

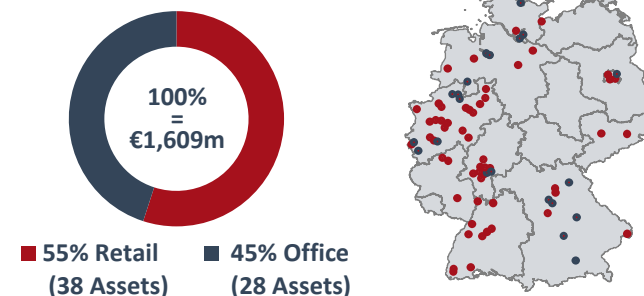
Company Profile

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	€881.7m	€727.5m	€1,609.2m
Leased area	381,729 m ²	229,609 m ²	611,339 m²
Annualized rent	€49.2m	€37.3m	€86.5m
EPRA vacancy rate	1.3%	5.7%	3.3%
WALT	7.5 years	5.2 years	6.5 years

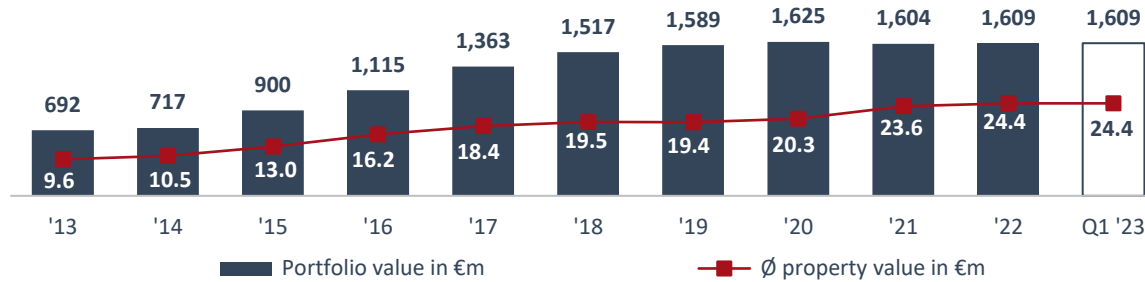
Financial Metrics

	31 March 2023	31 March 2022	Change
REIT equity ratio	60.4%	59.6%	+0.8%-pt.
Loan to value (LTV)	38.2%	39.1%	-0.9%-pt.
∅ cost of debt	1.8%	1.6%	+0.2%-pt.
∅ maturity of debt	4.8 years	5.0 years	-0.2 years
EBITDA/interest coverage	4.4x	4.5x	

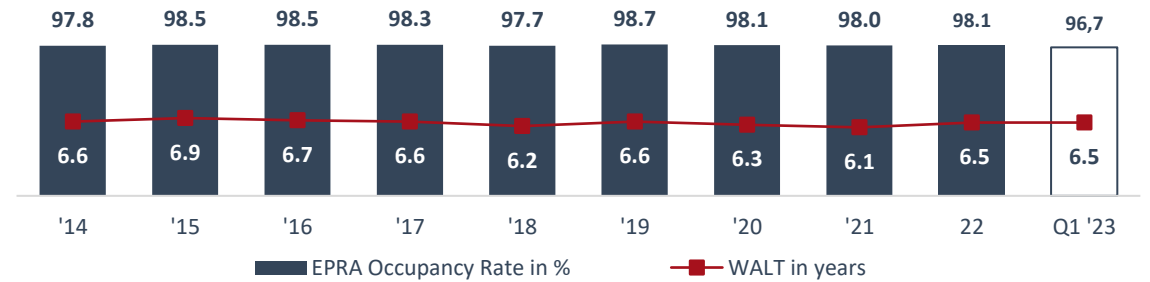
Key Figures

	Q1 2023	Compare Q1 2022	CAGR since 2017	2021	2020	2019	2018	2017
Income from rents and leases	€22.2m	+6.7%	2.8%	€84.4m	€88.2m	€85.2m	€83.4m	€74.1m
Funds from Operations (FFO)	€13.6m	+23.6%	2.7%	€53.1m	€55.6m	€54.3m	€52.7m	€44.7m
FFO per share	€0.17	+21.4%	2.4%	€0.65	€0.69	€0.68	€0.66	€0.56
NAV per share	€12.03	-1.6%	3.2%	€12.11	€11.05	€11.59	€10.79	€10.15

Portfolio Value and Average Property Value



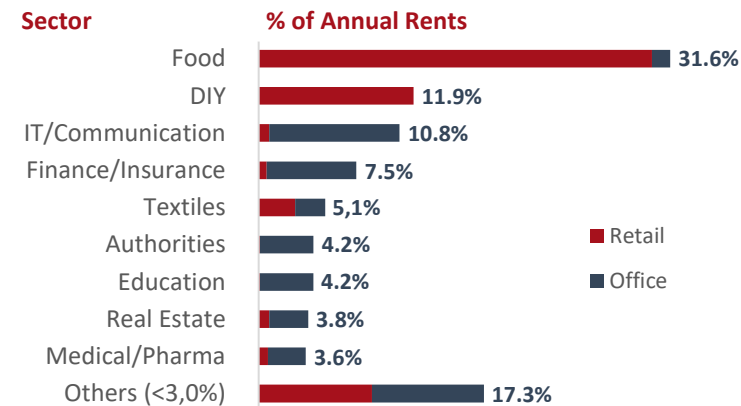
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	11.6%
Kaufland	Food retail	7.5%
REWE	Food retail / DIY	7.1%
OBI	DIY	6.9%
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	1.7%
Immobilien Freistaat Bayern	Authorities/Education	1.5%

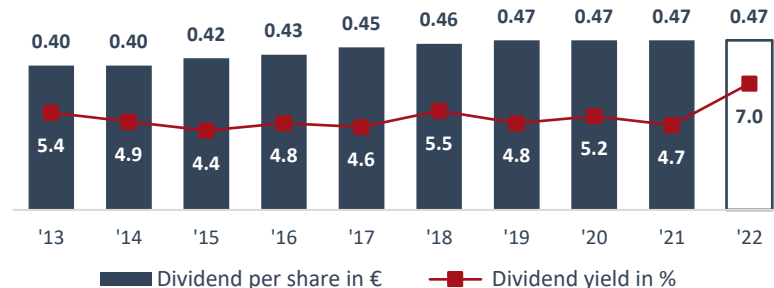
Sector Distribution



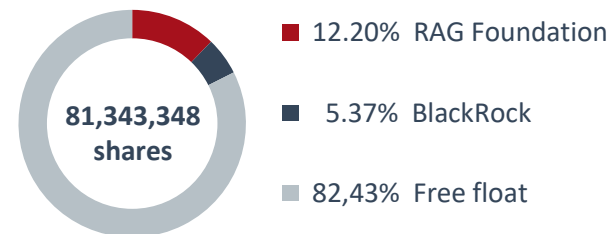
The HAMBORNER Share

Share price	€7.31 (as of 31 March 2023)
Market Cap	€594.6m (as of 31 March 2023)
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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