energy recovery)	%	306-5	0.3%	0.0%	671.6%	0.8%	0.1%	1,022.3%	0.0%	0.0%	−4.8%
	Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
EPRA CODE: WASTE-LFL	LIKE-FOR-LIKE TOTAL WEIGHT OF WASTE BY DISPOSAL ROUTE											
	TOTAL	t/year	306-3	2,390.2	2,242.8	6.6%	872.7	730.4	19.5%	1,517.4	1,512.5	0.3%
	Proportion reused	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Proportion recycled	%	306-4	55.4%	50.4%	9.9%	75.7%	72.9%	3.9%	43.7%	39.6%	10.5%
	Proportion composting	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Proportion of material recovery	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Proportion incinerated (with and without energy recovery)	%	306-4/306-5	44.5%	49.5%	−10.1%	24.2%	27.0%	−10.7%	56.3%	60.4%	−6.9%
	Proportion of landfill (with and without energy recovery)	%	306-5	0.1%	0.0%	58.5%	0.2%	0.1%	72.9%	0.0%	0.0%	−7.4%
	Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY CERTIFICATES

	Performance Measure	Unit	GRI	TOTAL PORTFOLIO		
				2021	2020	Difference
EPRA CODE: CERT-TOT	NUMBER OF SUSTAINABLY CERTIFIED ASSETS		CRE8	5 out of 65	5 out of 80	
	Total area	m ²	CRE8	606,180	650,050	-6.7%
	Total net capital value at the end of the year	€	CRE8	1,539,200,000	1,540,845,000	-0.1%
	NUMBER OF DGNB GOLD		CRE8	1	1	0.0%
	Proportion of total area	%	CRE8	1.7%	1.6%	7.2%
	Proportion of total net capital value	%	CRE8	2.2%	2.1%	4.8%
	NUMBER OF DGNB PLATINUM		CRE8	1	1	0.0%
	Proportion of total area	%	CRE8	0.9%	0.8%	7.2%
	Proportion of total net capital value	%	CRE8	1.1%	1.1%	0.1%
	NUMBER OF LEED PLATINUM		CRE8	3	3	0.0%
	Proportion of total area	%	CRE8	5.7%	5.3%	7.2%
	Proportion of total net capital value	%	CRE8	12.6%	12.1%	3.6%

Differences refer to unrounded values

ADMINISTRATION SITE DUISBURG

ENVIRONMENTAL KEY FIGURES

CATEGORY	EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
ENERGY	ELEC-ABS / ELEC-LFL	TOTAL ELECTRICITY CONSUMPTION - ADMINISTRATION SITE	kWh/year	302-1	110,957.0	130,500.0	-15.0%
		Share of renewable energy	%	302-1	100.0%	100.0%	0.0%
	DH&C-ABS / DH&C-LFL	TOTAL DISTRICT HEATING & COOLING CONSUMPTION - ADMINISTRATION SITE	kWh/year	302-1	0.0	0.0	
		Share of renewable energy	%	302-1	0.0%	0.0%	
	FUELS-ABS / FUELS-LFL	TOTAL FUEL CONSUMPTION - ADMINISTRATION SITE	kWh/year	302-1	49,083.0	39,912.0	23.0%
		Share of renewable energy	%	302-1	0.0%	0.0%	
	ENERGY-INT	BUILDING ENERGY INTENSITY - ADMINISTRATION SITE	kWh/m ² /year	302-3	98.2	104.5	-6.1%
		Analysed area	m ²	302-3	1,630.0	1,630.0	0.0%
EMISSIONS	GHG-DIR-ABS	TOTAL DIRECT GHG-EMISSIONS					
		Scope 1 (location-based)	t CO ₂ e/year	305-1	9,816.6	7,982.4	23.0%
	GHG-INDIR-ABS	TOTAL INDIRECT GHG-EMISSIONS					
		Scope 2 (location-based)	t CO ₂ e/year	305-2	47,711.5	49,590.0	-3.8%
		Scope 2 (market-based)	t CO ₂ e/year	305-2	0.0	0.0	
		Scope 3.13 (location-based)	t CO ₂ e/year	305-3	0.0	0.0	
		Scope 3.13 (market-based)	t CO ₂ e/year	305-3	0.0	0.0	
	GHG-INT	GHG-EMISSIONS INTENSITY FROM BUILDING ENERGY CONSUMPTION					
		(location-based) - administration site	t CO ₂ e/m ² /year	305-4	57,528.1	57,572.4	-0.1%
		(market-based) - administration site	t CO ₂ e/m ² /year	305-4	9,816.6	7,982.4	23.0%
WATER	WATER-ABS / WATER-LFL	TOTAL WATER CONSUMPTION	m ³ /year	303-5	720.0	413.0	74.3%
		BUILDING WATER INTENSITY	m ³ /m ² /year	303-5	0.4	0.3	74.3%
	WATER-INT	Analysed area	m ²	303-5	1,630.0	1,630.0	0.0%
WASTE	WASTE-ABS / WASTE-LFL	TOTAL WEIGHT OF WASTE	t/year	306-3	13.9	13.9	0.0%
		Proportion reused	%	306-4	41.0%	41.0%	0.0%
		Proportion recycled	%	306-4	12.3%	12.3%	0.0%
		Proportion composting	%	306-4	0.0%	0.0%	
		Proportion of material recovery	%	306-4	0.0%	0.0%	
		Proportion incinerated (with and without energy recovery)	%	306-4/306-5	46.6%	46.6%	0.0%
		Proportion of landfill (with and without energy recovery)	%	306-5	0.0%	0.0%	
		Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%	
CERTIFICATION	CERT-TOT	TYPE AND NUMBER OF SUSTAINABLY CERTIFIED ASSETS		CRE8	0.0%	0.0%	

Differences refer to unrounded values

HAMBORNER REIT AG

SOCIAL KEY FIGURES | CATEGORY EMPLOYEES

EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
DIVERSITY-EMP	EMPLOYEE GENDER DIVERSITY					
	Supervisory Board, proportion of female employees	%	405-1	33.3%	33.3%	0.0%
	Supervisory Board, proportion of male employees	%	405-1	76.7%	76.7%	0.0%
	Executive Board, proportion of female employees	%	405-1	0.0%	0.0%	
	Executive Board, proportion of male employees	%	405-1	100.0%	100.0%	0.0%
	Management level, proportion of female employees	%	405-1	0.0%	0.0%	
	Management level, proportion of male employees	%	405-1	100.0%	100.0%	0.0%
	Employees, proportion of female employees	%	405-1	59.5%	60.0%	-0.8%
	Employees, proportion of male employees	%	405-1	40.5%	40.0%	1.2%
	Employees below management level, proportion of female employees	%	405-1	51.0%	51.1%	-0.1%
	Employees below management level, proportion of male employees	%	405-1	49.0%	48.9%	0.1%
DIVERSITY-PAY	GENDER PAY GAP OF FEMALE VERSUS MALE EMPLOYEES					
	Management level	%	405-2	n/a	n/a	
	Non-Management employees	%	405-2	-17.5%	-20.5%	-14.5%
	Employees with similar tasks	%	405-2	n/a	n/a	
EMP-TRAINING	AVERAGE NUMBER OF TRAINING HOURS PER EMPLOYEE	hours/year	404-1	22.1	16.9	30.5%
EMP-DEV	PROPORTION OF EMPLOYEES WITH REGULAR PERFORMANCE APPRAISALS	%	404-3	78.4%	83.7%	-6.3%
EMP-TURNOVER	EMPLOYEE TURNOVER					
	Number of new hires		401-1	6.0	7.0	-14.3%
	Proportion of new hires	%	401-1	11.8%	14.3%	-17.6%
	Number of employees leaving the company		401-1	2.0	4.0	-50.0%
	Proportion of employees leaving	%	401-1	3.9%	8.2%	-52.0%
H&S-EMP	EMPLOYEE HEALTH AND SAFETY					
	Injury rate	%	403-2	0.0%	0.0%	
	Lost day rate	%	403-2	0.0%	0.0%	
	Absentee rate	%	403-2	2.3%	3.2%	-27.6%
	Number of work-related fatalities		403-2	0.0	0.0	

Differences refer to unrounded values

HAMBORNER REIT AG

SOCIAL KEY FIGURES | CATEGORY ASSETS

EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
H&S-ASSET	Asset health and safety assessments	%	416-1	0.0%	0.0%	
H&S-COMP	Asset health and safety compliance		416-2	n/a	n/a	
COMTY-ENG*	Assets with implemented community engagement, impact assessments and development programs	%	413-1	n/a	n/a	

* Company-wide programs to engage local communities can be found in the „Community Involvement & Initiatives“ section of this report. There is currently no quantifiable data on this at the level of individual assets, this will be collected in the future.

HAMBORNER REIT AG

KEY FIGURES GOVERNANCE

EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
GOV-BOARD	Number of Supervisory Board members		102-22	9.0	9.0	0.0%
	Number of Executive Board members		102-22	2.0	2.0	0.0%
	Average tenure of members on the Supervisory Board	years	102-22	5.4	4.4	22.5%
	Average tenure of members on the Executive Board	years	102-22	8.0	7.0	14.3%
	Number of Supervisory Board members with competencies relating to environmental and social topics.		102-22	3 out of 6	3 out of 6	
GOV-SELECT	Procedures for nomination and selection of the Supervisory Board	Process description	102-24	Rules of Procedure § 1, § 2	Rules of Procedure § 1, § 2	
GOV-COL	Procedures for managing conflicts of interest of the Supervisory Board	Process description	102-25	Rules of Procedure § 4	Rules of Procedure § 4	

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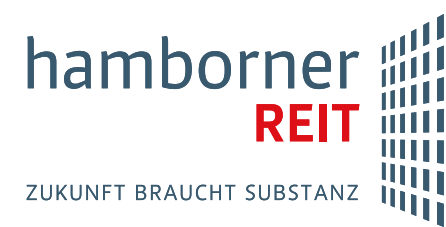
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Last revised

November 2022

Forward-looking statements

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