

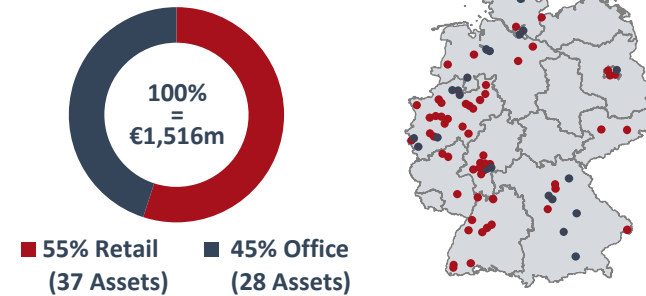
Company Profile

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 €1.5 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	€833.0m	€683.5m	€1,516.4m
Leased area	375,234 m ²	229,703 m ²	604,936 m²
Annualized rent	€49.0m	€37.3m	€86.3m
EPRA vacancy rate	2.1%	6.5%	4.1%
WALT	7.3 years	5.0 years	6.3 years

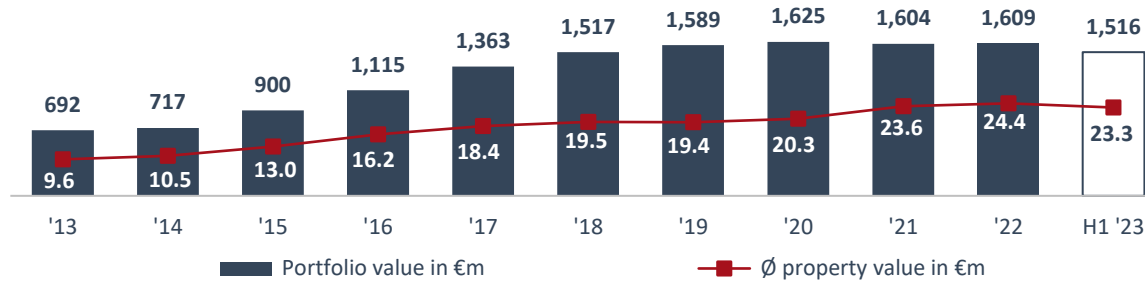
Financial Metrics

	30 June 2023	30 June 2022	Change
REIT equity ratio	56.4%	58.7%	-2.3%-pt
Loan to value (LTV)	42.2%	39.1%	+3.1%-pt
∅ cost of debt	1.8%	1.6%	+0.2%-pt
∅ maturity of debt	4.6 years	4.8 years	-0.2 years
EBITDA/interest coverage	5.6x	4.7x	

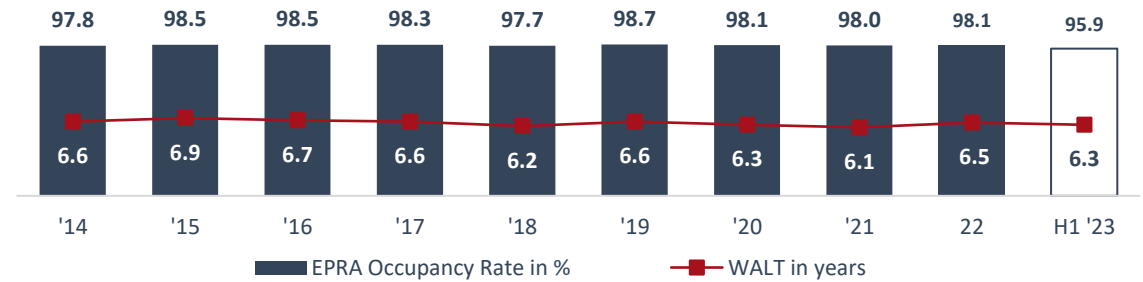
Key Figures

	H1 2023	Compare H1 2022	CAGR since 2017	2021	2020	2019	2018	2017
Income from rents and leases	€43.7m	+4.3%	2.8%	€84.4m	€88.2m	€85.2m	€83.4m	€74.1m
Funds from Operations (FFO)	€28.1m	+16.3%	2.7%	€53.1m	€55.6m	€54.3m	€52.7m	€44.7m
FFO per share	€0.35	+16.3%	2.4%	€0.65	€0.69	€0.68	€0.66	€0.56
NAV per share	€10.58	-10.8%	3.2%	€12.11	€11.05	€11.59	€10.79	€10.15

Portfolio Value and Average Property Value



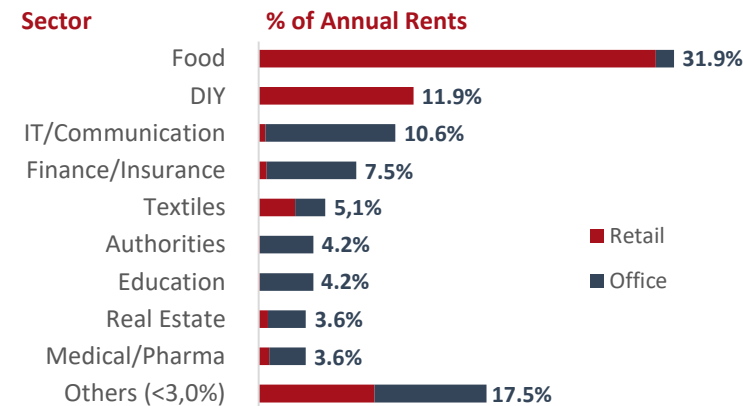
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	11.8%
Kaufland	Food retail	7.5%
REWE	Food retail	7.1%
OBI	DIY	7.0%
Globus	Food retail/DIY	4.5%
Agentur für Arbeit	Authorities	3.3%
Barmer	Finances/Insurances	2.8%
Netcologne	IT/Communication	2.1%
ALDI	Food retail	1.7%
AOK Rheinland	Finances/Insurances	1.6%

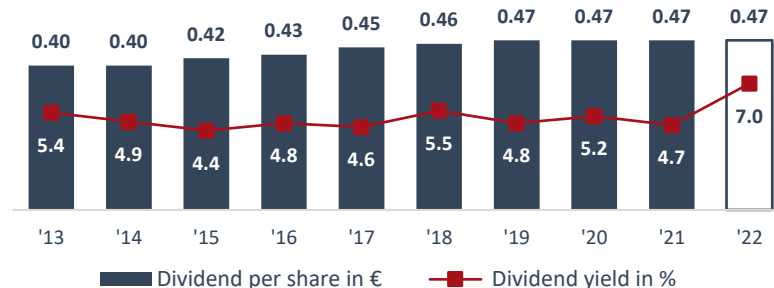
Sector Distribution



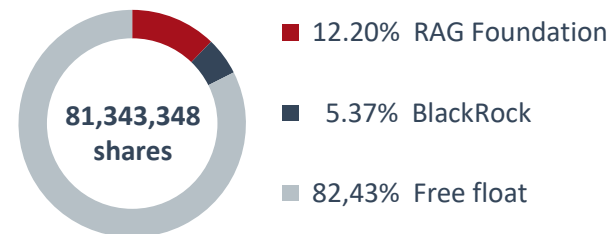
The HAMBORNER Share

Share price	€6.54 (as of 30 August 2023)
Market Cap	€532.0m (as of 30 August 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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