

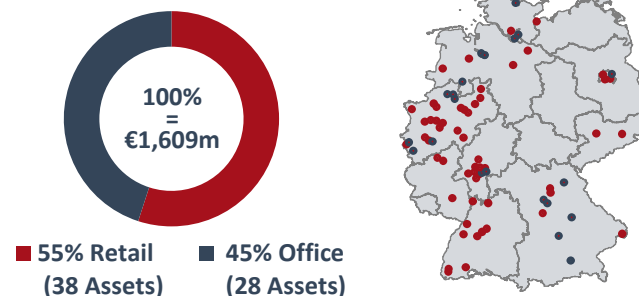
Company Profile

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/CFO)
Sarah Verheyen (COO/CIO)

Portfolio Structure (% of Portfolio Value)



Key Investment Highlights

- Profitable and diversified property portfolio
- Stable and predictable cash flow
- Strong focus on ESG and future topics
- 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 | €881.1m | €727.5m | €1,608.6m |
| Leased area | 381,581 m ² | 229,631 m ² | 611,212 m² |
| Annualized rent | €48.7m | €38.3m | €87.0m |
| EPRA vacancy rate | 1.6% | 2.4% | 1.9% |
| WALT | 7.6 years | 5.0 years | 6.5 years |

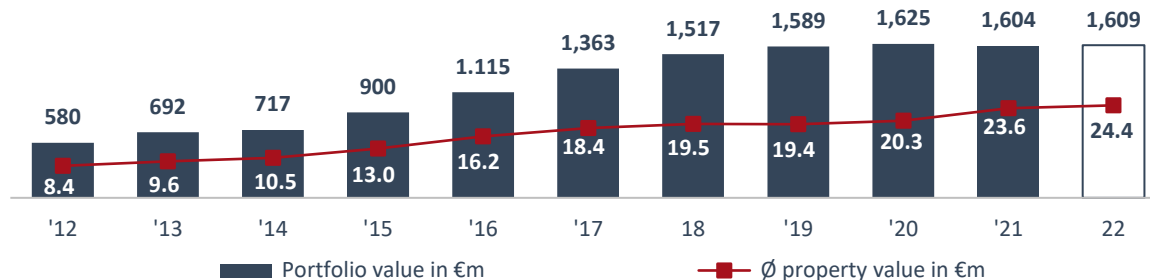
Financial Metrics

| | 31 Dec 2022 | 31 Dec 2021 | Change |
|--------------------------|------------------|-------------|------------|
| REIT equity ratio | 59.6% | 61.0% | -1.4%-pts |
| Loan to value (LTV) | 39.1% | 41.3% | -2.2%-pts |
| Ø cost of debt | 1.7% | 1.6% | +0.1%-pts |
| Ø maturity of debt | 4.6 years | 4.9 years | -0.3 years |
| EBITDA/interest coverage | 4.9x | 7.7x | |

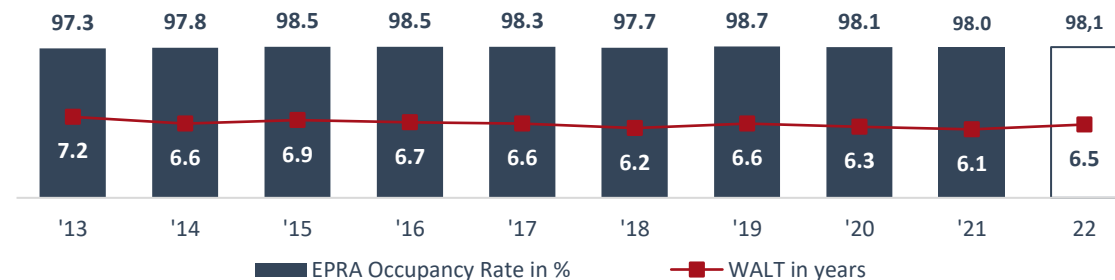
Key Figures

| | 2022 | Compare 2021 | CAGR since 2017 | 2021 | 2020 | 2019 | 2018 | 2017 |
|------------------------------|---------------|--------------|-----------------|--------|--------|--------|--------|--------|
| Income from rents and leases | €85.0m | -0.7% | 2.8% | €84.4m | €88.2m | €85.2m | €83.4m | €74.1m |
| Funds from Operations (FFO) | €51.0m | -4.0% | 2.7% | €53.1m | €55.6m | €54.3m | €52.7m | €44.7m |
| FFO per share | €0.63 | -4.0% | 2.4% | €0.65 | €0.69 | €0.68 | €0.66 | €0.56 |
| NAV per share | €11.86 | -2.0% | 3.2% | €12.11 | €11.05 | €11.59 | €10.79 | €10.15 |

Portfolio Value and Average Property Value



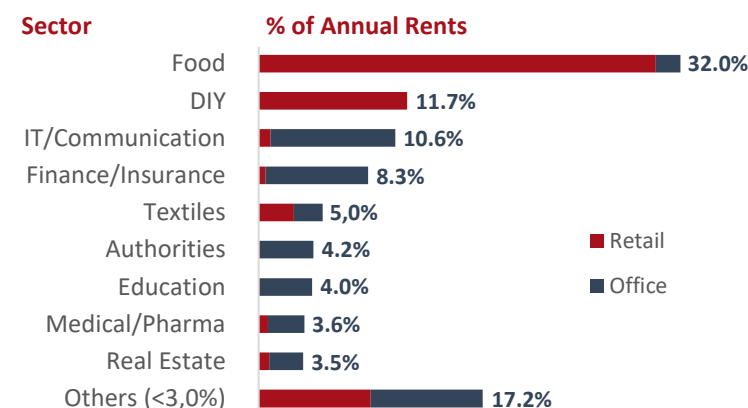
WALT and EPRA Occupancy Rate



Top-10 Tenants

| Tenant | Sector | % of Annual Rents |
|---------------------------------|---------------------|-------------------|
| EDEKA | Food retail | 11.6% |
| Kaufland | Food retail | 7.4% |
| REWE | Food retail | 7.0% |
| OBI | DIY | 6.8% |
| Globus | Food retail/DIY | 4.5% |
| Agentur für Arbeit | Authorities | 3.3% |
| Barmer | Finances/Insurances | 2.6% |
| Netcologne | IT/Communication | 2.1% |
| ALDI | Food retail | 1.6% |
| Verwaltungsberufsgenossenschaft | Finances/Insurances | 1.5% |

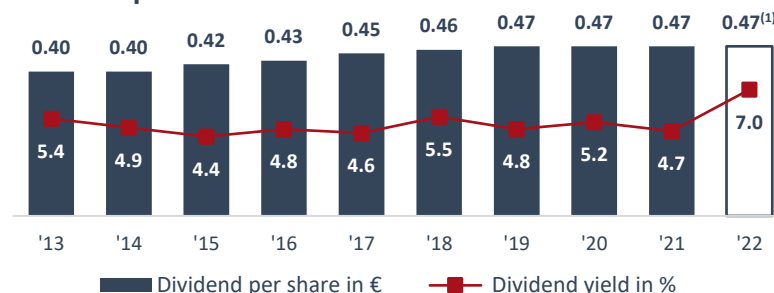
Sector Distribution



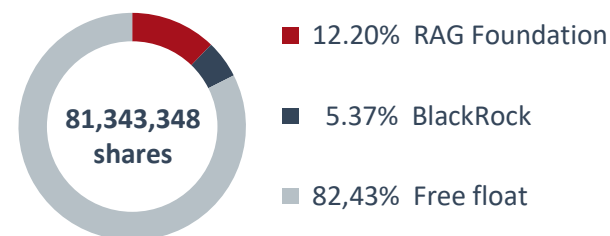
The HAMBORNER Share

| | |
|------------------|--------------------------------|
| Share price | €6.73 (as of 31 December 2022) |
| Market Cap | €547m (as of 31 December 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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