

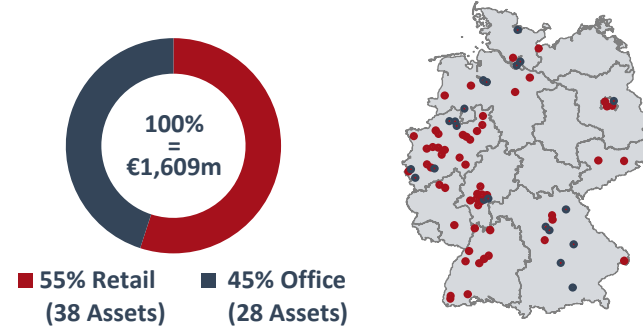
Company Profile

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

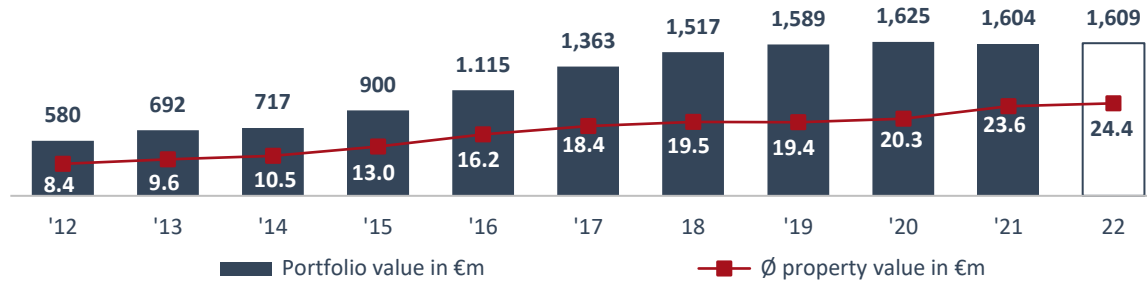
Financial Metrics

	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	

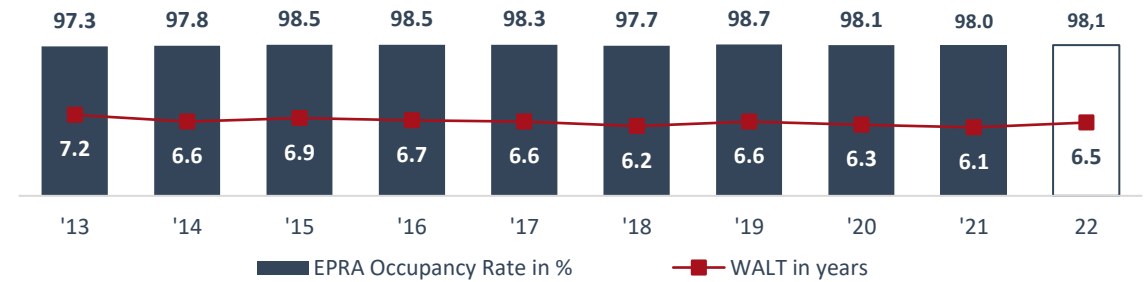
Key Figures

	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



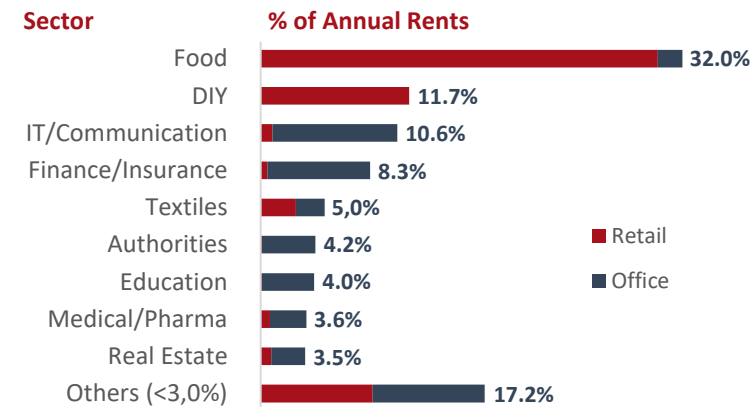
WALT and EPRA Occupancy Rate



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%

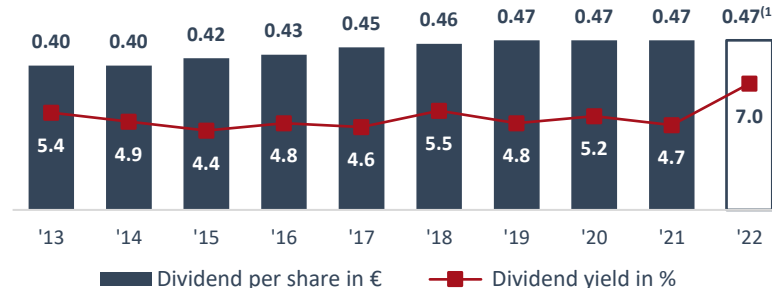
Sector Distribution



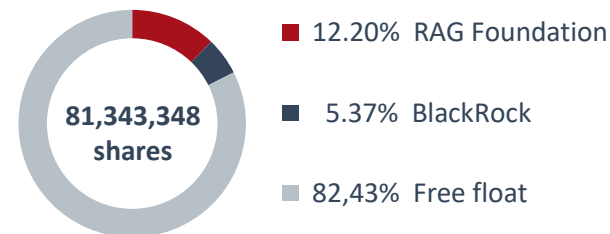
The HAMBORNER Share

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



Contact

Christoph Heitmann
Head of Investor & Public Relations

Mail: info@ir.hamborner.de
Phone: +49 (0)203/54405-32
Web: www.hamborner.de