

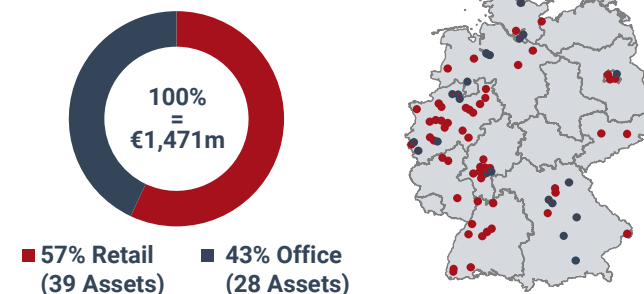
Company Profile

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	€836.5m	€634.5m	€1,471.0m
Leased area	393,234 m ²	229,698 m ²	622,932 m²
Annualized rent	€51.5m	€38.7m	€90.2m
EPRA vacancy rate	1.6%	4.2%	2.7%
WALT	7.6 years	4.8 years	6.4 years

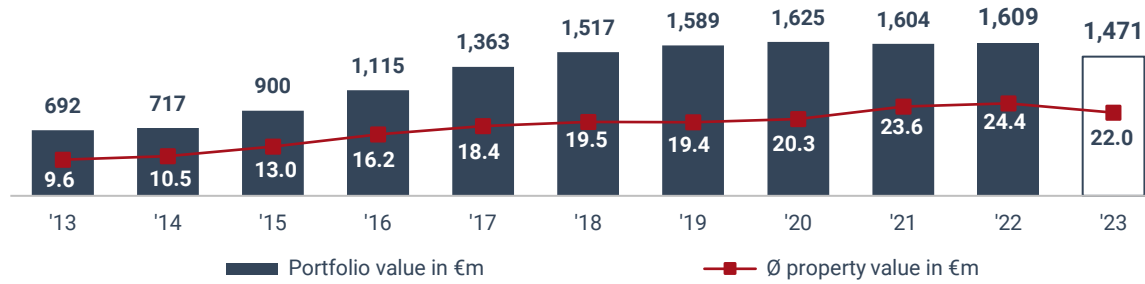
Financial Metrics

	31 Dec 2023	31 Dec 2022	Change
REIT equity ratio	55.1%	59.6%	-4.5%-pts.
Loan to value (LTV)	43.5%	39.1%	+4.4%-pts.
Ø cost of debt	1.8%	1.7%	+0.1%-pts.
Ø maturity of debt	4.1 years	4.6 years	-0.5 years
EBITDA/interest coverage	5.5x	4.9x	

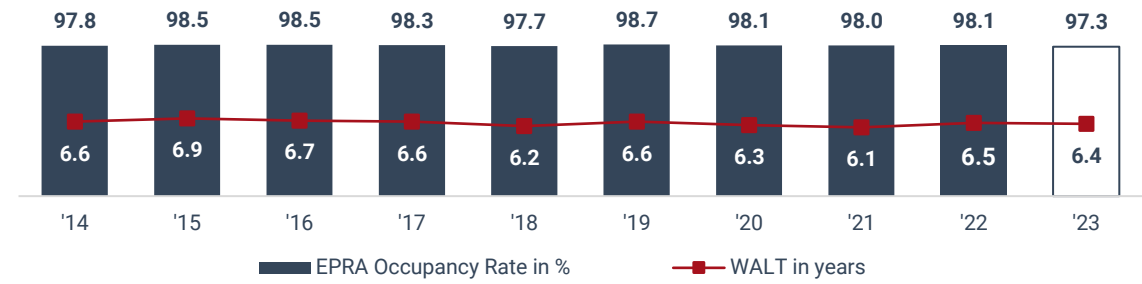
Key Figures

	2023	Compare 2022	CAGR since 2018	2022	2021	2020	2019	2018
Income from rents and leases	€91.1m	+4.6%	+1.8%	€87.1m	€84.4m	€88.2m	€85.2m	€83.4m
Funds from Operations (FFO)	€54.7m	+7.2%	+0.8%	€51.0m	€53.1m	€55.6m	€54.3m	€52.7m
FFO per share	€0.67	+7.2%	+0.3%	€0.63	€0.65	€0.69	€0.68	€0.66
NAV per share	€10.02	-15.5%	-1.5%	€11.86	€12.11	€11.05	€11.59	€10.79

Portfolio Value and Average Property Value



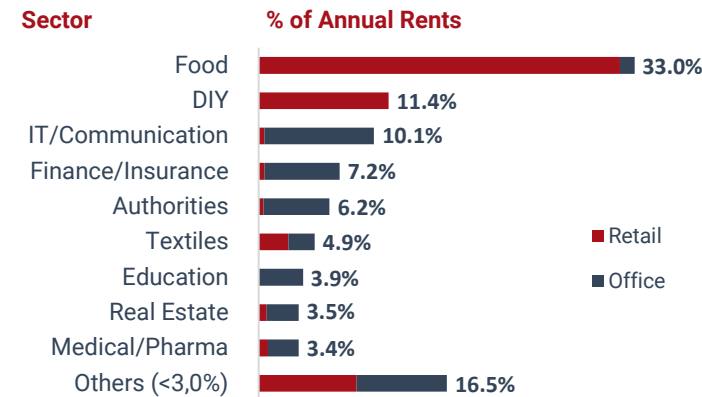
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	13.3%
Kaufland	Food retail	7.1%
REWE	Food retail	6.9%
OBI	DIY	6.6%
Globus	Food retail/DIY	4.3%
Agentur für Arbeit	Authorities	3.1%
Barmer	Finances/Insurances	2.6%
Netcologne	IT/Communication	2.0%
ALDI	Food retail	1.9%
City of Mainz	Authorities	1.8%

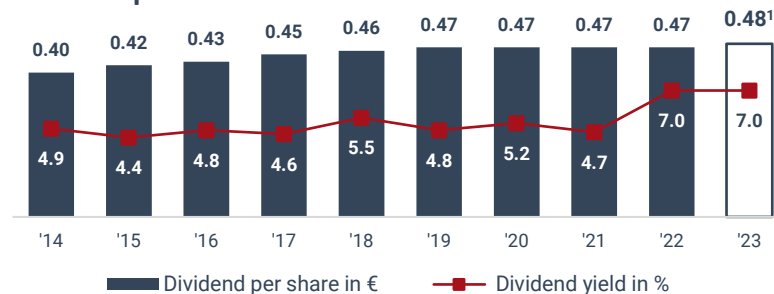
Sector Distribution



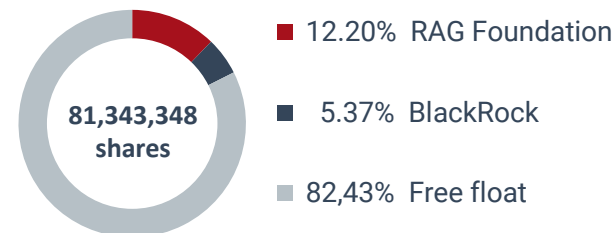
The HAMBORNER Share

Share price	€6.81 (as of 31 December 2023)
Market Cap	€553.9m (as of 31 December 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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¹ Proposal to AGM 2024